GIORDANI PLANNED DEVELOPMENT (PD) PERMIT
CASE NO. PL21-0092

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for a single-family dwelling and detached garage in the Scenic Resource Protection Overlay Zone (Case No. PL21-0092).

2. **Applicant:** Jeff Giordani, 788 Wood Lawn Drive, Thousand Oaks, CA 91360

3. **Property Owner:** Teri Giordani, 805 Calle Canon, Camarillo, CA 93012

4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.

5. **Project Site Size, Location, and Parcel Number:** The 0.52-acre / 22,770-square foot (sq. ft.) project site is located on the south side of Kathleen Drive, approximately 70 feet east of Donlin Lane, in the Ventu Park area adjacent to City of Thousand Oaks, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcel that constitutes the project site are 673-0-130-140, -150, and -160 (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation: ECU (Existing Community) – Rural

   b. Thousand Oaks Area Plan Land Use Map Designation: Urban Residential, 2-4 dwelling units per acre

   c. Zoning Designation: Rural Agricultural, 1-acre minimum parcel size / Scenic Resource Protection (RA-1 ac. / SRP)

7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RA-1 ac.	Single-family dwellings
East	RA-1 ac. / SRP	Vacant
South	City of Thousand Oaks	Water tank

Location in Relation to the Project Site	Zoning	Land Uses/Development
West	RA-1 ac. / SRP	Single-family dwelling; vacant

8. **History:** The subject parcel (Parcel A) is the result of a Lot Line Adjustment (File No. PL21-0006), which combined three underlying legal lots of record into a single legal lot. The project site has never been developed.

   The underlying lots that formed Parcel A were created in 1924 through the recordation of the Ven-Tu Park Extension Club and Cabin Sites subdivision (Book 12, Page 10 of Miscellaneous Records). At the time of subdivision, Ven-Tu Park was envisioned as a resort area where families from Los Angeles could buy inexpensive land in the oak-studded foothills of the Santa Monica Mountains for a use as a weekend retreat. The lots were intended to accommodate a cabin or a campsite. Because Ven-Tu Park pre-dated zoning and modern subdivision regulations, lot sizes are substandard, roads are narrow, and there are no sidewalks or storm drains. Moreover, as permanent residential development was not part of the subdivider's vision, many of the lots in Ven-Tu Park lack suitable building sites. Over time, the predominant use in the area shifted from recreational to residential. Many of the original lots have been merged or had their boundaries modified to better accommodate building sites. Today, Ven-Tu Park is predominantly a residential neighborhood. Its history, however, has given it an eclectic character that differs from other neighborhoods in Newbury Park. The neighborhood includes a broad range of housing sizes and designs.

9. **Project Description:** Planned Development Permit to authorize the construction of a 1,767 sq. ft. one-story single-family dwelling with a 416 sq. ft. deck and a detached 400 sq. ft. 2-car garage within the Scenic Resource Protection Overlay Zone. The project would also include a staircase structure of 150 sq. ft. and 158 sq. ft. of raised walkways. The single-family dwelling's foundation will include an exposed 16-foot, 3-inch stem wall.

   Due to the site's steep slopes, the project will include the construction of a series of retaining walls, varying in height from less than one foot to approximately 12 feet, 6 inches in height. The retaining walls facilitate the construction of a driveway providing direct access from the proposed garage to Kathleen Drive, a private paved road. Textured and colored concrete will be used for retaining walls over six feet in height visible from Kathleen Drive to blend them in with the surrounding native vegetation. Grading is to be balanced onsite and will not exceed 50 cubic yards. Drainage will be conveyed to a rip rap energy dissipator at the lot's low point, where it will then sheet flow following existing contours.

   The project also includes implementation of a landscape plan using native vegetation. Three protected oak trees are proposed for removal to accommodate the driveway, retaining walls, and single-family dwelling. Earthwork will occur

within the protected zone of 11 additional oak trees. In accordance with the Thousand Oaks Area Plan, the applicant will be required to replace each removed tree with one or more trees equivalent to the appraised value of the tree being removed or to contribute the respective amount to the tree mitigation fund.

The project also involves the unpermitted vegetation removal and earthwork on an adjacent parcel (Parcel C of Lot Line Adjustment PL21-0006; APN 673-0-130-655) to accommodate a 9-foot-wide construction access road from Donlin Lane. This work occurred in 2022 and encompasses an area of approximately 2,220 sq. ft. Of this total, approximately 1,275 sq. ft. of vegetation removal occurred within the 100-foot fuel modification zone for existing legally established structures on adjacent parcels. This portion of the vegetation removal, therefore, is exempt from discretionary permitting pursuant to Section 8109-4.1.3(b)(5). The applicant requests to retain the access road while the project is under construction. The applicant will restore the remaining 945 sq. ft. of vegetation removal that occurred outside of the fuel modification zone prior to occupancy.

Water and sewer are provided to the project site by the City of Thousand Oaks. The project site accesses the nearest public road, Newbury Lane, by way of Kathleen Drive. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project involves the construction of a single-family dwelling and detached garage on a vacant parcel. Therefore, the project is determined not to have a significant impact on the environment pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15333 (Small Habitat Restoration Projects). Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Sections 15303 and 15333 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (page 1-1) states:

All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

Staff evaluation for consistency of the proposed project with the applicable policies of the *Ventura County General Plan* and the *Thousand Oaks Area Plan* are provided in Exhibit 5. This analysis concludes the project is consistent with all applicable general plan and area plan policies.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the Rural Agricultural zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of buildings that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	1 acre	No. (0.52 acres). However, the subject parcel was legally created (see Section E.6 of this staff report). Pursuant to NCZO Sec. 8113-8, use of land shall be permitted on a substandard lot if the lot was legally created.
Maximum Percentage of Building Coverage	35 percent (7,970 sq. ft.)	Yes. Coverage is approximately 9.5 percent (2,167 sq. ft.)
Front Setback	20 feet	Yes. 20 feet.
Side Setback	5 feet	Yes. 29 feet.
Rear Setback	15 feet	Yes. 32 feet.
Maximum Building Height	25 feet	Yes. 21 feet
Minimum Parking	2 covered spaces	Yes. 2 covered spaces.

The proposed removal of three protected oaks and impacts within the protected zone of 11 additional oaks is subject to the special use standards of the Ventura County NCZO

Section 8107-25 pertaining to ministerial tree removal permits. Table 2 lists the applicable special use standards and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Sec. 8107-26.6.i – No person shall alter, fell, or remove a protected tree without obtaining a ministerial tree permit in the following circumstance (among others): The tree denies reasonable access to the subject property and/or the construction, maintenance, or use of the property in a manner permitted by the property's zoning.	Yes. The applicant proposes the removal of three oak trees (Tree Nos. 2945, 2950, and 2951 as identified in the Protected Tree Report prepared by Kay J. Greeley, dated December 21, 2021). These three trees must be removed to provide adequate access to the site from Kathleen Drive. Physical access that meets fire safety standards must be provided to the garage for the site to be developed consistent with NCZO standards.
Sec. 8107-26.6.i – No more than five protected trees may be cumulatively felled or removed from the property for this purpose, and no more than three of the five may be oak or sycamore trees, and none of them may be "historical" or "heritage."	Yes. The applicant proposes the removal of three oak trees. None of the trees designated for removal are historical or heritage trees.

The proposed project is located within a Scenic Resource Protection Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO Section 8109-4.1. Table 3 lists the applicable Scenic Resource Protection Overlay Zone standards and a description of whether the proposed project complies with those standards.

Table 3 – Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
Sec. 8109-4.1.5.a(1) All discretionary development shall be sited and designed to prevent significant degradation of a scenic view or vista.	Yes. The proposed project will not result in significant degradation of scenic resources. The proposed structures will be most visible from Kathleen Drive, a private road. The dwelling will not be visible from an eligible County scenic highway, the Regional Road Network, or scenic roads identified in the Thousand Oaks Area Plan. It may, however, be visible to southbound traffic on Ventu Park Road, a road within the City of Thousand Oaks that is not considered a scenic highway or part of the Regional Road Network and is not identified as being a scenic road in the Thousand Oaks Area Plan. To reduce the visual prominence of the dwelling and retaining walls from Ventu Park Road, the project will incorporate the use of latticework to screen the dwelling's understory, textured and colored concrete for the retaining walls, (Exhibit 4, Condition No. 20) and landscaping (Exhibit 4, Condition No. 18).
Sec. 8109-4.1.5.a(2) All discretionary development shall be sited and designed to minimize alteration of the natural topography, physical features, and vegetation.	Yes. Rather than creating a flat building pad, the proposed project would use retaining walls and piers to minimize grading. Vegetation removal will be limited to what is necessary to establish the proposed structures and meet fuel modification requirements.

Table 3 – Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
	The applicant built an unpermitted construction access road from Donlin Lane through Parcel C in 2022. While this road required little earthwork, it did result in the removal of approximately 2,220 sq. ft. of native vegetation. All but 945 sq. ft. of this vegetation removal occurred within established fuel modification zones, where such removal is authorized. To address this, the applicant will be restoring the 945 sq. ft. of unauthorized vegetation removal as part of this project (Exhibit 4, Condition No. 29).
Sec. 8109-4.1.5.a(3) All discretionary development shall be sited and designed to utilize native plants indigenous to the area for re-vegetation of graded slopes, where appropriate considering the surrounding vegetative conditions.	Yes. The project will include implementation of a landscape plan (Exhibit 4, Condition No. 18). The applicant has provided a preliminary landscape plan that includes only native species and complies with fire safety requirements (Green Republic Landscapes; May 4, 2022). Additionally, the applicant will be required to restore approximately 945 sq. ft. of native vegetation on an adjacent parcel that was removed to facilitate construction access to the project site (Exhibit 4, Condition No. 29).
Sec. 8109-4.1.5.a(4) All discretionary development shall be sited and designed to avoid silhouetting of structures on ridge tops that are within public view.	Yes. The proposed dwelling is to be built 65 feet below the ridgeline and will not silhouette against a ridgeline when viewed from public locations.
Sec. 8109-4.1.5.a(5) All discretionary development shall be sited and designed to use materials and colors that blend in with the natural surroundings and avoid materials and colors that are highly reflective or that contrast with the surrounding vegetation and terrain, such as large un-shaded windows, light colored roofs, galvanized metal, and white or brightly colored exteriors.	Yes. The applicant has provided a list of colors and materials for proposed dwelling. The residence will use stucco finish with fire-rated wood siding. Selected colors are dark, earth-tone colors (gunmetal with espresso fascia and trim). Retaining walls exceeding six feet in height will use textured and colored concrete. As required by the conditions of approval (Exhibit 4, Condition No. 20), the applicant will be required to submit final colors and materials for review and approval by the Planning Division.
Sec. 8109-4.1.5.a(6) All discretionary development shall be sited and designed to minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward in rural areas.	Yes. Prior to Zoning Clearance issuance for construction, the applicant will be required to submit a final lighting plan demonstrating compliance with this standard (Exhibits 4, Condition No. 19).
Sec. 8109-4.1.5.b All on-site freestanding advertising, identification, and non-commercial message signs in excess of five feet in height and all off-site advertising signs are prohibited in the SRP Overlay Zone.	Yes. No signage is proposed as part of this project.

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

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

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

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

   The proposed project consists of the construction of a single-family dwelling with a deck and a detached garage. Due to the site's steeply sloping terrain, construction of retaining walls up to 12 feet, 6 inches in height will be needed to accommodate the proposed development. Based on the information and analysis presented in Sections C and D of this staff report, the proposed project is consistent with the applicable provisions of the General Plan, Thousand Oaks Area Plan, and Ventura County NCZO.

   The project site is located in the Ventu Park area adjacent to the City of Thousand Oaks. This area is comprised primarily of single-family dwellings on lots varying in size from 3,000 sq. ft. to 1.5 acres. Most lots are smaller than the one-acre minimum lot size for the Rural Agricultural zone. The site has a General Plan designation of Existing Community (ECU) – Rural. The Thousand Oaks Area Plan designates the site as Urban Residential with a density of 2-4 dwelling units per acre. The site is zoned Rural Agricultural with a one-acre minimum parcel size. Properties to the north, west, and east have the same designations and zoning as the project site. A water tank owned by the City of Thousand Oaks, and within city limits, is located immediately south of the project site. The purpose of the Rural Agricultural zone is "to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential uses are protected" (NCZO § 8104-2.1). The Scenic Resource Protection (SRP) Overlay Zone also applies to the project site and properties to the east and west. The purpose of the SRP Overlay Zone includes minimizing development that conflicts with the value of scenic resources and protected scenic viewsheds.

   The proposed single-family dwelling will be compatible with surrounding development in the Ventu Park area. The Ventu Park area includes a wide range of house sizes and styles. House sizes in the immediate vicinity range from

approximately 900 sq. ft. to nearly 4,000 sq. ft., and heights range from 12 feet to 29 feet. Housing styles in the Ventu Park area include Mission revival, Cape Code, Tudor, and Ranch. The proposed residence's floor area (1,767 sq. ft.) and height (21 feet) are within the ranges seen in the Ventu Park area. As noted in Section D, Table 1 of this staff report, the proposed development falls well below the maximum building coverage and height standards for the zone. The contemporary design of the home matches the design of other homes in the area. Dark earthtone colors will be used to minimize visual contrast. The proposed colors include Benjamin Moore Gunmetal (1602) paint over a stucco finish with Dunn-Edwards Espresso Macchiato (DET680) trim and wood accents.

The proposed residence will be situated on a steeply sloping hillside. While many of the hillside homes in the area are multi-story, the proposed residence will have only one level. The applicant proposes to use an exposed stem wall foundation with a height of 16 feet, 3 inches to create a level development area. While tall understory walls are common in the Ventu Park area, the visual massing of the stem wall will be minimized by installing latticework and landscaping comprised of native trees and shrubs. The Ventura County Fire Protection District has approved the conceptual landscape plan.

As discussed in Section C, above, the proposed project does not include a change in use that has the potential to create any land use conflicts with the surrounding residential development. Additionally, the project will not generate new traffic or introduce physical development that is incompatible with the character of the surrounding residential development. Furthermore, the condition to limit the times of noise-generating construction activities will ensure that the project does not generate noise that is incompatible with the surrounding residential uses (Exhibit 4, Condition No. 27). Therefore, the proposed single-family dwelling will be consistent with the character of the surrounding residential development.

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

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

The proposed development will be compatible with surrounding residential uses on properties located within the vicinity of the project site. Water and wastewater disposal services will be provided by the City of Thousand Oaks. As discussed above in Section C, the project has been analyzed for impacts to transportation, groundwater, and noise. No significant impacts were identified. The proposed project will not include any new physical development that will interfere with surrounding residential uses. The project will not result in a significant increase in traffic generation. Existing public services are adequate to serve the proposed development along with existing development on neighboring properties. Additionally, as discussed in Section D of this staff report, the proposed project will comply with the maximum building height, maximum building coverage, and

minimum setback standards for the Rural Agricultural zone. Therefore, the proposed project will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

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

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

   As discussed in Section C of this staff report, adequate public resources and infrastructure exist to serve the proposed project. The City of Thousand Oaks will provide water and sewer services to the subject property. Adequate fire flow, access, and response times exist for fire protection purposes. Ventura County Fire Protection District (VCFPD) reviewed the project and landscape plans and conditioned the project to comply with the applicable standards of the Ventura County Fire Code and VCFPD ordinances (Exhibit 4, Condition No. 37).

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

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

   The proposed use, a single-family dwelling, does not require Conditional Use Permit approval. Therefore, this finding does not apply to the proposed project.

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

6. **The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].**

   The proposed project site is comprised of one existing legal lot of record, which was formed by Lot Line Adjustment No. PL21-0006. The Lot Line Adjustment was effectuated on October 12, 2023 by Instrument No. 2023-68086. The underlying lots that were adjusted to form the subject parcel consist of Lots 9, 10, and 11 of Block 30 of the Ven-Tu Park Extension subdivision, recorded in Book 12, Page 10 of Miscellaneous Records.

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

7. **The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.**

   As discussed in Section B, above, the proposed project meets the criteria for Class 3 and Class 33 categorical exemptions (CEQA Guidelines §§ 15303 and 15333). A Class 3 categorical exemption applies to new construction of small structures. A Class 33 categorical exemption applies to small habitat restoration projects of

five acres or less. As the project is categorically exempt from CEQA, preparation of an Initial Study was not necessary.

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

8. **Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].**

   The project site is located in the Scenic Resource Protection (SRP) Overlay Zone. In this zone, a PD Permit is required for a project that includes a structure exceeding 15 feet in height or 1,000 sq. ft. in floor area, or for the removal of 1,000 sq. ft. of native vegetation. As indicated in Section D, Table 3 of this staff report, the project has been designed in compliance with the development standards of the SRP Overlay Zone. Upon the granting of this PD Permit, the Permittee will be in compliance with this NCZO requirement.

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

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On February 16, 2024, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On February 20, 2024, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** PD Permit [Case No. PL21-0092], subject to the conditions of approval (Exhibit 4).

5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Michael Conger at (805) 654-5038 or Michael.Conger@ventura.org.

Prepared by:

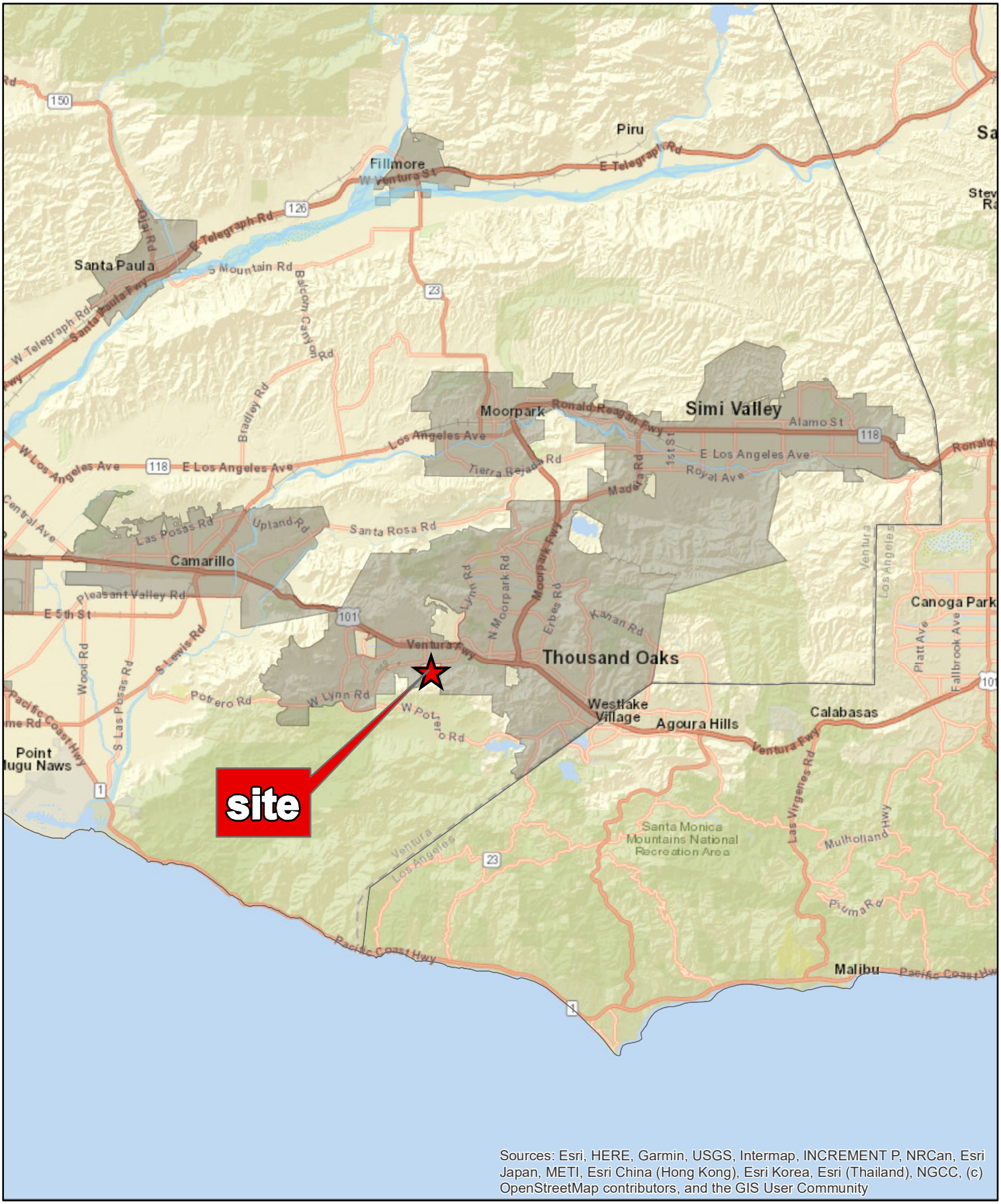
Michael Conger, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:

Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Plans
Exhibit 4	Conditions of Approval
Exhibit 5	General Plan Consistency Analysis
Exhibit 6	Initial Study Biological Assessment
Exhibit 7	Protected Tree Report
Exhibit 8	Geotechnical Report



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

COUNTY of VENTURA

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 10-12-2023

RMAgis

County of Ventura
Planning Director Hearing
Case No. PL21-0092
Exhibit 2 - Maps

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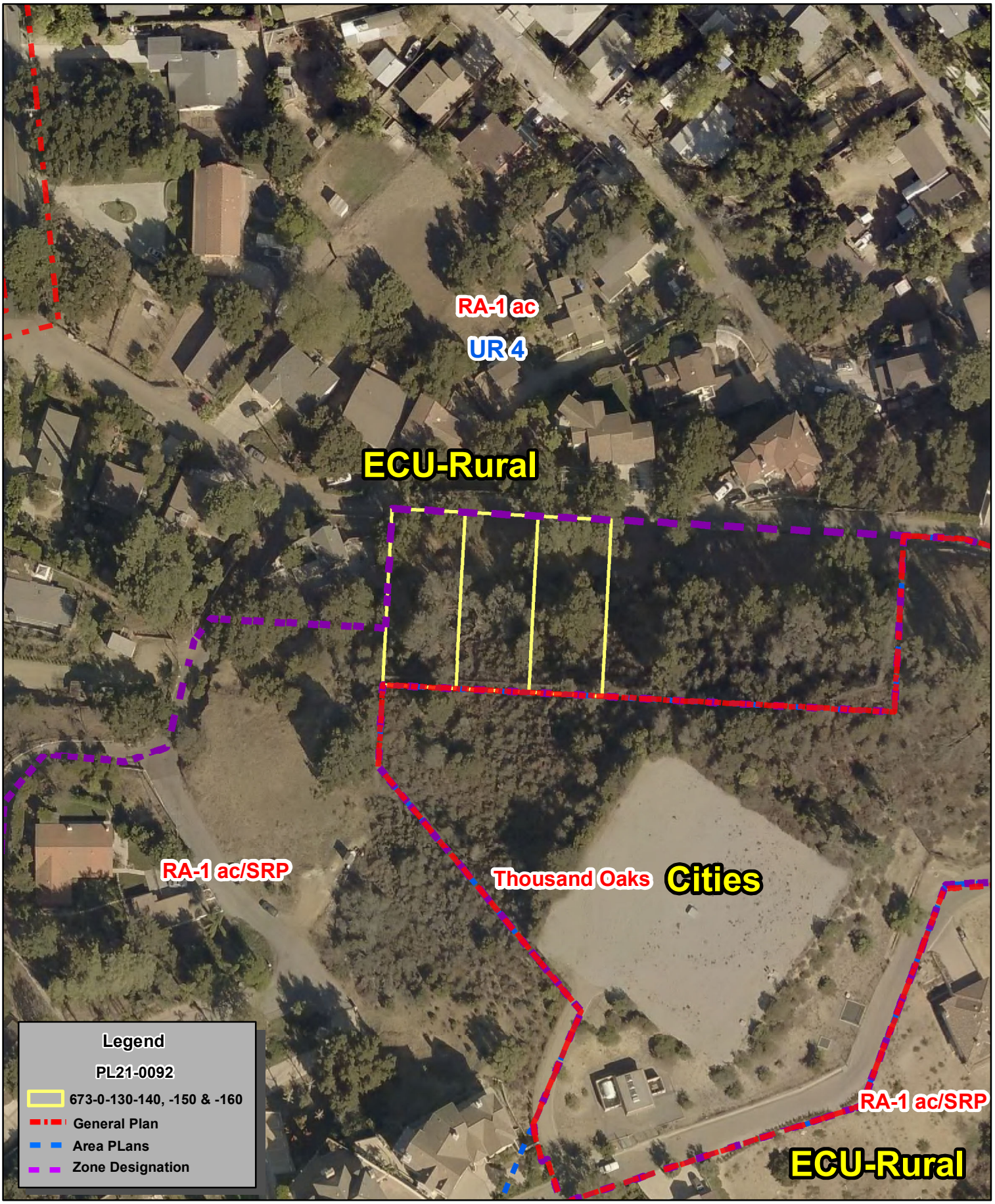
RH



COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-10-2023
This aerial imagery is under the copyrights of Pictometry
Source: Pictometry, 2019

RMAgis

County of Ventura
Planning Director Hearing
APN's: 673-0-130-140, -150, & -160
PL21-0092
General Plan & Zoning Map

0 45 90 Feet

N

RH

COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-12-2023
Source: Vexcel 2022

RMAgis

County of Ventura
Planning Director Hearing
Aerial Photography
PL21-0092

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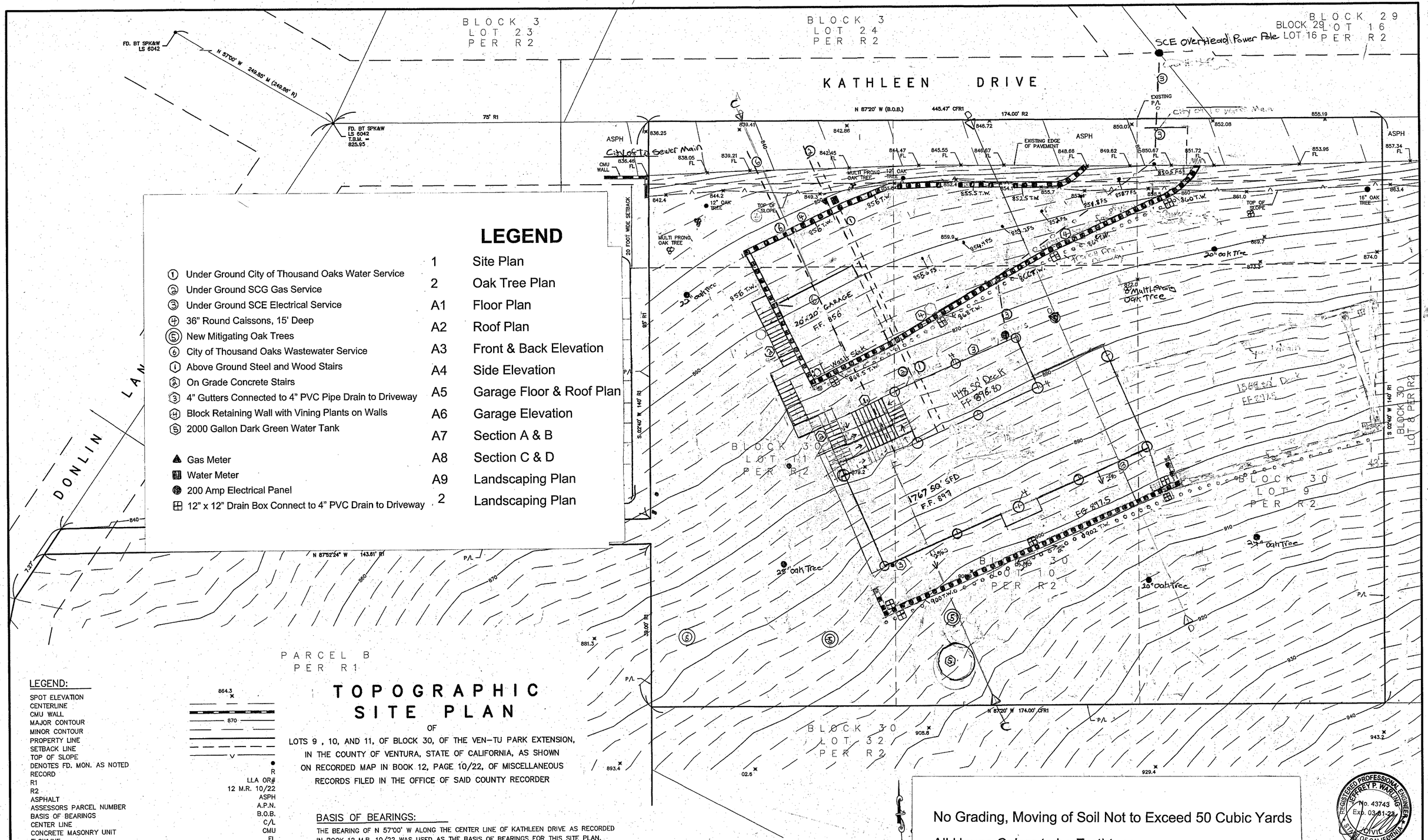


LEGEND

① Under Ground City of Thousand Oaks Water Service	1	Site Plan
② Under Ground SCG Gas Service	2	Oak Tree Plan
③ Under Ground SCE Electrical Service	A1	Floor Plan
④ 36" Round Caissons, 15' Deep	A2	Roof Plan
⑤ New Mitigating Oak Trees	A3	Front & Back Elevation
⑥ City of Thousand Oaks Wastewater Service	A4	Side Elevation
Ⓘ Above Ground Steel and Wood Stairs	A5	Garage Floor & Roof Plan
Ⓐ On Grade Concrete Stairs	A6	Garage Elevation
③ 4" Gutters Connected to 4" PVC Pipe Drain to Driveway	A7	Section A & B
④ Block Retaining Wall with Vining Plants on Walls	A8	Section C & D
⑤ 2000 Gallon Dark Green Water Tank	A9	Landscaping Plan
	2	Landscaping Plan
▲ Gas Meter		
WM Water Meter		
ⓔ 200 Amp Electrical Panel		
⊞ 12" x 12" Drain Box Connect to 4" PVC Drain to Driveway		

LEGEND:

SPOT ELEVATION	864.3 ×
CENTERLINE	
CMU WALL	
MAJOR CONTOUR	870
MINOR CONTOUR	
PROPERTY LINE	
SETBACK LINE	
TOP OF SLOPE	V
DENOTES FD. MON. AS NOTED	●
RECORD	R
R1	LLA OR#
R2	12 M.R. 10/22
ASPHALT	ASPH
ASSESSORS PARCEL NUMBER	A.P.N.
BASIS OF BEARINGS	B.O.B.
CENTER LINE	C/L
CONCRETE MASONRY UNIT	CMU
FLOWLINE	FL
FOUND	FD.
MISCELLANEOUS RECORDS	M.R.
MONUMENT	MON.
NUMBER	NO.
OFFICIAL RECORDS	O.R.
PROPERTY LINE	P/L
TEMPROARY BENCH MARK	T.B.M.

TOPOGRAPHIC SITE PLAN

OF

LOTS 9 , 10, AND 11, OF BLOCK 30, OF THE VEN–TU PARK EXTENSION, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON RECORDED MAP IN BOOK 12, PAGE 10/22, OF MISCELLANEOUS RECORDS FILED IN THE OFFICE OF SAID COUNTY RECORDER

BASIS OF BEARINGS:

THE BEARING OF N 57°00' W ALONG THE CENTER LINE OF KATHLEEN DRIVE AS RECORDED IN BOOK 12 M.R. 10/22 WAS USED AS THE BASIS OF BEARINGS FOR THIS SITE PLAN.

TEMPORARY BENCH MARK:

THE ASSUME GPS ELEVATION OF 825.95 FEET FOR FOUND SPIKE AND TAG, LS 6042, AT INTERSECTION OF KATHLEEN DRIVE AND DONLIN LANE AS RECORDED IN BOOK 12, PAGE 10/22 OF MISCELLANEOUS RECORDS (MAPS) FILED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECODER.

No Grading, Moving of Soil Not to Exceed 50 Cubic Yards

All House Colors to be Earthtones

REGISTERED PROFESSIONAL ENGINEER JEFFREY P. WARNING No. 43743 Exp. 03-31-23 CIVIL STATE OF CALIFORNIA

10' 5' 0' 10'

SCALE: 1" = 10'

WDID: N/A, PROJECT < 1.0 ACRE APN: 673–0–130–XXX (VENTURA COUNTY) GP:

	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
4					
3					
2					
1					
0	Rev. June 2018				

Plan Prepared By:

APPROVED: COUNTY OF VENTURA
DATE:
BY:
County of Ventura
Planning Director Hearing
Case No. PL21-0092
Exhibit 3 - Plans

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT & INSPECTION SERVICES

SPEC. NO.
PROJ. NO.

SITE IMPROVEMENT PLAN
TOPOGRAPHIC SITE PLAN
***** KATHLEEN DRIVE, THOUSAND OAKS, CA 91320

SHEET 1 OF 5
DRAWING NO. C-2

Area of Disturbance

Main House	1767 sq ft
Raised House Deck	448 sq ft
Raised Stairway	150 sq ft
Exterior Stairs on Grade	164 sq ft
Garage and Driveway including Over-Excavation to Build Retaining Walls	2720 sq ft
Flat Yard Area including Over-Excavation to Build Retaining Walls	910 sq ft
Trenching for Water Sewer Gas and Electric	120 sq ft
Water Tank	65 sq ft
Total Area of Disturbance	**6344 sq ft**

⊕ Oak Trees to be Removed

⊕ New Tree

⑤ New Oak Trees for Mitigation

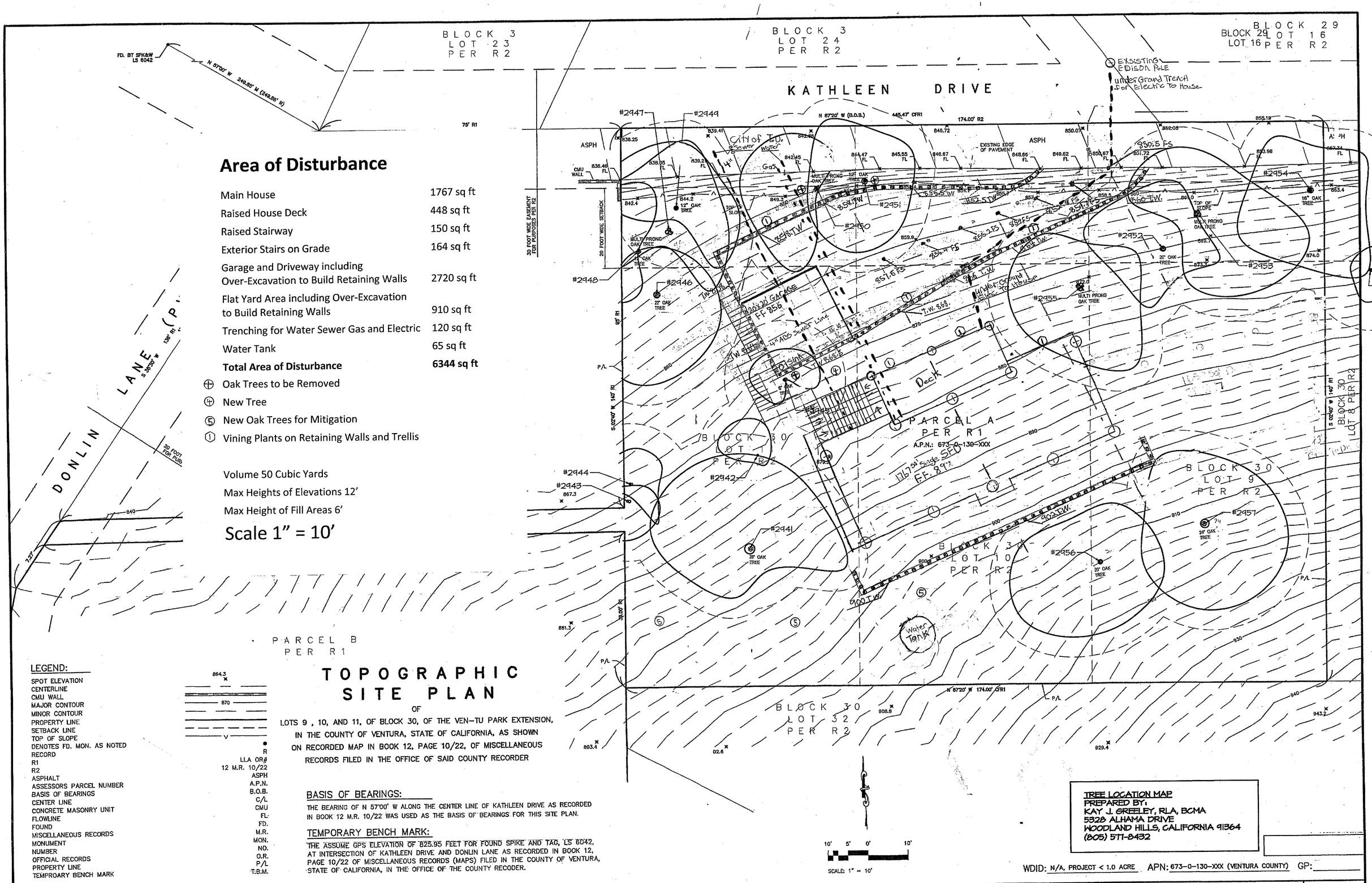
① Vining Plants on Retaining Walls and Trellis

Volume 50 Cubic Yards

Max Heights of Elevations 12'

Max Height of Fill Areas 6'

Scale 1" = 10'



TOPOGRAPHIC SITE PLAN

OF

LOTS 9 , 10, AND 11, OF BLOCK 30, OF THE VEN-TU PARK EXTENSION, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON RECORDED MAP IN BOOK 12, PAGE 10/22, OF MISCELLANEOUS RECORDS FILED IN THE OFFICE OF SAID COUNTY RECORDER

LEGEND:

SPOT ELEVATION	864.3 ×	
CENTERLINE		
CMU WALL		
MAJOR CONTOUR	B70	
MINOR CONTOUR		
PROPERTY LINE		
SETBACK LINE		
TOP OF SLOPE	V	
DENOTES FD. MON. AS NOTED	●	
RECORD	R	
R1	LLA OR#	
R2	12 M.R. 10/22	
ASPHALT	ASPH	
ASSESSORS PARCEL NUMBER	A.P.N.	
BASIS OF BEARINGS	B.O.B.	
CENTER LINE	C/L	
CONCRETE MASONRY UNIT	CMU	
FLOWLINE	FL	
FOUND	FD.	
MISCELLANEOUS RECORDS	M.R.	
MONUMENT	MON.	
NUMBER	NO.	
OFFICIAL RECORDS	O.R.	
PROPERTY LINE	P/L	
TEMPROARY BENCH MARK	T.B.M.	

BASIS OF BEARINGS:

THE BEARING OF N 57°00' W ALONG THE CENTER LINE OF KATHLEEN DRIVE AS RECORDED IN BOOK 12 M.R. 10/22 WAS USED AS THE BASIS OF BEARINGS FOR THIS SITE PLAN.

TEMPORARY BENCH MARK:

THE ASSUME GPS ELEVATION OF 825.95 FEET FOR FOUND SPIKE AND TAG, LS 6042, AT INTERSECTION OF KATHLEEN DRIVE AND DONLIN LANE AS RECORDED IN BOOK 12, PAGE 10/22 OF MISCELLANEOUS RECORDS (MAPS) FILED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECODER.

10' 5' 0' 10'

SCALE: 1" = 10'

TREE LOCATION MAP
PREPARED BY:
KAY J. GREELEY, RLA, BCMA
5328 ALHAMA DRIVE
WOODLAND HILLS, CALIFORNIA 91364
(805) 571-8432

WDID: N/A, PROJECT < 1.0 ACRE APN: 673-0-130-XXX (VENTURA COUNTY) GP:

DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
4				
3				
2				
1				
REV. JUNE 2018				

Plan Prepared By:

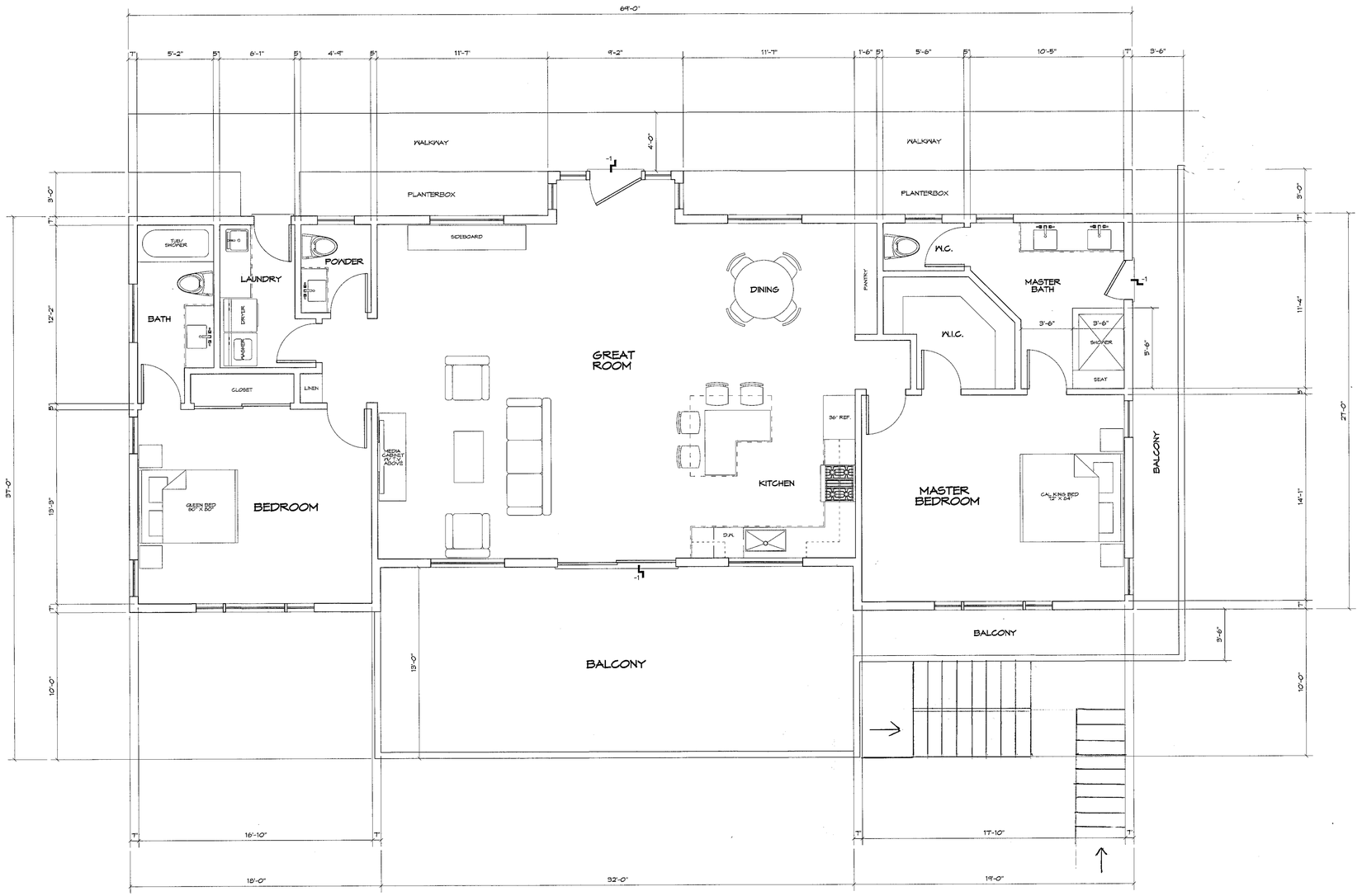
APPROVED: COUNTY OF VENTURA
DATE:
BY: DEVELOPMENT & INSPECTION SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT & INSPECTION SERVICES

SPEC. NO.
PROJ. NO.

SITE IMPROVEMENT PLAN
TOPOGRAPHIC SITE PLAN
***** KATHLEEN DRIVE, THOUSAND OAKS, CA 91320

SHEET 2 OF 5
DRAWING NO. C-2



NOTE:
EXTERIOR WALLS TO BE 2 X 6 FRAMING
INTERIOR WALLS TO BE 2 X 4 FRAMING

LEGEND
NEW WALL CONSTRUCTION
Ⓢ SMOKE DETECTOR SEE T-2 GEN. NOTES #66
Ⓒ CARBON MONOXIDE DETECTOR SEE T-2 GEN. NOTES #67
EXHAUST FAN SEE T-3 GNR 14 #25,26 & T-2 GEN. NOTES #54

PROPOSED PLAN

SCALE: 1/4" = 1'-0"

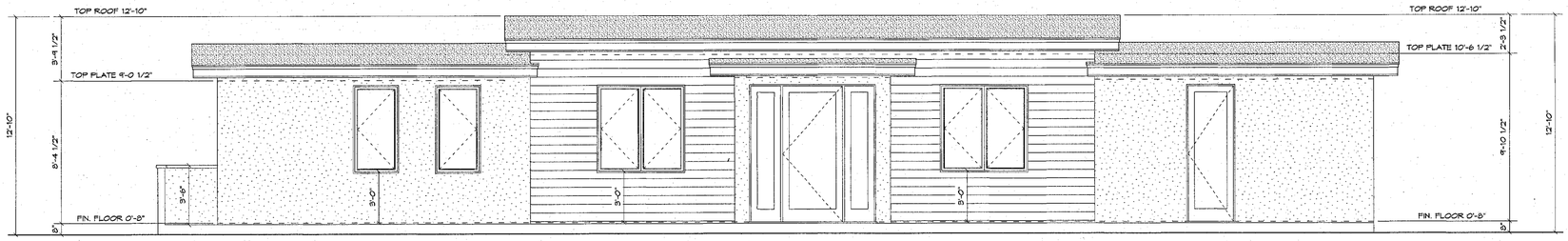
REVISION

jms DESIGN
818.907.0111
jmsdesignonline.com
jasonsweeny@sbcglobal.net

PROJECT:
GIORDANI RESIDENCE
GIO WEST THOUSAND OAKS, CA

TITLE:
PROPOSED PLAN

DATE:	5/11/2020
SCALE:	1/4" = 1'
DRAWN:	J. SWEENY
SHEET:	A-1



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

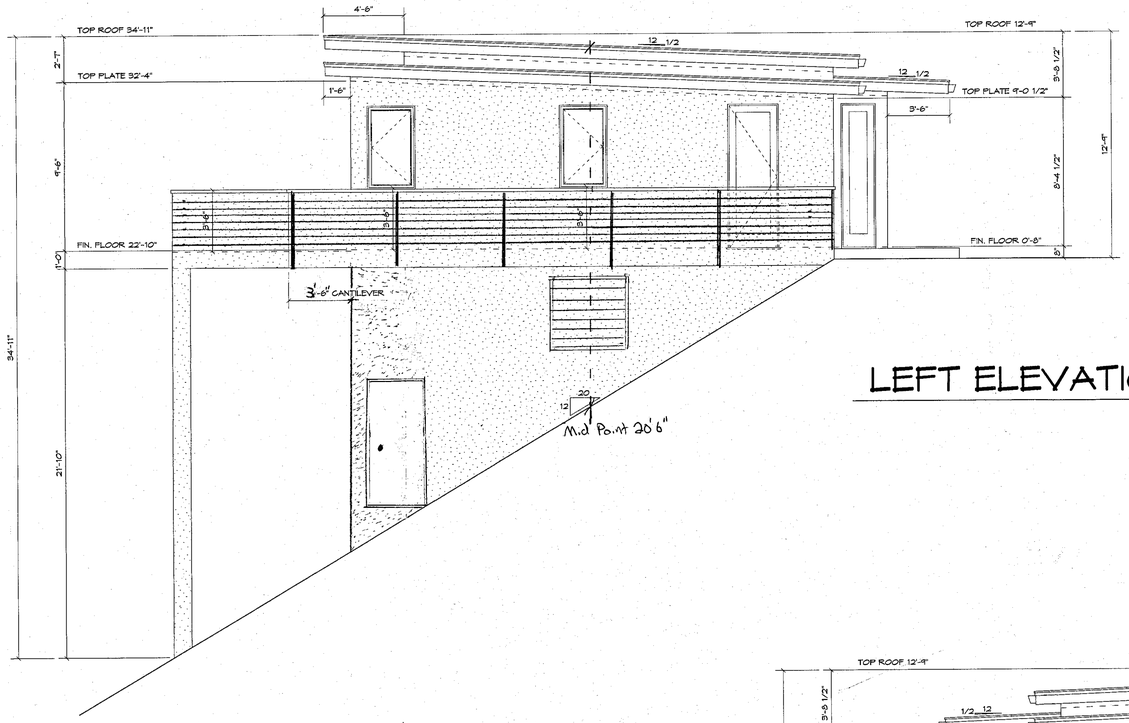
REVISION

jms DESIGN
818.907.0111
jmsdesignonline.com
jasonsweeny@sbcglobal.net

PROJECT:
GIORDANI RESIDENCE
GIO WEST THOUSAND OAKS, CA

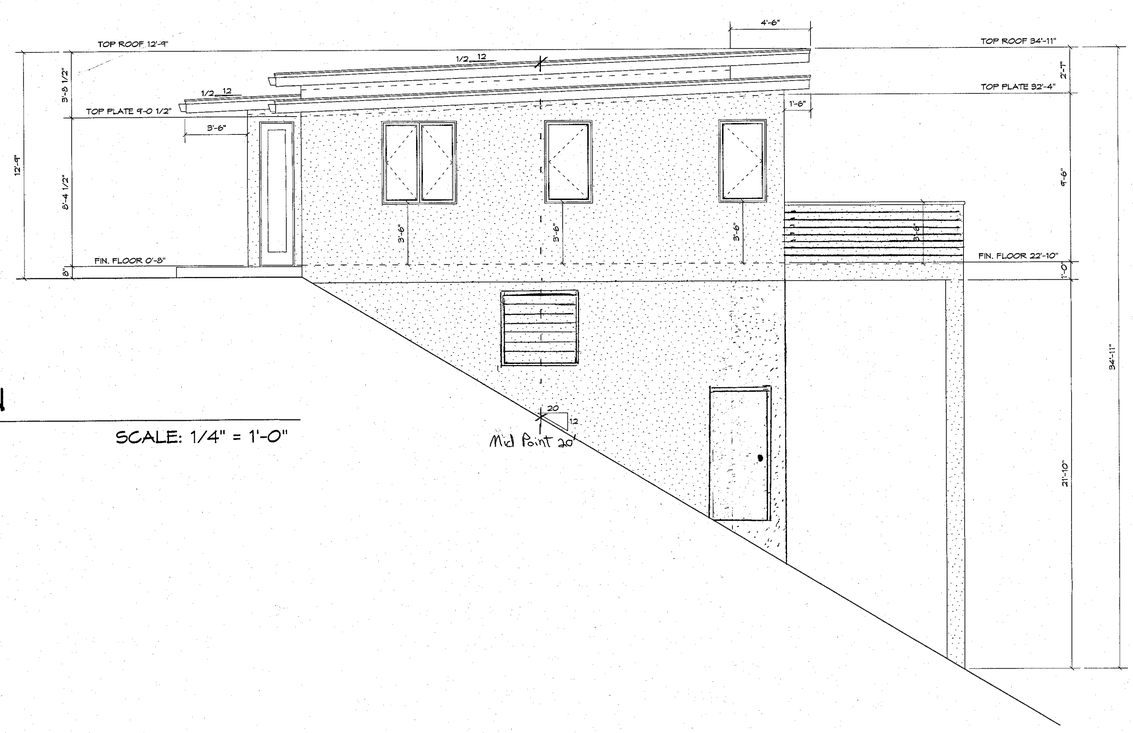
TITLE:
EXTERIOR ELEVATIONS

DATE:	5/11/2020
SCALE:	1/4" = 1'
DRAWN:	J. SWEENY
SHEET:	A-3



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

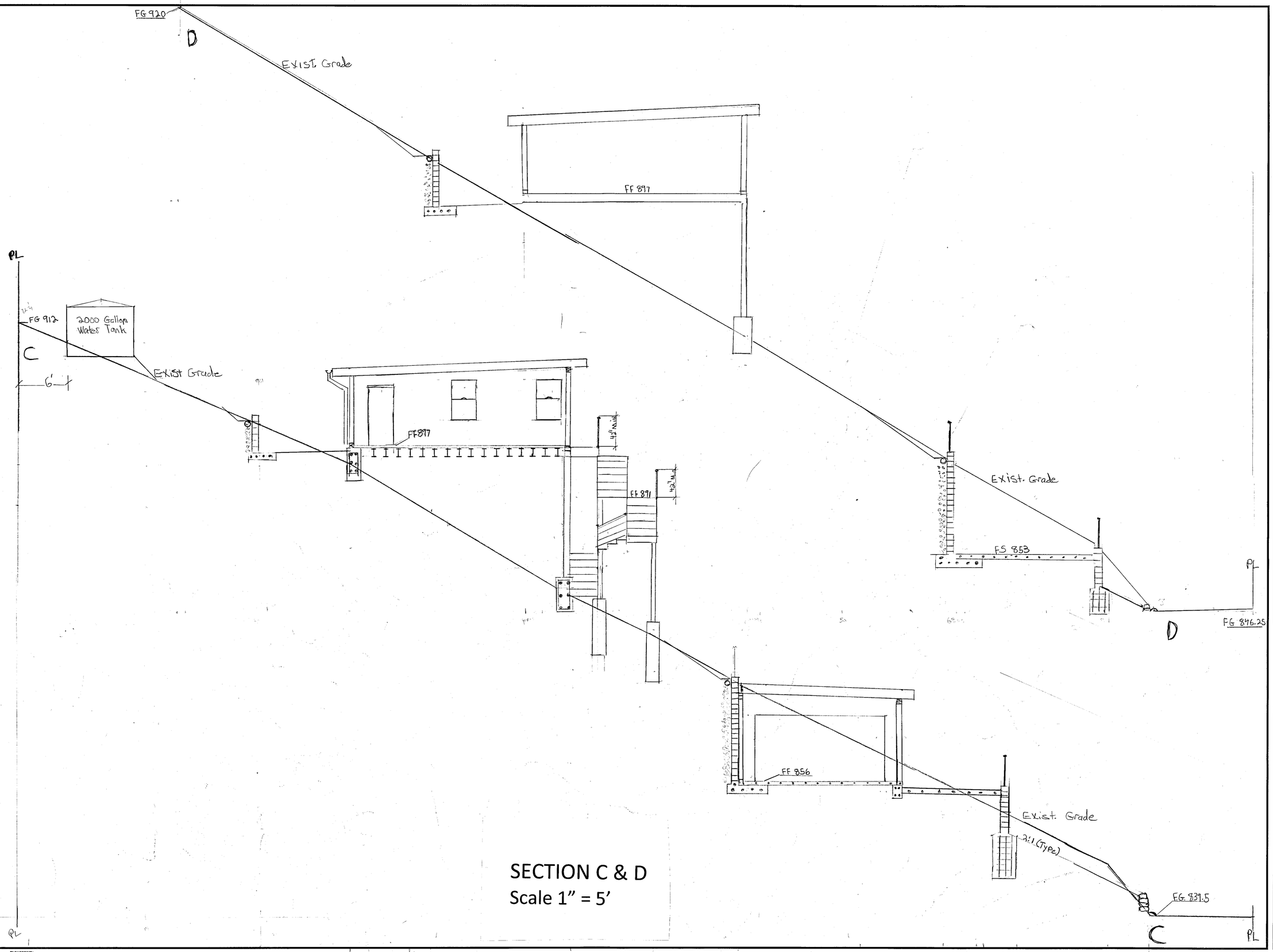
REVISION

jms DESIGN
818.907.0111
jmsdesignonline.com
jasonsweeny@sbcglobal.net

PROJECT:
GIORDANI RESIDENCE
GIO WEST THOUSAND OAKS, CA

TITLE:
EXTERIOR ELEVATIONS

DATE:	5/11/2020
SCALE:	1/4" = 1'
DRAWN:	J. SWEENY
SHEET:	A-4

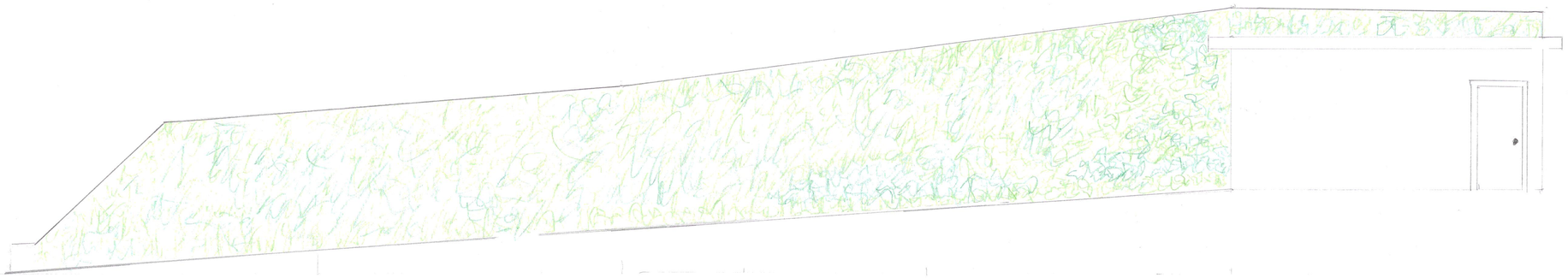


SECTION C & D
Scale 1" = 5'

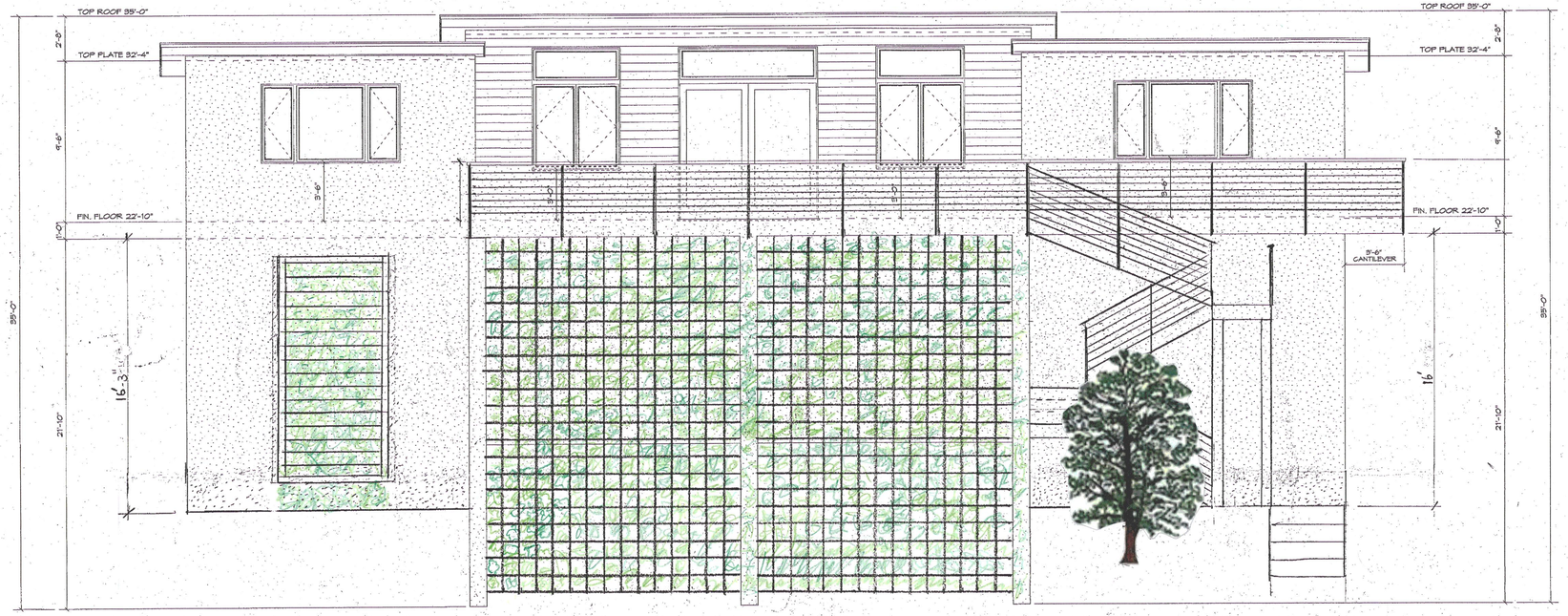
REVISIONS	BY

Date	
Scale	
Drawn	
Job	
Sheet	A-8

24 X 36 CLEARPRINT®



LOWER GARAGE & DRIVEWAY VIEW



Vining Plants

REAR ELEVATION

SCALE: 1/4" = 1'-0"

VIEW FROM STREET

REVISION

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jmsdesignonline.com
jasonsweeny@sbcglobal.net

PROJECT:
GIORDANI RESIDENCE
GIO WEST THOUSAND OAKS, CA

TITLE:
EXTERIOR ELEVATIONS

DATE: 5/11/2020
SCALE: 1/4" = 1'
DRAWN: J. SWEENY
SHEET:
A-9

SHEET 2 OLF 2.

Site Plan

"as-built" (unpermitted) earthwork and vegetation removal

Scale 1" = 30'

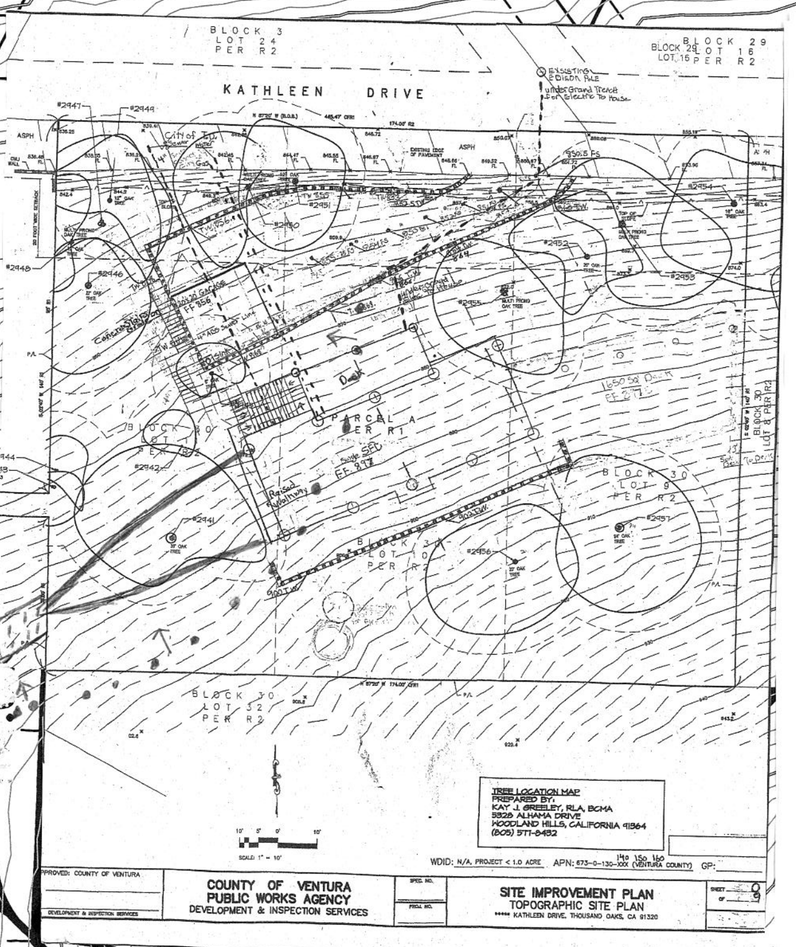
Area Currently Being Cleared for Fire Clearance Offsite 100' of Legally Established Structure

Total Disturbed Area
9 ft Access Road Offsite
2015 SQ'

9 ft Wide Offsite Access Road Inside 100' Fire Clearance Area
1275 SQ' Disturbance

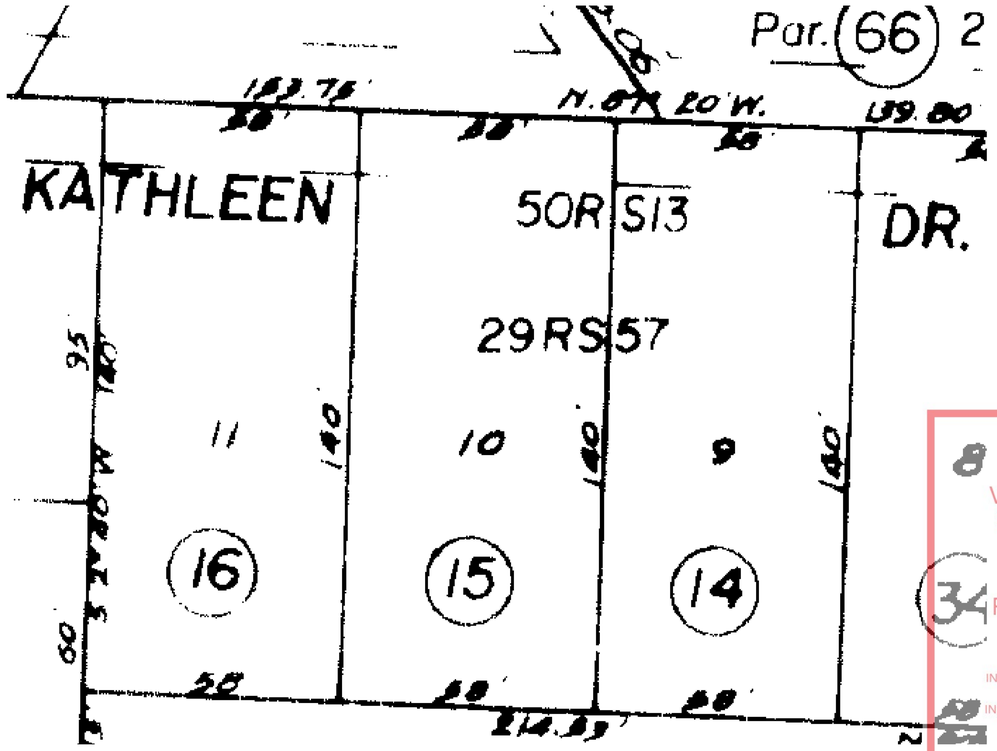
9 ft Wide Offsite Access Road Not Inside Fire Clearance Area
945 SQ' Disturbance

5 ft Access Road to House Foundation Onsite
600 SQ' Disturbance



BLOCK 3 LOT 22
BLOCK 3 LOT 23
BLOCK 3 LOT 24
BLOCK 29 LOT 16
BLOCK 29 LOT 15
30 FOOT WIDE EASEMENT FOR PURPOSES PER R1
EXISTING P/L
75' R1
S 36°30' W 136' R1
7.27'
115.95' R1
BLOCK LOT
North Loon Dr
Shed
139.56' M (139.07' R1)
L1
EXISTING P/L
BLOCK 1 LOT 8
S 14°19' W 87' CFR1
BLOCK 30 LOT 13
159.39' R1
BLOCK 30 LOT 14
L2
N 87°20' W 168.19' R1
L3
BLOCK 1 LOT 29
EXISTING P/L
BLOCK 30 LOT 15
20 FOOT WIDE EASEMENT FOR PURPOSES PER R1
BLOCK 30 LOT 16
PARCEL A
S 33°59' W 100' CF
BLOCK 1 LOT 30
355 Donlin Ln. 20x30 Garage
BLOCK 30 LOT 17
BLOCK 30 LOT 18
EXISTING P/L
L8
L6
L7
L4
L5
P.O.C.
BLOCK 1 LOT 31
BLOCK 1 LOT 32
BLOCK 1 LOT 33
LANE (PVT.)
BLOCK 30 LOT 19
PARCEL C
251.79' M (251.73' R1)
N 39°58' W
20'
L11
L9
L12
L10
BLOCK 30 LOT 20
EXISTING P/L
20 FOOT WIDE EASEMENT FOR PURPOSES PER R1
BLOCK 30 LOT 30
BLOCK 30 LOT 25
BLOCK 30 LOT 24
BLOCK 1 LOT 34
S 76°39' E 137.25' M (134.13' R1)
BLOCK 30 LOT 21
BLOCK 30 LOT 22
S 26°13' W 78' CFR1
S 09°55' W 58' R1
N 22°33' E (185.50' R1) 185.68' M
BLOCK 30 LOT 23
S 29°22' E 90.56' R1
N 59°33' E 93.58' R1
N 7°33' E 40' CFR1

ASSESSOR'S MAP: #16

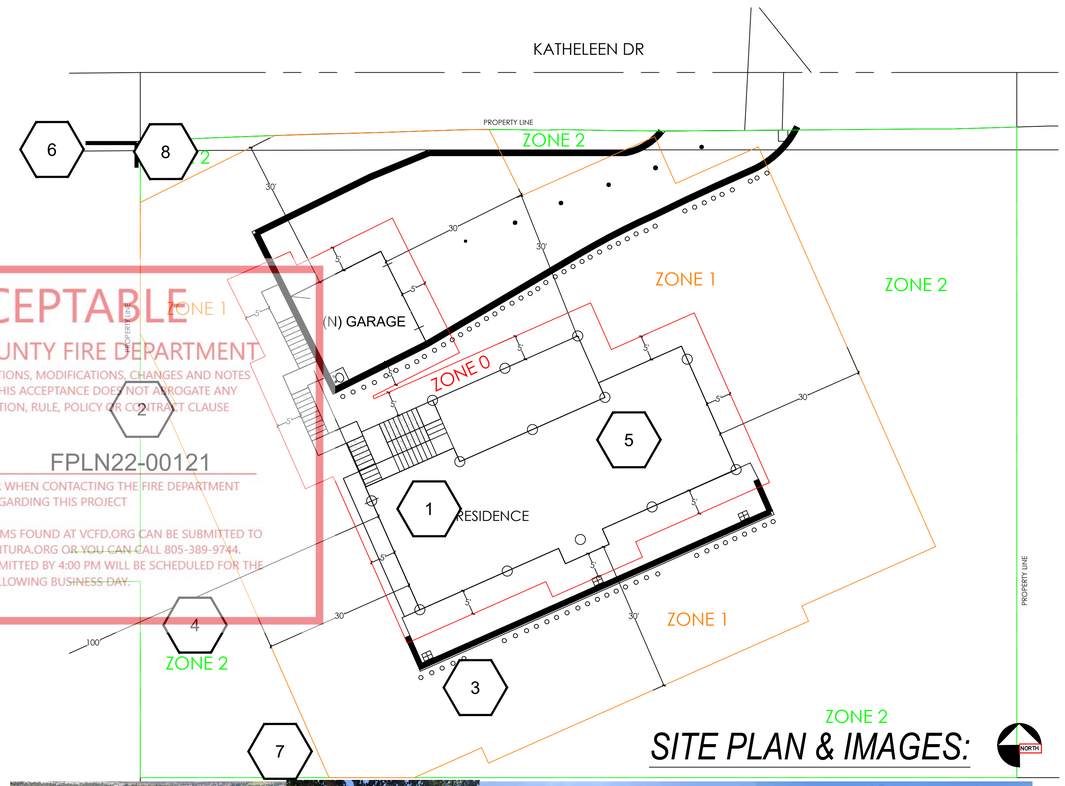


CITY OF THOUSAND OAKS & VICINITY
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

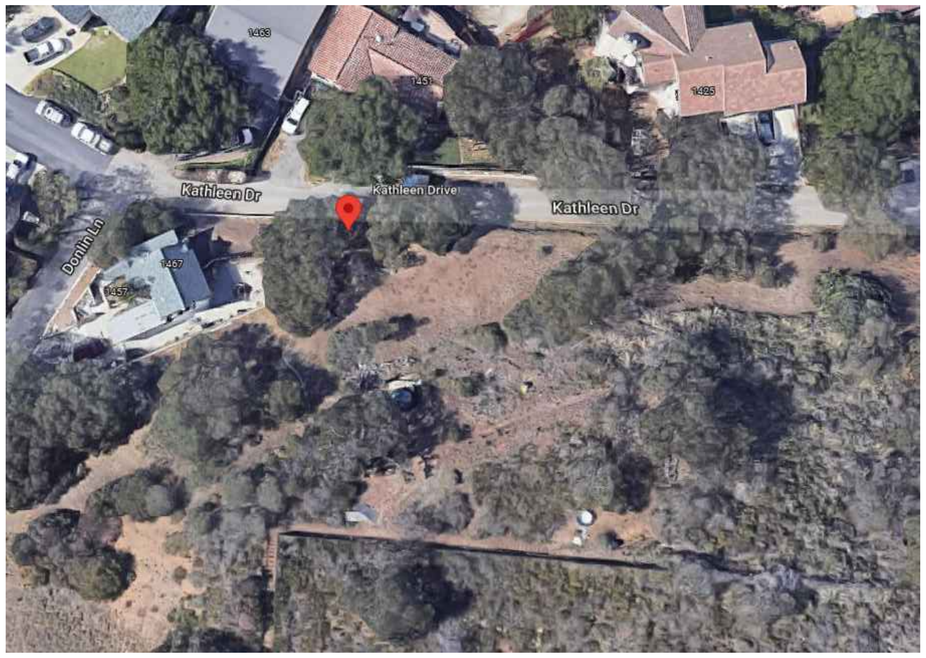
Underground Service Alert
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

SINGLE FAMILY HOUSE
0 KATHLEEN DR
THOUSAND OAKS, CA 91320
A.P.N. 673-0-130-160



ACCEPTABLE
VENTURA COUNTY FIRE DEPARTMENT
SUBJECT TO THE CORRECTIONS, MODIFICATIONS, CHANGES AND NOTES INDICATED HEREON. THIS ACCEPTANCE DOES NOT ABROGATE ANY ORDINANCE, REGULATION, RULE, POLICY OR CONTRACT CLAUSE
RECORD ID# FPLN22-00121
REFER TO THIS NUMBER WHEN CONTACTING THE FIRE DEPARTMENT REGARDING THIS PROJECT
INSPECTION REQUESTS FORMS FOUND AT VCFD.ORG CAN BE SUBMITTED TO FIRE.INSPECTIONS@VENTURA.ORG OR YOU CAN CALL 805-389-9744. INSPECTION REQUESTS SUBMITTED BY 4:00 PM WILL BE SCHEDULED FOR THE FOLLOWING BUSINESS DAY.

INDEX MAP:



SITE PLAN & IMAGES:

1 *CENTER OF THE HOUSE FLOOR LEVEL LOOKING OUT TO THE NORTH*

2 *FACING EAST FROM THE BACK OF THE GARAGE*

3 *FLOOR LEVEL BACKYARD TO THE SOUTH*

4 *FLOOR LEVEL LOOKING TO THE WEST*

5 *FLOOR LEVEL TO THE EAST*

6 *FROM STREET ON WEST CORNER*

7 *HOUSE STARTS AT THE WATER TANK AND GOES TO LEFT TO APPROXIMATELY THE EDGE OF THE TREE OVERHANG*

8 *TREES TO BE REMOVED*

Green Republic Landscapes
P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 616 1860
License#: 1014404

CLIENT

Jeffrey Giordan
Kathleen Dr
Thousand Oaks, CA 91320

PROJECT

Kathleen Dr

DATE

4-4-2022

REVISIONS

1 *4-8-2022*
2 *4-18-2022*
3 *5-4-2022*
4 --
5 --
6 --
7 --
8 --
9 --
10 --
11 --
12 --
13 --
14 --

DRAWING BY: *Alisa Summerford*
SCALE: N/A

SHEET TITLE

INDEX MAP & SITE IMAGES

SHEET NUMBER

L-1

FUEL MODIFICATION PLAN:

0 10.66 21.33 31.99

SCALE: 3/32" = 1'

0 KATHLEEN DR

FUEL MODIFICATION ZONES

ZONE 0	=	1836.0 SF
ZONE 1	=	9639.0 SF
ZONE 2	=	13084.0 SF
ZONE 3	=	3102.0 SF
TOTAL AREA	=	27661.0 SF

LANDSCAPE NOTES:

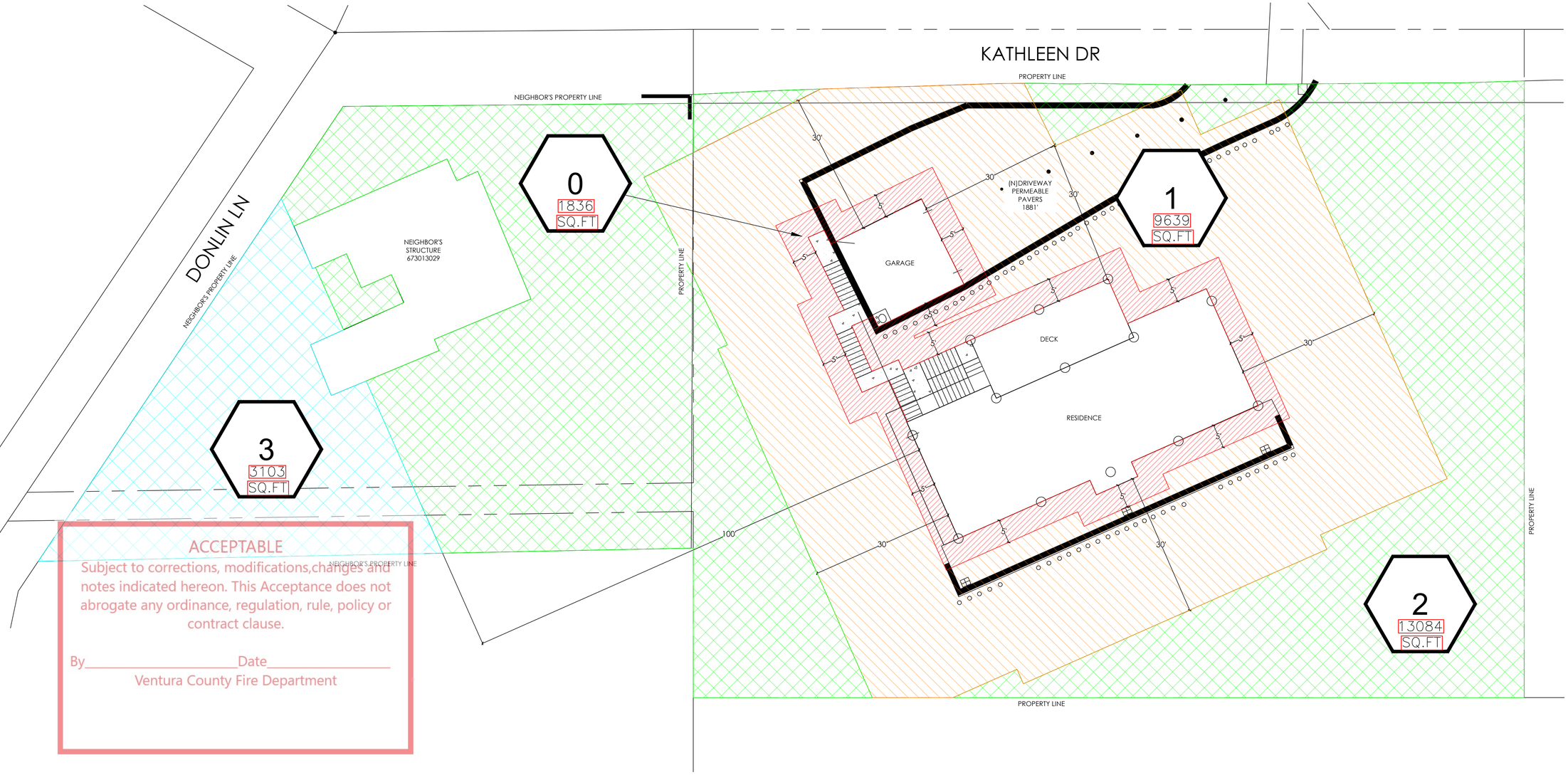
"ONLY EXISTING OAK TREES & ANNUAL NATURAL GRASSES TO REMAIN."

"ALL OTHER EXISTING SHRUB PLANT MATERIAL TO BE REMOVED."

"EXISTING ANNUAL NATURAL GRASSES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 INCHES."

"ALL NEW AND EXISTING PLANTS TO BE MAINTAINED IN ACCORDANCE BY STANDARDS 515."

"PLEASE REFER TO SHEET L-3 FOR MAINTENANCE STANDARDS ON ALL PLANTINGS."



ACCEPTABLE

Subject to corrections, modifications,changes and notes indicated hereon. This Acceptance does not abrogate any ordinance, regulation, rule, policy or contract clause.

By_____Date_____

Ventura County Fire Department

Green Republic Landscapes

P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 616 1860

License#: 1014404

CLIENT

Jeffrey Giordan
Kathleen Dr
Thousand Oaks, CA 91320

PROJECT

Kathleen Dr

DATE

4-4-2022

REVISIONS

1 4-8-2022
2 4-18-2022
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4 --
5 --
6 --
7 --
8 --
9 --
10 --
11 --
12 --
13 --
14 --

DRAWING BY: Alisa Summerford

SCALE: 3/32" = 1'-0"

SHEET TITLE

FUEL MOD PLAN

SHEET NUMBER

L-2

SHEET 2 OF 6

FUEL MODIFICATION NOTES:

ZONE 0 - REQUIREMENTS

PURPOSE AND LOCATION

"ZONE 0 REDUCES THE LIKELIHOOD OF STRUCTURE IGNITION BY REDUCING THE POTENTIAL FOR DIRECT IGNITION OF THE STRUCTURE FROM FLAME CONTACT, BY EMBERS THAT ACCUMULATE AT THE BASE OF A WALL, AND/OR INDIRECT IGNITIONS WHEN EMBERS IGNITE VEGETATION, VEGETATIVE DEBRIS OR OTHER COMBUSTIBLE MATERIALS LOCATED CLOSE TO THE STRUCTURE THAT RESULT IN EITHER A RADIANT HEAT AND/OR A DIRECT FLAME CONTACT EXPOSURE TO THE STRUCTURE".

"ZONE 0 IS THE HORIZONTAL AREA WITHIN THE FIRST FIVE FEET AROUND THE STRUCTURE, ANY OUTBUILDINGS, AND ATTACHED DECKS, AND STAIRS. ZONE 0 IS MEASURED FROM THE EDGE OF A STRUCTURE, ATTACHED DECKS, PATIO COVERS, BALCONIES, AND FLOOR PROJECTIONS ABOVE GRADE. THE ZONE ALSO INCLUDES THE AREA UNDER ATTACHED DECKS AND STAIR LANDINGS".

REQUIREMENTS AND ALLOWABLE ITEMS

"THIS SHOULD BE A 'LEAN' OR NO PLANTING ZONE".

- *"EXTENDS 5 FEET FROM THE OUTER EDGE AROUND ANY STRUCTURE, OUTBUILDINGS, AND ATTACHED DECKS AND STAIRS.*
- *"GROUND COVER NOT EXCEEDING 3-INCHES HIGH.*
- *"NON-WOODY SMALL HERBACEOUS OR SUCCULENT PLANTS NOT EXCEEDING TWO (2) FEET HIGH. PLANTS SHALL BE SPACED A MINIMUM OF 2X THE HEIGHT FROM OTHER PLANTS".*
- *"PLANTS SHALL HAVE A MINIMUM CLEARANCE OF 2X THE PLANT HEIGHT BELOW AND ADJACENT TO WINDOWS OR OTHER OPENINGS INTO THE STRUCTURE, INCLUDING VENTS."*
- *"ALL GROUND COVER AND PLANTS SHALL BE SET BACK FROM STRUCTURES AND DECKS 1X THE HEIGHT OF THE PLANT OR 12-INCHES, WHICHEVER IS GREATER."*
- *"VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON STRUCTURES, INCLUDING DECKS, PATIO/SHADE STRUCTURES, AND ANY FENCES WITHIN 5 FEET OF A BUILDING."*
- *"NO COMBUSTIBLE LANDSCAPE MULCH OR WOOD CHIPS. USE CLEAR SOIL, ROCKS, GRAVEL, OR CONCRETE."*
- *"NO TREES."*
- *"FIREWOOD IS PROHIBITED IN ZONE 0."*
- *"VEGETATION IS PROHIBITED UNDERNEATH ANY DECK."*
- *"OTHER FUELS UNDERNEATH DECKS MAY BE LIMITED AND SHALL NOT CAUSE AN IGNITION DUE TO EMBERS."*
- *"VEGETATION ON DECKS SHALL MEET THE REQUIREMENTS OF THIS ZONE REGARDLESS OF THE DISTANCE TO THE STRUCTURE."*
- *"VCFD HIGHLY RECOMMENDS NO COMBUSTIBLE FENCES AND GATES WITHIN FIVE (5) FEET OF A STRUCTURE OR DECK. THE NEW STATE ZONE 0 REGULATIONS CURRENTLY UNDER DEVELOPMENT MAY PROHIBIT THESE IN 2023 AND ALSO MAY REQUIRE REMOVAL FOR EXISTING INSTALLATIONS STARING IN 2024."*

ZONE 1 - REQUIREMENTS

PURPOSE AND LOCATION

"ZONE 1 REDUCES THE LIKELIHOOD OF FIRE BURNING DIRECTLY TO THE STRUCTURE. THIS IS ACCOMPLISHED BY MODIFYING FUELS AND CREATING A DISCONTINUITY BETWEEN PLANTING GROUPS THAT LIMITS THE PATHWAYS FOR FIRE TO BURN TO THE STRUCTURE AND REDUCES THE POTENTIAL FOR NEAR-TO-BUILDING EMBER GENERATION AND RADIANT HEAT EXPOSURES. AN ADDITIONAL PURPOSE OF THIS ZONE IS TO PROVIDE A DEFENDABLE AREA FOR FIRE PERSONNEL TO STAGE AND TAKE DIRECT ACTION".

"ZONE 1 IS THE AREA WITHIN 5-30 FEET OF STRUCTURES AND DECKS WITH SLOPES NOT GREATER THAN 20 PERCENT; 5-50 FEET FROM BUILDINGS AND DECKS WHEN SLOPES ARE GREATER THAN 20 PERCENT".

REQUIREMENTS AND ALLOWABLE ITEMS

"THIS IS A MINIMAL PLANTING ZONE AND VERY LIMITED TREES OF A FIRE0RESISTIVE TYPE AND ADDITIONAL SPACING".

- *"EXTENDS 5-30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION. OVERHANGS OR OTHER PARTS OF THE STRUCTURE NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN"*
- *"TREES SHALL BE SPACED TO ALLOW A MINIMUM 10-FEET OF CLEARANCE NEXT TO A STRUCTURE".*
- *"FIREWOOD SHALL BE RELOCATED OUTSIDE ZONE 1 UNLESS COMPLETELY COVERED IN A SECURED, FIRE-RESISTANT ENCLOSURE OR COVERED WITH A SECURED, FIRE-RESISTANT MATERIAL, AND NOT EXCEEDING 1000-CUBIC FEET".*
- *"IRRIGATION BY AUTOMATIC OR MANUAL SYSTEM SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE".*
- *"LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS NOT EXCEEDING 6 INCHES IN HEIGHT, AND ADEQUATELY SPACED SHRUBS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT".*
- *"PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE PLANT SELECTION GUIDELINES. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL. FINAL OR REVISED PLANS SUBMITTED AFTER 6 MONTHS FROM THE INITIAL SUBMITTAL WILL HAVE PLANTS IN ALL ZONES EVALUATED BASED ON THE MOST CURRENT PLANT SELECTION GUIDELINES AVAILABLE FROM THE FUEL MODIFICATION UNIT":*
- *"EXCEPT FROM DWARF VARIETIES OR MATURE TREES SMALL IN STATURE, TREES ARE GENERALLY NOT RECOMMENDED WITHIN ZONE A".*
- *"VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW".*

ZONE 2 - REQUIREMENTS

PURPOSE AND LOCATION

"ZONE 2 IS DESIGNED TO REDUCE THE POTENTIAL BEHAVIOR OF AN ONCOMING FIRE IN SUCH A WAY AS TO DROP AN APPROACHING FIRE FROM THE CROWN OF TREES TO THE GROUND, REDUCING THE FLAME HEIGHTS, AND THE POTENTIAL FOR EMBER GENERATION AND RADIANT HEAT EXPOSURE TO STRUCTURES. ADDITIONAL BENEFITS OF THE ZONE 2 INCLUDE FACILITATING DIRECT DEFENSE ACTIONS AND IMPROVING THE FUNCTION OF ZONES 0 AND 1. ZONE 2 IS THE AREA FROM THE OUTER EDGE OF ZONE 1 TO 100-FEET FROM STRUCTURES AND DECKS".

REQUIREMENTS AND ALLOWABLE ITEMS

"ZONE 2 IS REDUCED FUEL ZONE".

- *"EXTENDS FROM THE OUTERMOST EDGE OF ZONE 1 TO 100 FEET FROM STRUCTURE".*
- *"IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO ANY NEW LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE".*
- *LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES".*
- *"PLANTS IN ZONE 2 SHALL TYPICALLY BE FIRE RESISTANT AND SPACED APPROPRIATELY".*

ZONE 3 - REQUIREMENTS

PURPOSE AND LOCATION

"ZONE 3 IS CONSIDERED A THINNING ZONE AND IS ANY FMZ GREATER THAN 100-FEET FROM STRUCTURES AND DECKS. WHEN PROVIDED, EITHER BY CONDITIONS OF DEVELOPMENT, VOLUNTARY BY THE PROPERTY OWNER, OR REQUIRED BY THE FIRE DEPARTMENT, THIS ZONE IS MORE OF A PROGRESSIVE THINNING ZONE TO LESSEN SPREAD OF FIRE AS IT APPROACHES THE PRIMARY FMZ ADJACENT TO STRUCTURES. THE AMOUNT OF FUEL REDUCTION AND REMOVAL SHOULD TAKE INTO CONSIDERATION THE TYPE AND DENSITY OF FUELS, ASPECT, TOPOGRAPHY, WEATHER PATTERNS, AND FIE HISTORY".

REQUIREMENTS AND ALLOWABLE ITEMS

"ZONE 3 IS NATIVE BRUSH THINNING ZONE".

- *"EXTENDS FROM THE OUTERMOST EDGE OF ZONE 2 UP TO PROPERTY LINE".*
- *"REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION. REQUIRED CLEARANCE MAY INCREASE TO THE MAXIMUM ALLOWED BY THE FIRE CODE AS NEEDED BECAUSE OF VEGETATION GROWTH".*
- *"VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACE ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY AGENCIES OR OTHER LANDSCAPE OR HILLSIDE ORDINANCES. IN ALL CASES THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT".*
- *"PLANTS IN ZONE 3 SHALL BE SPACED APPROPRIATELY, EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF THOSE SPECIES CONSTITUTING A FIRE RISK. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO CHAMISE, SAGE, SAGE BRUSH, AND BUCKWHEAT".*
- *"ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES".*
- *"GENERAL SPACING FOR EXISTING NATIVE SHRUBS OR GROUPS OF SHRUBS IN 15' BETWEEN CANOPIES. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES".*
- *GENERAL SPACING FOR EXISTING NATIVE TREES OR GROUPS OF TREES IS 30 FEET BETWEEN CANOPIES. THIS DISTANCE MAY INCREASE OR DECREASE DEPENDING ON THE SLOPE, ARRANGEMENT OF THE TREES IN RELATION TO SLOPE, AND THE SPECIES OF TREE".*

ACCEPTABLE
Subject to corrections, modifications,changes and notes indicated hereon. This Acceptance does not abrogate any ordinance, regulation, rule, policy or contract clause.

By_____Date_____
Ventura County Fire Department

Green
Republic
Landscapes

P.O Box 5477
Sherman Oaks, Ca 91413
T : 818 616 1860

License#: 1014404

CLIENT

Jeffrey Giordan
Kathleen Dr
Thousand Oaks, CA 91320

PROJECT

Kathleen Dr

DATE

4-4-2022

REVISIONS

1 4-8-2022
2 4-18-2022
3 5-4-2022
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14 --

DRAWING BY: *Alisa Summerford*
SCALE: 3/32" = 1'-0"

SHEET TITLE

FUEL MODIFICATION NOTES

SHEET NUMBER

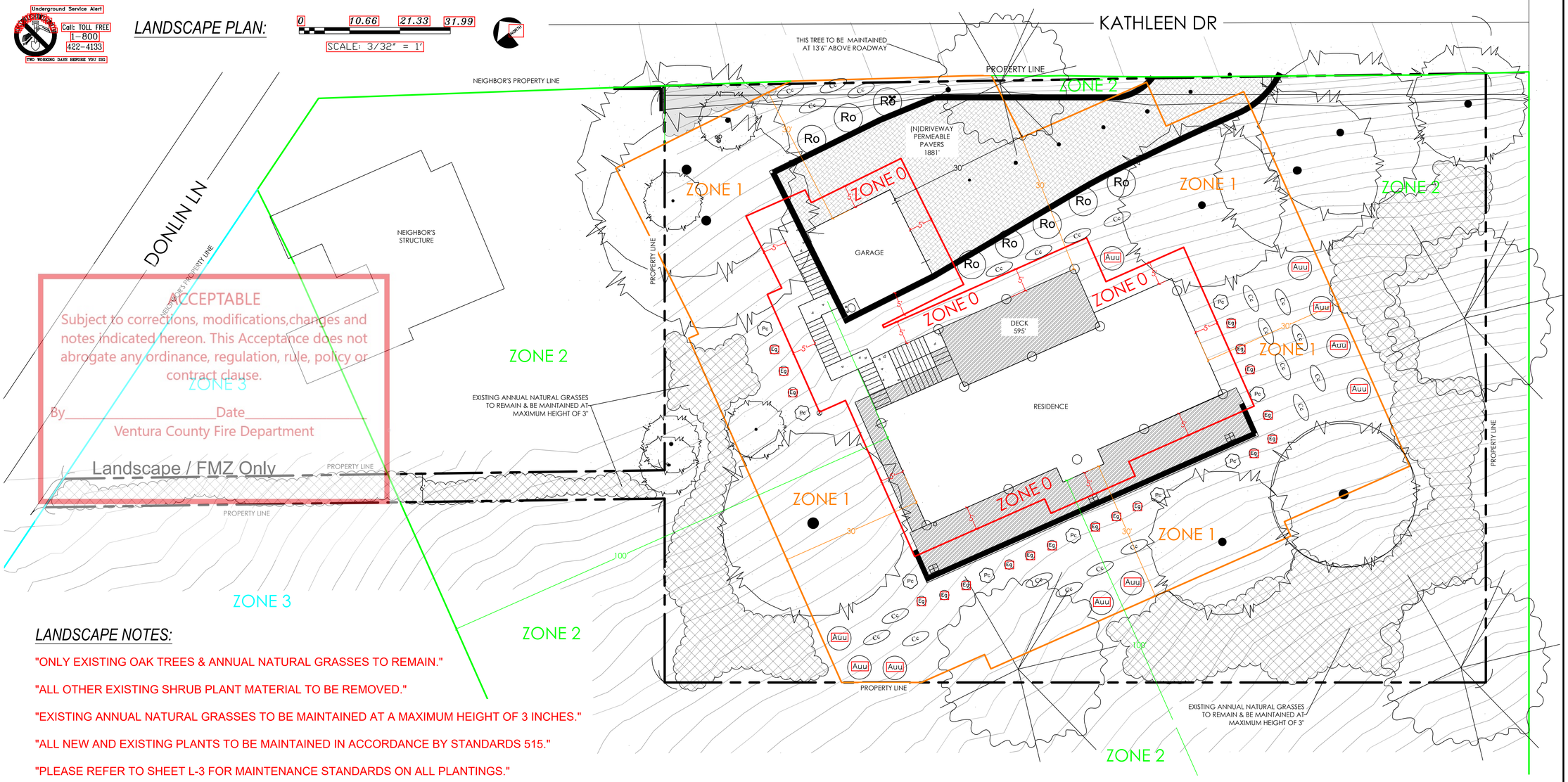
L-3

SHEET 3 OF 6

Underground Service Alert
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

LANDSCAPE PLAN:

0 10.66 21.33 31.99
SCALE: 3/32" = 1'



LANDSCAPE NOTES:

"ONLY EXISTING OAK TREES & ANNUAL NATURAL GRASSES TO REMAIN."

"ALL OTHER EXISTING SHRUB PLANT MATERIAL TO BE REMOVED."

"EXISTING ANNUAL NATURAL GRASSES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 INCHES."

"ALL NEW AND EXISTING PLANTS TO BE MAINTAINED IN ACCORDANCE BY STANDARDS 515."

"PLEASE REFER TO SHEET L-3 FOR MAINTENANCE STANDARDS ON ALL PLANTINGS."

PLANT LEGEND:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT COMMUNITY	SIZE AT MATURITY	SPACING
	14	EXISTING QUERCUS AGRIFOLIA	EXISTING QUERCUS AGRIFOLIA	MATURE	LW, 0.3	COAST LIVE OAK WOODLAND	VARIES	VARIES
	4	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LW, 0.3	COAST LIVE OAK WOODLAND	25-82' TALL x 15-35' WIDE	20' FROM CANOPYS

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT COMMUNITY	SIZE AT MATURITY	SPACING
Auu	10	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	5 GAL	LW, 0.3	COAST LIVE OAK WOODLAND	6-12" TALL x 5-6' WIDE	9' OC
Cc	22	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	5 GAL	LW, 0.3	COAST LIVE OAK WOODLAND	1' TALL x 4-6' WIDE	9' OC
Eg	18	ERIGERON GLAUCAUS	SEASIDE FLEABANE	5 GAL	LW, 0.3	COAST LIVE OAK WOODLAND	1' TALL x 2' WIDE	5' OC
Pc	9	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY	5 GAL	LW, 0.3	COAST LIVE OAK WOODLAND	1½' TALL x 3' WIDE	5' OC
Ro	9	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	LW, 0.3	WATERSHED WISE	10" TALL x 6' WIDE	9' OC

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PLANT COMMUNITY	SIZE AT MATURITY	SPACING
	NA	EXISTING ANNUAL NATURAL GRASSES TO REMAIN & BE MAINTAINED AT A MAXIMUM HEIGHT OF 3"		MATURE	LW, 0.3	CALIFORNIA SAGE BRUSH / COAST LIVE OAK WOODLAND	MAINTAINED AT 3"	VARIES

PLANT IMAGES:

Green Republic Landscapes
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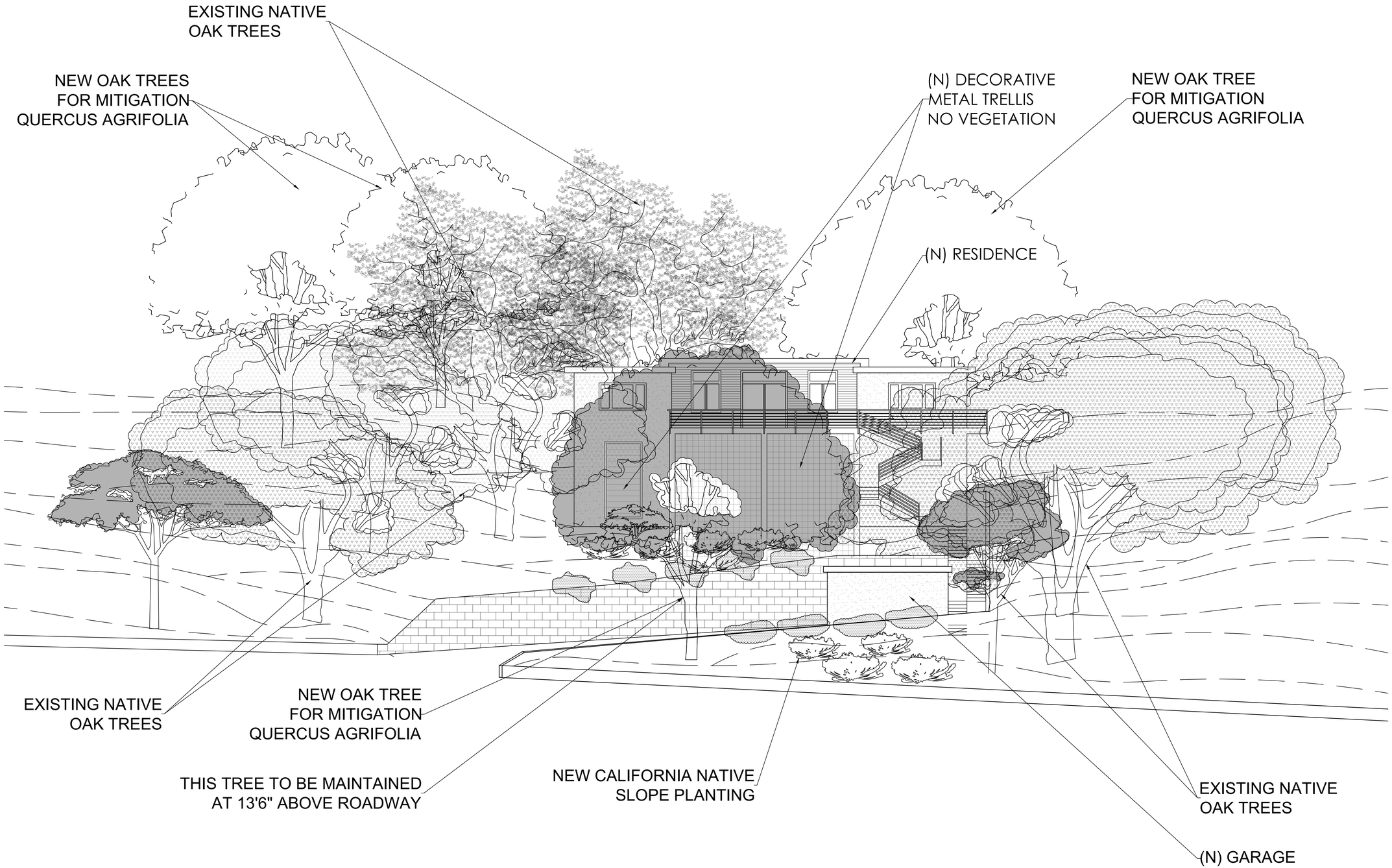
DRAWING BY: Alisa Summerford
SCALE: 3/32" = 1'-0"

SHEET TITLE
LANDSCAPE DESIGN PLAN

SHEET NUMBER
L-4
SHEET 4 OF 6



SOUTH WEST FACING ELEVATION:

0 8 16 32

SCALE: 1/8" = 1'

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DRAWING BY: *Alisa Summerford*
SCALE: 1/8" = 1'-0"

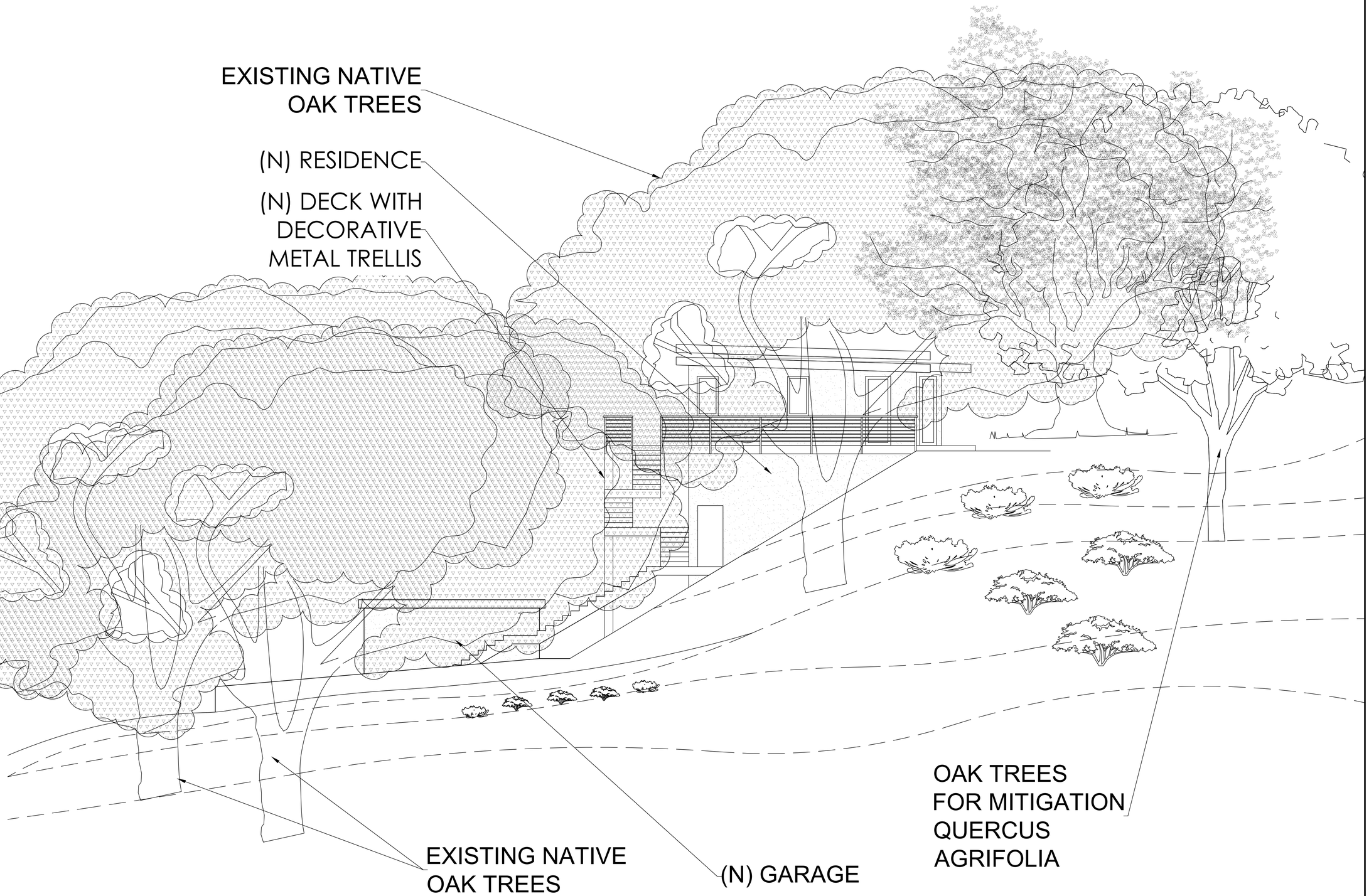
SHEET TITLE

NORTH WEST
ELEVATION

SHEET NUMBER

L-5

SHEET 5 OF *6*



EAST FACING ELEVATION:

0 8 16 32

SCALE: 1/8" = 1'

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14 --

DRAWING BY: *Alisa Summerford*
SCALE:3/16" = 1'-0"

SHEET TITLE

EAST FACING
ELEVATION

SHEET NUMBER

L-6

SHEET 6 OF *6*

Giordani Color Board

IPE 1 x 6 Fire Rated Wood Siding

Benjamin Moore Gunmental Paint (1602) over 7/8 Cement Smooth Finish Stucco

Facia & Trim - Espresso Macchiato (DET680)

DRAFT
CONDITIONS OF APPROVAL FOR PD PERMIT CASE NO. PL21-0092

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3, 6, 7, and 8 of the Planning Director hearing on February 29, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

Planned Development Permit to authorize the construction of a 1,767 sq. ft. one-story single-family dwelling with a 416 sq. ft. deck and a detached 400 sq. ft. 2-car garage within the Scenic Resource Protection Overlay Zone. The project would also include a staircase structure of 150 sq. ft. and 158 sq. ft. of raised walkways. The single-family dwelling's foundation will include an exposed 16-foot, 3-inch stem wall.

Due to the site's steep slopes, the project will include the construction of a series of retaining walls, varying in height from less than one foot to approximately 12 feet, 6 inches in height. The retaining walls facilitate the construction of a driveway providing direct access from the proposed garage to Kathleen Drive, a private paved road. Textured and colored concrete will be used for retaining walls over six feet in height visible from Kathleen Drive to blend them in with the surrounding native vegetation. Grading is to be balanced onsite and will not exceed 50 cubic yards. Drainage will be conveyed to a rip rap energy dissipator at the lot's low point, where it will then sheet flow following existing contours.

The project also includes implementation of a landscape plan using native vegetation. Three protected oak trees are proposed for removal to accommodate the driveway, retaining walls, and single-family dwelling. Earthwork will occur within the protected zone of 11 additional oak trees. In accordance with the Thousand Oaks Area Plan, the applicant will be required to replace each removed tree with one or more trees equivalent to the appraised value of the tree being removed or to contribute the respective amount to the tree mitigation fund.

The project also involves the unpermitted vegetation removal and earthwork on an adjacent parcel (Parcel C of Lot Line Adjustment PL21-0006; APN 673-0-130-655) to accommodate a 9-foot-wide construction access road from Donlin Lane. This work occurred in 2022 and encompasses an area of approximately 2,220 sq. ft. Of this total, approximately 1,275 sq. ft. of vegetation removal occurred within the 100-foot fuel modification zone for existing legally established structures on adjacent parcels. This portion of the vegetation removal, therefore, is exempt from discretionary permitting pursuant to Section 8109-4.1.3(b)(5). The applicant requests to retain the access road while the project is under construction. The applicant will restore the remaining 945 sq. ft. of vegetation removal that occurred outside of the fuel modification zone prior to occupancy.

Water and sewer are provided to the project site by the City of Thousand Oaks. The project site accesses the nearest public road, Newbury Lane, by way of Kathleen Drive.The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for PD

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. Equipment and materials shall be stored in designated staging areas outside of the protected zone of oak trees.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and

b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the

State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD Permit and/or commencement of construction and/or operations under this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD Permit shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
b. Suspension of the permitted land uses (Condition No. 1);
c. Modification of the PD Permit conditions listed herein;
d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
e. The imposition of civil administrative penalties; and/or
f. Revocation of this PD Permit.

The Permittee is responsible for being aware of and complying with the CUP/PD Permit conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

a. Use inauguration:

(1) The approval decision for this PD Permit becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.

(2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD Permit

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD Permit.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of PD Permit Requirements and Retention of PD Permit Conditions On Site

Purpose: To ensure full and proper notice of these PD Permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD Permit.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this PD Permit.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this PD Permit, with the deed of the property that is subject to this PD Permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit.

Timing: The Permittee shall record the "Notice of Land Use Entitlement" form and conditions of this PD Permit prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

   Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision approving this PD Permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

(1) A payment of $500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

(2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

d. Neither the issuance of this PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director, cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD Permit may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of PD Permit Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD Permit condition contained herein is in conflict with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this PD Permit, nor compliance with the conditions of this PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD Permit.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD Permit.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Landscaping and Screening

Purpose: To comply with the County's Scenic Resource Protection Overlay Zone requirements.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Landscaping Objectives: The Permittee must install and maintain that serves the following functions:

a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping to screen the understory of the proposed single-family dwelling and the retaining walls visible from Kathleen Drive to the maximum extent feasible while meeting fire safety requirements.

b. Provides visual relief and visual integration. The Permittee must install landscaping that blends structures with their surroundings.

c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

d. Complies with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

e. Includes tree replacement in compliance with the tree replacement requirements in the Thousand Oaks Area Plan (see Section 5.2.7.9(1)(b) of the Guidelines for the Preservation and Protection of Trees), unless the Planning Division authorizes payment of an in-lieu fee (see Section 5.2.7.9(4)(b) of the Guidelines for the Preservation and Protection of Trees).

Landscaping Design: The Permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

a. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

b. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

c. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

d. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

e. Use Native Plant Species. In accordance with NCZO § 8109-4.1.5 and the recommendations of the Initial Study Biological Assessment (Barringer Biological Services; July 29, 2021; updated December 30, 2021), landscaping must utilize native plants.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above). The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in § 8106-8.2.8 of the Non-Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in § 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in § 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

19. Lighting Plan

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

a. avoids interference with reasonable use of adjoining properties;
b. avoids conflict with landscape features;
c. minimizes on-site and eliminates off-site glare;
d. provides adequate on-site lighting for security;
e. minimizes impacts to wildlife movement;
f. minimizes energy consumption; and

g. includes devices that are compatible with the design of the permitted facility.

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

a. in order to minimize light and glare on the project property, all landscape lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and

b. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

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

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

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

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

20. Materials and Colors in the SRP Overlay Zone

Purpose: In order to ensure that buildings and structures comply with the development standards of the Scenic Resource Protection Overlay Zone § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and blend in with the Project site's surroundings.

Requirement: The Permittee shall utilize building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures, including but not limited to the dwelling, water tanks, walls, and fences. Retaining walls that exceed a height of 6 feet and are visible from Kathleen Drive shall be

constructed of textured and colored concrete (or equivalent if approved by the Planning Director) to minimize their visual prominence and blend them in with the natural surroundings.

Documentation: A copy of the approved plans denoting the building materials and colors.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the building plans with the colors and materials noted on all structures for review and approval by the Planning Division. Prior to occupancy, the Permittee shall paint the structures according to the approved plans.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain these materials and colors throughout the life of the Project. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG), and to comply with the Thousand Oaks Area Plan Guidelines for the Preservation and Protection of Trees.

Requirement: The Permittee shall avoid impacting protected trees to the extent feasible, and shall offset or mitigate any damage to protected trees or associated impacts from such damage. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (§ 8107-25.10), TPG (§ IV.C, Offset/Replacement Guidelines), and/or Thousand Oaks Area Plan Standard 5.2 (Guidelines for the Protection and Protection of Trees), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at: http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf.

The TPP must include (but is not limited to):

a. installation of a minimum five-foot-high protective fence at the outermost edge of the protected zone of each protected tree to be preserved;

b. additional measures, as needed, to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;

c. limiting work within TPZs to the use of hand tools, except where specifically identified in the TPP and approved by the Planning Director;

d. the offset or mitigation that will be provided for any trees approved for felling; and

e. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist[1] shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

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

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

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

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for

[1] A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

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

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

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance (PL-32)

22. Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the Ventura County Non-Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

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

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

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

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance. (PL-33)

23. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

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

a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or

b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

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

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

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

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

24. Woodrat Nest Avoidance and Relocation

Purpose: In order to avoid impacts to breeding and nesting woodrats, land clearing and construction activities shall be regulated as authorized pursuant to NCZO § 8109-0.1.

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

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).

2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as “qualified biologist” shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities.

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

3. Avoidance Measures:

   a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.

   b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

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

   a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.

   b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.

   c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.

   d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.

e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.

d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.

5. Woodrat Presence and Activity After Midden Relocation:

a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

Documentation: The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

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

Monitoring and Reporting: The Planning Division reviews for adequacy, and maintains in the Project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

25. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

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

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

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

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

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

e. Implement the agreed upon recommendations.

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

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

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

26. Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

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

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

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

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

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

    5. Implement the agreed upon recommendations.

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

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

    2. Immediately notify the County Coroner and the Planning Director;

    3. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

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

    5. Implement the agreed upon recommendations.

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

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning

Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

27. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

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

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

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

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning

Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. Undergrounding of All Electric, Cable, Phone, Internet, and Gas Lines

Purpose: To provide adequate utility services to the site in keeping with the Thousand Oaks area's scenic qualities and comply with Thousand Oaks Area Plan (TOAP) Policy TO-21.1.

Requirement: In accordance with TOAP Policy TO-21.1, the undergrounding of all electric, cable, phone, and gas lines shall be required. The Permittee shall submit proposed grading and building plans denoting utility service lines to the Planning Division for review and approval.

Documentation: Project plans submitted for the Zoning Clearance shall include an exhibit depicting the location of utility service lines, points of connection, and alignment to the structures. These plans shall also depict tree protection zones. Utility lines shall be routed to avoid tree protection zones to the extent feasible. The Permittee shall obtain the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit to the Planning Division for review and approval final development plans showing that all electric, cable, phone, and gas lines to be undergrounded. Prior to the issuance of a Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division. Prior to final inspection by RMA Building and Safety Division, the project site shall be inspected by the Planning Division to ensure all electric, cable, phone, and gas lines have been undergrounded.

Monitoring and Reporting: The Planning Division has the authority to ensure that all electric, cable, phone, and gas lines have been undergrounded. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of NCZO § 8114-3.

29. Restoration of the Construction Access Road

Purpose: To achieve consistency with the Scenic Resource Protection (SRP) overlay zone standards (NCZO § 8109-4.1.5(a)) by restoring areas where native vegetation was removed without the benefit of a permit.

Requirement: The portion of the construction access road on Parcel C of Lot Line Adjustment No. PL21-0006 (APN: 673-0-130-655), leading from Donlin Lane to the project site, that lies outside of established fuel modification zones (approximately 945

sq. ft.) shall be restored. The Permittee shall ensure that a County-approved, qualified biologist prepares a Restoration Plan that includes the following:

1. Restoration of Coast Live Oak Woodland Alliance communities.

2. Identification of a reference site for the Coast Live Oak Woodland vegetation alliance that is an ecologically intact example of the alliance with minimal disturbance, with he following documented for each reference site:

    a. Total percent cover by native plant species;

    b. Species richness; and

    c. Total percent cover by non-native plant species.

3. A plant palette and methods for salvaging, propagating, and planting. Unless an alternative approach is approved by the Planning Director, the plant palette shall consist only of plants propagated from locally collected (on the project site or adjacent to the project site) seeds or cuttings.

4. Methods of soil preparation.

5. Method and timing of irrigation.

6. Best Management Practices to avoid impacting the Coast Live Oak Woodland Alliance.

7. Maintenance and monitoring necessary to ensure that the restored plant communities meet the following success criteria by Year 2 of the maintenance and monitoring program:

    a. 90 percent of the native plant cover found for the reference site;

    b. 100 percent of the species richness for the reference site; and

    c. Equal or lower percent cover by non-native plant species as that found at the reference site.

The Permittee shall ensure that the Restoration Plan is fully implemented.

Documentation: The Permittee shall provide the Planning Division with a Restoration Plan prepared by a County-approved qualified biologist that meets the requirements of this condition. The Permittee shall submit a report with photographs of the restoration area and a description of the restoration work to demonstrate to the Planning Division that implementation of the Restoration Plan has commenced. The Permittee shall

provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for two years (or more if the success criteria have not been met by Year 2).

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide a Restoration Plan to the Planning Division staff for review and approval. Implementation of the Restoration Plan shall commence prior to final inspections or occupancy, whichever occurs first. The Planning Division shall review the Permittee's completion report that includes photographs of the restoration area and a description of the restoration work, to confirm implementation of the Restoration Plan has commenced prior to final inspections or occupancy. Annual reports must be provided to the Planning Division by December 31 of each year during the monitoring period.

Monitoring and Reporting: The restoration area must be monitored by a County-approved biologist for at least two years (or more, if success criteria have not been met by Year 2). The biologist shall provide an annual report on the status of the restoration area, including results of qualitative monitoring (i.e., photographs taken at permanent photo-points, observations on the health and condition of plantings, and wildlife use of the restoration area) and quantitative monitoring (i.e., randomly placed transects to estimate cover and richness), to the Planning Division for the length of the monitoring period. The Permittee shall submit the annual reports to the Planning Division to demonstrate compliance with this condition and the success criteria. The release of the requirement for monitoring the restoration area may occur when the Planning Division determines that the success criteria have been met by Year 2 (or later), based on the annual reports and Planning Division staff site inspection.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

30. Construction and Demolition Debris Recycling Plan (Form B)
Purpose: VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65 percent of the recyclable C&D debris generated by the Project will be diverted from the landfill by

recycling, reuse, or salvage. A copy of Form B is available at: https://www.vcpublicworks.org/wsd/iwmd/construction/#Debris-Management

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at: https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements

A list of local facilities permitted to recycle soil, wood, and green waste is available at: https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collecters

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.
Monitoring and Reporting: The Permittee is required to keep a copy of their approved

31. Construction and Demolition Debris Reporting Form (Form C)

Purpose: VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at https://www.vcpublicworks.org/wsd/iwmd/construction/#Debris-Management

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

Transportation Department Conditions

32. Traffic Impact Mitigation Fee:

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Policy CTM-1.7, and Ventura County Ordinance Code, Division 8, Chapter 6 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The applicant/permittee shall deposit with the VCPWA-RT a TIMF. The trip generation rate and TIMF are calculated based on the applicant's information. The

applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

a) The TIMF due to the County of Ventura would be:

$92.00 = 1 Single-Family DU x $92.00(1)/ ADT

b) The TIMF due to the City of Thousand Oaks would be:

$5,490.00 = 1 Single-Family DU x $5,490.00(2)/ ADT

Notes:

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the baseline level will be 1 Single-Family Dwelling Units (DU). (TD - 4, RMA – 138).
2. County of Ventura TIMF for the Average Daily Trips in the Thousand Oaks Area District # 6.
3. The City of Thousand Oaks Reciprocal TIMF for the Average Daily Trips.
4. The TIMF due to the City of Thousand Oaks is to be transferred to the City within 30 calendar days in accordance with the reciprocal traffic mitigation agreement between the City and the County of Ventura.

Documentation: The applicant/permittee shall either come to the VCPWA-RT counter or contact the VCPWA-RT Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.
Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF.

33. Notice of Substandard Access Roads:

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

Requirement: The applicant/permittee or the property owner shall provide record notice to successors in interest of the property that the existing road systems in the area are not considered standard; that, although such roads do not create an unreasonable risk

of harm when used with due care, in a manner in which it is reasonably foreseeable that they will be used, these roads are of a rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built today, and that the County does not currently and also may not in the future have funds available to improve these roads.

The NOTICE OF SUBSTANDARD ACCESS ROADS condition shall include the following:

A. The property is served by existing public roads and/or private roads in the Ventu Park Area that do not meet current County road standards.
B. The applicant/permittee/owner/subdivider shall acknowledge that Newbury Lane, Ventu Park Road, and McKnight Road in the Ventu Park Area and access roads connected to these roads do not meet current County Road Standards.
C. The private portions of these public roads and the private roads are neither County-maintained nor currently eligible for any improvements at County expense.
D. These roads are of rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built to current standards.
E. These roads are to be used with due care in a manner in which it is reasonably foreseeable that they will be used.
F. There are no current funding sources available to construct the improvements on the existing public roads in this area.

Documentation: The VCPWA-RT will provide the document for a Notice of Substandard Access Roads to the applicant/permittee. The applicant/permittee shall bring the draft Notice of Substandard Access Roads to the VCPWA-RT counter or contact VCPWA-RT Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, for review prior to recordation. The applicant/permittee shall record the Notice of Substandard Access Roads with the County Recorder. The applicant/permittee shall provide the VCPWA-RT with a copy of the recorded Notice of Substandard Access Roads.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring: The VCPWA-RT will accept the recorded Notice of Substandard Access Roads from the applicant/permittee in conformance with the project conditions.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

34. Compliance with Post-Construction Stormwater Management Plan

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit), the proposed project will be subject to the post-construction requirements for surface water quality and

stormwater runoff. In accordance with Part 4.E, "Planning and Land Development Program", of the Permit, the application must include performance criteria for new development of a single-family hillside home that is less than one acre of disturbed area and less than 10,000 square feet of impervious surfaces, as outlined in the Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM).

Requirement: The proposed project shall meet the single-family hillside home performance criteria defined in Section II.1.a.11 of Part 4.E of the Permit and outlined in Step 1b of Section 2.2 of the TGM.

Documentation: The Permittee shall submit the following items to the Watershed Protection- County Stormwater Program (CSP) for review and approval:

i. A complete site plan prepared and stamped by a California licensed civil engineer or land surveyor that accurately delineates the location of the proposed project, existing and proposed impervious surfaces, storm drain system elements, and drainage patterns.
ii. A design memo or drainage study prepared and stamped by a California licensed civil engineer or architect verifying that the project site will meet the post-construction stormwater management plan (PCSMP) performance criteria defined in Section II.1.a.11 of Part 4.E of the Permit and outlined in Step 1b of Section 2.2 of the TGM.

Timing: The above listed items shall be submitted to the CSP for review and approval prior to issuance of Zoning Clearance for Construction.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and TGM. Grading Inspectors will conduct inspections during construction to ensure that the installation is consistent with the approved plans. CSP staff will conduct a final inspection to verify that installation is consistent with applicable PCSMP standards, specifications, and regulations prior to signing off for issuance of the Certificate of Occupancy.

35. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of an effective implementation of the construction best management practices

(BMPs) during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by a Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professional in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit to the Watershed Protection – County Stormwater Program Section (CSP) for review and approval a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites), which can be found at:
https://www.onestoppermits.vcrma.org/departments/stormwater-program.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of the required inspections by the project Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

36. Construction Activities - Dust

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

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).

Documentation: The Permittee shall ensure compliance with the following provisions:

I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
II. 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;
III. All trucks shall cover their loads as required by California Vehicle Code §23114.
IV. Fugitive dust throughout the 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.

V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days.

VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

VII. 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 be a nuisance or hazard to 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.

Timing: Throughout the grading and construction phases of the project.

Reporting and Monitoring: Construction and Grading permits are issued by Publics Works Agency and inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related provisions shall also be conducted by APCD staff on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

37. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #126 “Requirements for Construction” for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District’s Form #126 “Requirements for Construction.”

Timing: The Permittee shall submit VCFPD Form #126 Application to the VCFPD for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the VCFPD. The VCFPD will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD-51)

EXHIBIT 5
General Plan Consistency Determination

The 2040 Ventura County General Plan *Goals, Policies and Programs* (page 1-1) states:

> *All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan Goals, Policies, and Programs and the Thousand Oaks Area Plan.

Land Use and Community Character

1. **Land Use and Community Character**

   General Plan Policy LU-16.1 (Community Character and Quality of Life): *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

   General Plan Policy LU-16.8 (Residential Design that Complements the Natural Environment): *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.*

   General Plan Policy LU-16.9 (Building Orientation and Landscaping): *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

   Thousand Oaks Area Plan Policy TO-12.1 (Santa Monica Mountains Comprehensive Plan Consistency): *The County shall require all discretionary development to be consistent with the Santa Monica Mountains Comprehensive Plan (1979).*

   Thousand Oaks Area Plan Policy TO-42.1 (Grading and Hillside Development Standards Conformance): *The County shall require new discretionary development to be designed and constructed in conformance with the Grading and Hillside Development Standards (Special Guidelines and Standards).*

The proposed project is located in the Existing Community of Ventu Park, adjacent to the City of Thousand Oaks. The site is zoned Rural Agricultural with a one-acre minimum parcel size and is within the Scenic Resource Protection Overlay Zone (RA-1 ac. / SRP). The purpose and intent of the RA zone is "to provide and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected" (NCZO § 8104-2.1). The purpose and intent of the SRP Overlay Zone is to preserve and protect visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined in the applicable area plan. Additionally, the SRP Overlay Zone seeks to minimize development that conflicts with the value of scenic resources (NCZO § 8104-7.1).

The Ventu Park area is comprised of antiquated "cabin site" subdivisions that were recorded in the 1920s. The resulting development is primarily comprised of single-family dwellings and residential accessory structures on substandard lots (i.e., lots below the one-acre minimum parcel size for the RA zone). Many of the lots are on steeply sloping terrain, including the project site, which has average natural slopes of close to 60 percent. The project site is on a north-facing slope, sloping upwards from Kathleen Drive. A water tank owned by the City of Thousand Oaks, and within city limits, is located immediately south of the project site.

The proposed development is compatible with the overall development pattern in the Ventu Park area. Proposed building coverage (approximately 9.5 percent) is well below the maximum allowable building coverage prescribed by the Thousand Oaks Area Plan (25 percent). The proposed dwelling will have a height of 20 feet, 6 inches, which is below the maximum permissible height of 25 feet. The proposed residence will use pier footings embedded into bedrock with interconnected cross beams. A stem wall will extend approximately 16 feet, 3 inches above the ground surface to form the understory of the residence. The plans propose façade articulation along the street frontage of the residence and the use of latticework to screen the dwelling's understory to minimize the visual mass. The residence uses a low-pitched shed style roof. Exterior materials will consist of stucco with fire-rated wood siding for accents. Selected colors are dark and earth-toned to help blend structures into the natural surroundings. Retaining walls that exceed six feet in height and are visible from Kathleen Drive will use a colored and textured concrete to mimic the appearance of natural rocks and boulders.

The 1979 Santa Monica Mountains Comprehensive Plan designates the project site as part of Area V (Thousand Oaks). Low residential densities (i.e., between one and five acres per dwelling unit) are recommended for this area. Nonetheless, the comprehensive plan recognizes the right to buildout of substandard subdivisions. The comprehensive plan seeks to mitigate the impacts of buildout in substandard subdivisions by (1) improving infrastructure (i.e., roads, water and sewer lines, etc.); (2) merging substandard lots to the extent feasible; and (3)

encouraging conservation agencies and organizations to acquire land rights in these areas. In the case of Ventu Park, the area has been connected to the City of Thousand Oaks' water and sewer systems. Additionally, to accommodate the proposed development, the applicant filed for a Lot Line Adjustment (Case No. PL21-0006) to merge three underlying parcels from the Ventu Park Extension subdivision. While the subject parcel has not been targeted for acquisition, the Conejo Open Space and Conservation Agency (COSCA) has acquired and preserved dozens of acres of substandard parcels in the higher elevations closer to the dominant ridgeline. As the applicant has merged underlying parcels, and impacts from potential buildout in Ventu Park are being reduced through conservation acquisitions, permitting the applicant to construct a single-family dwelling on the project site would be consistent with the policies and strategies outlined in the Santa Monica Mountains Comprehensive Plan.

The Thousand Oaks Area Plan includes Special Guidelines and Standards that address grading and hillside development. As discussed in Table 1, below, the project complies with these standards, as designed and conditioned.

Table 1 – Compliance with Thousand Oaks Area Plan Grading and Hillside Development Standards

Grading and Hillside Development Standard	**Complies?**
5.3.6 – The City of Thousand Oaks Department of Planning and Community Development shall be notified when certain grading is proposed.	Yes. County Planning staff notified the City of Thousand Oaks of the development proposal on August 18, 2021. As of the date of publication, the city has not provided comments on this proposal.
5.3.7.1 – Construction on top of prominent ridgelines is prohibited if there are other suitable building locations.	Yes. The project will be constructed approximately 65 feet below the ridgeline.
5.3.7.2 – Manufactured slopes shall not exceed a vertical height of 25 feet.	Yes. The project includes retaining walls and a pier-based foundation system to minimize the amount of grading. The retaining walls avoid the need for creation of manufactured slopes.
5.3.7.3 – Manufactures slopes shall be separated from each other by a minimum of 100 feet.	Yes. As discussed above under Section 5.3.7.2, the project will not involve the creation of manufactured slopes.
5.3.7.4 – Manufactured slopes shall be planted to prevent erosion.	Yes. As discussed above under Section 5.3.7.2, the project will not involve the creation of manufactured slopes. Disturbed areas will be planted with native vegetation in accordance with the proposed landscape plans.
5.3.7.5 – Grading shall be designed to ensure survival and health of protected trees.	Yes. Proposed site work is the minimum necessary to accommodate the proposed single-family dwelling and detached garage. The project has been conditioned to prepare a tree protection plan (Exhibit 4, Condition No. 21).

5.3.7.6 – These standards may be waived where necessary to promote innovative grading approaches that help promote environmental quality and the aesthetic character of the community.	Yes. The project complies with the standards as they are written. No waiver is necessary.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Land Use Element Policies LU-16.1, LU-16.8, and LU-16.9, and with Thousand Oaks Area Plan Policies TO-12.1 and TO-42.1.

Circulation, Transportation, and Mobility

2. Transportation Impacts

General Plan Policy CTM-1.1 (Vehicle Miles Travelled (VMT) Standards and CEQA Evaluation): *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

General Plan Policy CTM-1.4 (Level of Service Evaluation) *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;

b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and

c. Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS. d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.

General Plan Policy CTM-1.7 (Pro Rata Share of Improvements): *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

Thousand Oaks Area Plan Policy TO-13.3 (Impacts on Circulation): *The County shall condition discretionary development to mitigate any significant adverse impact to circulation, including contributing to the cost of offsite improvements.*

Thousand Oaks Area Plan Policy TO-16.1 (Road Network Use Conditions for Discretionary Development): *The County shall condition discretionary development projects which may be expected to benefit from the road network, bicycle path system and/or the equestrian trail system to dedicate land and construct improvements or pay a fee for auto, bicycle and equestrian facilities in accordance with the circulation maps. The County shall require bicycle and/or equestrian trails to be integrated, where feasible, into the overall circulation plan for discretionary development projects.*

The California Natural Resource Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), certain projects may be screened out of requiring VMT analysis, because their impacts are known to be less than significant. Screened projects include those that generate fewer than 110 average daily vehicle trips. As proposed, the project will generate approximately 10 average daily trips (based on the Institute of Transportation Engineers rate of approximately 10 daily trips per single-family dwelling unit). Therefore, this project is exempt from a VMT analysis.

The project will connect with the public road system at Newbury Lane by way of Kathleen Drive, a paved private road. Public Works Agency (PWA) staff has reviewed the proposed project and determined that approval of the project would not result in the degradation of Level of Service (LOS) for any identified roadway segments or intersections in the area. The project will be required to pay a Traffic Impact Mitigation Fee (TIMF) to offset any cumulative contribution of additional traffic to the Regional Road Network (Exhibit 4, Condition No. 32). The Ventu Park area is comprised of antiquated subdivisions with narrow road rights-of-way. There are no curbs, gutters, sidewalks, or equestrian trails in the area, and addition of such improvements to meet “complete street” standards is infeasible due to the steep slopes and right-of-way widths. Additionally, Kathleen Drive is a private road and would not be included in any public capital improvement program.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policies CTM-1.1, CTM-1.4, and CTM-1.7; and with Thousand Oaks Area Plan Policies TO-13.3 and TO-16.1.

3. Road Improvements and Complete Streets

General Plan Policy CTM-2.18 (Complete Streets Standards in Existing Communities): *The County shall require discretionary development in designated Existing Communities to construct roadways to urban standards and Complete Streets principles, including curb, gutter, sidewalks, and bike lanes when there is a nexus for improvement. The County shall rely on the guidelines and design standards for Complete Streets design established by the California Manual on Uniform Traffic Control Devices (CAMUTCD), Caltrans in the Highway Design Manual, and Complete Streets Guidelines (pursuant to Deputy Directive-64-R2), Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO).*

Thousand Oaks Area Plan Policy TO-13.5 (Road Standards for Moderate or Steeply Sloped Hillside Areas): *The following standards shall apply to all roads constructed in moderate or steeply sloped hillside areas:*

(1) The County shall require grading and disturbance of natural topography to be kept to a minimum.

(2) The County should require roads to be designed to adequately accommodate surface water runoff.

(3) The County should require streets to be designed to reflect a rural, rather than urban, character.

(4) The County should require street alignments to be parallel to contours in valleys or ridges, where possible. Where a location between a valley or ridge is unavoidable, east/west or north/south bound lanes should be at different elevations.

(5) The County shall require sidewalks and walkways to be provided in accordance with a carefully conceived pedestrian circulation plan, but to not be rigidly required on every street.

(6) The County should require street lighting in moderate or steeply sloped areas to be of low profile design, unobtrusive, and designed to enhance a rural character.

While the project site is located in a designated Existing Community, the roadway network in the Ventu Park area does not meet urban standards. Expansion of substandard roadways is constrained due to narrow rights-of-way and steeply sloping terrain. Achieving urban road standards in this area, therefore, would be infeasible, absent the acquisition of right-of-way dedications and a special

assessment to fund the improvements. Moreover, expanding roads in the Ventu Park neighborhood to accommodate complete street improvements would also conflict with the community's desire to maintain the "rural ambience" of the neighborhood, which is reflected in Thousand Oaks Area Plan Policy TO-13.5 and Implementation Program C.

The project site does not have frontage on a public road. Kathleen Drive, the road providing access to the project site, is a private paved road within a 30-foot right-of-way. Slopes along the project site's street frontage exceed 60 percent. Even if sufficient right-of-way were available to accommodate sidewalk improvements, the terrain would necessitate large retaining walls and would further impact protected oaks. The "carefully conceived pedestrian circulation plan" called for in the Thousand Oaks Area Plan has yet to be planned or developed for the Ventu Park area. Public Works Agency's Road and Transportation Department reviewed the proposed project and concluded that no road improvements are required.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policy CTM-2.18; and with Thousand Oaks Area Plan Policy TO-13.5.

Public Facilities, Services, Infrastructure, and Water Resources

4. Water and Wastewater

General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure): *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

General Plan Policy WR-1.11 (Adequate Water for Discretionary Development): *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development): *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

Thousand Oaks Area Plan Policy TO-53.2 (Water Main Construction): *The County shall require city policies, such as requirements for design and*

construction, connections to the City mains, etc., to be utilized in the construction of water mains.

Thousand Oaks Area Plan Policy TO-54.1 (Water Conservation Techniques): *The County shall condition discretionary development to utilize all feasible water conservation techniques.*

A letter dated July 28, 2021 indicates that the City of Thousand Oaks can and will provide water and sewer services to the project. The City of Thousand Oaks maintains an Urban Water Management Plan (UWMP), which it implements and regularly updates to ensure a long-term sustainable water supply for its users. Design and construction of water line connections will be consistent with City standards.

The proposed project will be subject to the standards of the California Plumbing Code and California Building Code. These standards include requirements for water conservation, low flow plumbing fixtures, and efficient appliances. Project landscaping exceeds 500 sq. ft., and, therefore, will be required to comply with the water efficiency requirements in the California Model Water Efficient Landscape Ordinance (MWELO).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, and Infrastructure Element Policy PFS-1.7; Water Resources Element Policies WR-1.11 and WR-3.2; and Thousand Oaks Area Plan Policies TO-53.2 and TO-54.1.

5. Solid Waste

General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development): *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Thousand Oaks Area Plan Policy TO-20.1 (Solid Waste Recycling): *The County shall condition discretionary development to utilize feasible solid waste recycling measures.*

The proposed project would not result in a significant generation of waste. Newbury Disposal Services will provide curbside garbage and recycling pickup services to the project site.

As required by California Public Resources Code (PRC) section 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, indicates that Ventura County ahs at least 15 years of disposal capacity

available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the state PRC, the proposed project will have less than a significant impact upon Ventura County's solid waste disposal capacity.

Ventura County Ordinance 4421 requires all applicants for discretionary permits for projects that include construction and/or demolition to reuse, salvage, recycle, or compost a minimum of 65 percent of solid waste generated by their project. The Integrated Waste Management Division's (IMWD) waste diversion program (Form B Recycling Plan / Form C Report ensures that the 65 percent diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the General Plan. The project has been conditioned to address recycling during the construction phase of the project (Exhibit 4, Condition Nos. 30 and 31).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Infrastructure, and Service Element Policy PFS-5.9 and with Thousand Oaks Area Plan Policy TO-20.1.

6. Stormwater, Drainage, and Flood Control

General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development): *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

General Plan Policy PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

General Plan Policy WR-3.3 (Low-Impact Development): *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

General Plan Policy HAZ-2.5 (Recordation of a Notice of Flood Hazard): *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

Thousand Oaks Area Plan Policy TO-49.1 (Temporary Catchment Basin Requirement): *The County shall require temporary catchment basins to be constructed on-site and maintained by the property owner in accordance with County standards prior to any site grading, particularly if these operations are to occur during, or extend into, the rainy season.*

Thousand Oaks Area Plan Policy TO-49.3 (Downstream Flooding Impact Review Requirement): *The County shall require cumulative downstream flooding impacts in the Conejo/Calleguas drainage system to be evaluated prior to or as part of the environmental document, for discretionary developments involving significant amounts of impervious surface coverage. When determined necessary by the County Flood Control District, the County shall require feasible mitigation measures designed to reduce flood impacts to be incorporated into the project design.*

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 06111C0966E, effective January 20, 2010, the project site is in a location identified as Zone X, Area of Minimal Flood Hazard. The project will not require the development of new flood control facilities or contribute funds towards the development and/or maintenance of flood control facilities.

Drainage from the project site is currently conveyed as sheet flow. The applicant has provided a hydrology analysis (Gamble Engineering; December 2021) to analyze pre- and post-development conditions. As discussed in this analysis, all post-development drainage will be conveyed to a rip rap energy dissipator or a rock splash pad. This will distribute drainage and prevent erosive conditions. The analysis concludes that, due to the site's low infiltration capacity and steep slopes, the addition of impervious surfaces resulting from the project will result in a minimal increase in stormwater volume and peak flow rates. As such, the project will not have an adverse effect on drainage and will not impact downstream facilities.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Infrastructure, and Services Element Policies PFS-6.1 and PFS-6.5; Water Resources Element Policies WR-2.2 and WR-3.3; Hazards and Safety Element Policy HAZ-2.5; and Thousand Oaks Area Plan Policies TO-49.1 and TO-49.3.

Conservation and Open Space

7. Biological Resources

General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources): *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

General Plan Policy COS-1.4 (Consideration of Impacts to Wildlife Movement): *When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

Thousand Oaks Area Plan Policy TO-33.1 (Biological Field Reconnaissance Report Requirement): *The County shall require a biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, the presence of important wildlife movement corridors and wetlands, and suitable mitigation measures to be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land (i.e., where the natural vegetation still exists).*

Thousand Oaks Area Plan Policy TO-33.2 (Agency Consultation Requirement): *The County shall require the City of Thousand Oaks, the Conejo Open Space Conservation Agency (COSCA), the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Santa Monica Mountains National Recreation Area to be consulted during the initial 30-day project review period for discretionary development proposals when proposals which may adversely affect the biological resources under their purview are submitted.*

Thousand Oaks Area Plan Policy TO-36.1 (Protected Trees): *The County shall require discretionary development to be located to avoid the loss or damage to protected trees. The County shall require removal of protected trees to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Scenic Resource Protection Overlay Zone (Zoning Ordinance), the County's Tree Protection Ordinance (Zoning Ordinance), and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).*

Thousand Oaks Area Plan Policy TO-48.2 (Brush Removal Impact Mitigation): *The County shall require discretionary development within high fire hazard areas to be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. The County should encourage brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20' apart, as permitted by the Ventura County Fire Protection District.*

The project involves the development of a vacant parcel in the Rural Agricultural zone. An Initial Study Biological Assessment (ISBA) was prepared for the project (Barringer Biological Services; July 29, 2021, updated November 15, 2021 and December 30, 2021). The ISBA describes the surrounding area as a mix of coastal sage scrub, chaparral, oak woodlands, and riparian vegetation. This natural vegetation has been heavily altered over the years by residential development. The project site itself is dominated by chaparral shrubs, 10-15 feet in height. Native vegetation comprises approximately 55 percent of the site. Review of aerial imagery indicates that the site has been routinely maintained by mowing nonnative grasses. Plant communities on the project site include California sagebrush – black sage scrub and coast live oak woodlands.

Development of the proposed project would involve approximately 6,344 sq. ft. of site disturbance, as needed to accommodate the proposed dwelling, deck, stairway garage, driveway, retaining walls, and utility trenching. Additionally, the project is in a Very High Fire Hazard Severity Zone. The required fuel modification zone around the structure would encompass an additional 10,910 sq. ft. of onsite and 11,292 sq. ft. of offsite vegetation removal. Impacts from fuel modification were considered in the ISBA.

While the project biologist did not observe special status plant or animal species onsite, seven woodrat nests were identified in the survey area[1], including one close to the proposed area of disturbance. Two species of woodrat, including the San Diego desert woodrat, have been identified by the state as species of concern. The County Planning Division developed a condition of approval in consultation with the California Department of Fish and Wildlife that addresses woodrat nest

[1] The survey area includes the subject site and two additional offsite parcels.

avoidance and, if necessary, relocation. This condition has been applied to the project (Exhibit 4, Condition No. 24).

Most native birds are protected under the federal Migratory Bird Treaty Act. Native birds are most vulnerable to impact during the nesting season, when chicks have not yet fledged the nest. To avoid any potential for impact, the ISBA further recommends that nesting bird surveys be conducted if ground disturbance and construction activities would occur during the nesting season. Where active nests are located a buffer area will be established where construction activities will be halted (Exhibit 4, Condition No. 23).

The project will involve removal of three protected coast live oak trees (Tree Nos. 2945, 2950, and 2951). Removal of these oaks is necessary to build the retaining walls that provide driveway access to the proposed garage. The project has been designed to avoid removal of additional trees. Alternative design options that were considered would result in greater tree impacts than the proposed project. Additionally, the applicant has agreed to project revisions, such as eliminating a large side deck, that further reduces site work in the protected zones of oaks. The applicant has provided an arborist report that evaluated the project's impacts on protected trees (Kay J. Greeley; December 21, 2021). Pursuant to NCZO § 8107-25, the applicant will be required to provide a tree protection plan (Exhibit 4, Condition No. 21). A tree protection plan provides for offsets for removed trees and protective measures for trees that are not to be removed. Monitoring of tree health impacts will be also required (Exhibit 4, Condition No. 22). Table 2, below, evaluates the project's consistency with the Guidelines for the Preservation of Trees contained in the Thousand Oaks Area Plan.

Table 2 – Compliance with Applicable Thousand Oaks Area Plan Guidelines for the Preservation and Protection of Trees

Standard / Guideline	**Complies?**
5.2.5.3 – A tree removal permit may be approved if it is necessary to enable the reasonable and conforming use of the subject property which is otherwise prevented by the presence of the tree.	Yes. The applicant's proposal to remove three coast live oaks is the minimum necessary to afford reasonable access to the project site. Alternative designs and approaches would result in additional tree removal. Building a single-family dwelling on this property would require provision of two covered parking spaces under NCZO standards. Physical access to the parking must be provided. Grade and slope of the driveway must adhere to fire safety standards. These requirements necessitate construction of retaining walls. As such, allowing removal of three coast live oaks to afford reasonable access to the parcel complies with this standard.

5.2.7.1 – Unless otherwise authorized, work within the protected zone shall be accomplished with hand tools.	Yes. Condition No. 21 (Exhibit 4) includes a provision that work within tree protection zones be done using hand tools, except where the Planning Division approves an alternative method based on the project arborist's recommendation (i.e., for the construction of large retaining walls).
5.2.7.6 – Efforts should be made to avoid cut/fill slopes within a protected zone.	Yes. The project design uses retaining walls and a pier foundation system rather than manufactured slopes.
5.2.7.7 – A protective fence shall be erected around protected trees to be preserved.	Yes. Condition No. 21 (Exhibit 4) includes a provision requiring installation of protective fencing.
5.2.7.9 – A removed protected tree shall be replaced with one or more trees equivalent to the appraised value of the tree being removed. In cases where conditions preclude onsite planting of replacement trees, the Planning Director may authorize donation of the equivalent dollar value to the County or an approved public agency.	Yes. Condition No. 18 (Exhibit 4) includes a provision requiring inclusion of any replacement trees in the landscape plans. Condition No. 21 (Exhibit 4) requires that a tree protection plan (TPP) be developed by a qualified arborist. The TPP must address the tree replacement requirement. If the required replacement trees cannot feasibly be accommodated on the subject parcel due to factors such as the parcel's small size or fire safety landscape standards, the applicant may request to contribute to the tree protection fund rather than to plant replacement trees.

The ISBA notes that the project will result in permanent removal of 0.003 acres of coastal sage scrub and periodic disturbance to 0.3 acres of coastal sage scrub. Given the limited amount of disturbance, the project biologist recommends that vegetation removal be offset by landscaping the project site exclusively with native coastal sage scrub species. The applicant has provided preliminary landscape plans (Green Republic Landscapes; May 4, 2022) that satisfy this recommendation. The preliminary landscape plans have been reviewed and approved by the County Fire Department. Prior to Zoning Clearance issuance, the applicant will be required to provide final landscape plans (Exhibit 4, Condition No. 18).

In 2022, the applicant constructed an unpermitted construction access road from Donlin Lane to the project site across Parcel C of Lot Line Adjustment No. PL21-0006. This resulted in the removal of approximately 2,220 sq. ft. (0.05 acres) of native vegetation. Approximately 1,275 sq. ft. (0.03 acres) of this vegetation removal, however, is exempt from discretionary permit review (NCZO § 8109-4.1.3(b)(5)), because it occurred within the 100-foot fuel modification zone for adjacent structures. The removal of the remaining 945 sq. ft. of native vegetation was unpermitted. The project biologist reviewed the unpermitted vegetation removal and prepared an addendum to the ISBA (Barringer Biological Services; November 9, 2023; revised December 26, 2023). Given the small size and

previous disturbance in this area, the biologist concluded that the unpermitted vegetation removal was insignificant. This area will be restored as part of the project (Exhibit 4, Condition No. 29).

During the initial 30-day completeness period, County staff referred this project to the National Parks Service, Conejo Open Space Conservation Agency, California Department of Parks, and Santa Monica Conservancy for review and comment. As of the date of publication, no response has been received from any of these agencies.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policies COS-1.1 and COS-1.4, and with Thousand Oaks Area Plan Policies TO-33.1, TO-33.2, TO-36.1, and TO-48.2.

8. Scenic Resources

General Plan Policy PFS-7.4 (Discretionary Development Utility Service Line Placement): *The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.*

General Plan Policy COS-1.6 (Discretionary Development on Hillsides and Slopes): *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural landforms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

General Plan Policy COS-3.1 (Scenic Roadways): *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

Thousand Oaks Area Plan Policy TO-21.1 (Utility Undergrounding): *The County shall require the undergrounding of all electric, cable, television, phone and gas lines, where feasible, for all discretionary development.*

Thousand Oaks Area Plan Policy TO-41.1 (Public Views of Natural Ridgelines): *The County shall prohibit discretionary development which will significantly obscure or alter public views of the natural ridgelines.*

Thousand Oaks Area Plan Policy TO-41.2 (Requirements for Projects in the Thousand Oaks Area of Interest zoned SRP): *The following requirements shall*

apply to all properties in the Thousand Oaks Area of Interest which are zoned SRP (Scenic Resource Protection Overlay Zone):

(1) The County shall require all discretionary grading to be in accordance with the Grading and Hillside Development Standards (see Special Guidelines and Standards).

(2) The County shall require removal, damaging or destruction of protected trees to to comply with the provisions of the County's Tree Protection Regulations (see Non-Coastal Zoning Ordinance), Tree Protection Guidelines and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).

(3) The County shall prohibit freestanding off-site advertising signs.

(4) The County shall require any required landscaping to utilize species native to the area where feasible.

(5) The County shall not approve discretionary development which would significantly degrade or destroy a scenic view or vista.

The project site is a steeply sloping lot in the Existing Community of Ventu Park and is located in the Scenic Resource Protection (SRP) Overlay Zone. The proposed dwelling is to be located on a hillside, approximately 65 feet below the ridgeline. The SRP Overlay Zone is intended to discourage development from compromising scenic public views. The SRP Overlay Zone specifically focuses on preservation of views from eligible County scenic highways, lakes, and scenic locations identified in an area plan.

The only designated location from where the project site would be visible is US Route 101 traveling eastbound from the Conejo Grade. Though the site is visible from this location, a distance of more than 2.5 miles reduces the visual prominence. Additionally, development on the property is expected to blend in with surrounding hillside residential development when viewed from this distance and perspective. The project site is not visible from any other identified eligible scenic highway or any roadway in the Regional Road Network. Though the Thousand Oaks Area Plan identifies Lynn Road as a scenic road, the project site is not visible from Lynn Road, as existing development and vegetation blocks the view. The project site is, however, visible from portions of southbound Ventu Park Road between Newbury Road and Lynn Road. Ventu Park Road is not an eligible scenic road or part of the Regional Road Network. Only the higher portions of the the house would be visible from Ventu Park Road. The large retaining walls needed to establish the driveway and garage would not be visible from any public location.

Though the project site is largely screened from public viewpoints, it will be visible from Kathleen Drive, the private road that fronts the project site. The project will incorporate the use of retaining walls up to 12 feet, 6 inches in height. The applicant has agreed to use textured and colored concrete to blend these walls in with the natural surroundings. The applicant also proposes to use dark, earth-tone colors for the dwelling and garage. Due to the steep terrain, the proposed dwelling's finish floor elevation is 21 feet above the finish floor for the garage. The dwelling will be constructed on a pier foundation system, with a stem wall measuring 16 feet, 3 inches from the ground surface to the dwelling's floor elevation. The applicant proposes a latticework feature under the deck to screen the apparent mass of the stem wall. The applicant will be required to submit final colors and materials for approval prior to Zoning Clearance issuance (Exhibit 4, Condition No. 20). The project has been conditioned to require utilities to be placed underground (Exhibit 4, Condition No. 28), consistent with Thousand Oaks Area Plan Policy TO-21.1.

The SRP Overlay Zone requires that applicants "Minimize alteration of the natural topography, physical features, and vegetation" (NCZO § 8109-4.1.5(a)(2)). In 2022, the applicant constructed a 9-foot-wide construction access road from Donlin Lane to the project site. This resulted in removal of approximately 2,220 sq. ft. of native vegetation, of which 1,275 sq. ft. occurred within a fuel modification zone. Vegetation removal that occurs in fuel modification zones is exempt from a discretionary permit (NCZO § 4.1.3(b)(5)). The applicant will restore the remaining 945 sq. ft. of unpermitted native vegetation removal (Exhibit 4, Condition No. 29). Unlike the proposed residence, the area where vegetation removal occurred is not visible from a public location (e.g., Ventu Park Road). Therefore, the applicant's unpermitted activities did not result in a significant alteration of the public viewshed. This area is, however, visible from a private road (Donlin Lane). Once restored, views along Donlin Lane will be substantially similar to pre-development conditions.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Infrastructure, and Services Element Policy PFS-7.4; Conservation and Open Space Element Policies COS-1.6 and COS-3.1; and with Thousand Oaks Area Plan Policies TO-21.1, TO-41.1, and TO-41.2.

9. Landscaping

General Plan Policy COS-1.12 (Discretionary Development and Landscaping): *The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall*

be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.

Thousand Oaks Area Plan Policy TO-49.4 (Manufactured Slope Landscaping Requirement): *The County shall require all manufactured slopes to be thoroughly landscaped in order to stabilize disturbed soils in keeping with City of Thousand Oaks standards.*

The applicant has provided a preliminary landscape plan (Green Republic Landscapes; May 4, 2022) which proposes the use of native coastal sage scrub species. These species are water efficient. The preliminary landscape plan has been reviewed and approved by the County Fire Department. Prior to Zoning Clearance issuance, the applicant will be required to provide final landscaping plans, which must demonstrate compliance with the Model Water Efficient Landscape Ordinance (MWELO) (Exhibit 4, Condition No. 18), as the landscaping will exceed 500 sq. ft. As the project is designed using retaining walls, no manufactured slopes are proposed.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-1.12 and Thousand Oaks Area Plan Policy TO-49.4.

10. Cultural Resources

General Plan Policy COS-4.2b (Cooperation for Tribal Cultural Resource Protection): *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation): *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

Thousand Oaks Area Plan Policy TO-45.1 (Archaeological Resource Review Requirement): *The County shall require all discretionary development permits involving construction or earth movement within the Thousand Oaks Area of Interest to be reviewed by the County's designated archaeological resource review*

organization. Whenever a discretionary development project is located within an archaeologically sensitive area, The County shall require the following requirements:

(1) The County shall require a field reconnaissance study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural reservoirs.

(2) The County shall require a qualified archaeological monitor to be present to monitor trenching or earth movement during construction.

(3) In the event that artifacts of historical or archaeological significance are uncovered, the County shall require the qualified archaeological monitor to be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.

The project site is not located in an identified archaeologically sensitive area and is in an area with undetermined risk with respect to paleontological resources (RMA GIS 2020). The project was referred to the South Central Coastal Information Center (SCCIC) to determine whether a Phase-I surface survey is warranted. SCCIC concluded than an archaeological survey was not necessary, but that protective protocols should be followed in the event archaeological resources are unexpectedly encountered. Standard conditions for unexpected paleontological and archaeological resources have been applied to the project(Exhibit 4, Condition Nos. 25 and 26 and 25, respectively).

Though tribal consultation is not required under Public Resources Code §21080.3.1(b) for projects that are exempt from CEQA, an invitation for consultation was sent on August 31, 2022 pursuant to Policy COS-4.2b to six tribes: Barbareno/Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians. As of the date of publication, no requests for consultation have been received.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policies COS-4.2b and COS-4.4, and with Thousand Oaks Area Plan Policy TO-45.1.

11. Open Space

Thousand Oaks Area Plan Policy TO-46.2 (Sensitive Land Preservation for New Development): *The County shall condition discretionary development*

projects to preserve the most sensitive portions of the property as permanent open space or recreational areas (see Special Guidelines and Standards).

The project site is a 0.52-acre infill lot within an antiquated subdivision. Average slopes on the parcel exceed 50 percent. Thousand Oaks Area Plan Open Space/ Recreation Standard 5.1.2 requires 100 percent of a site with average slopes over 35 percent to be preserved in its natural state or developed solely for recreational purposes. Dedicated open space is to be offered to a governmental jurisdiction or an open space or park system. This standard may be waived by the decision-making body if it would preclude reasonable and conforming use of the property.

The Thousand Oaks Area Plan open space requirements appear to be directed at subdivisions and other larger developments, where the most sensitive lands can be set aside, while still accommodating development. The standard does not appear to be directly applicable to a substandard infill lot in an Existing Community. As there is no nexus to require open space dedication, and strict application of the Thousand Oaks Area Plan requirement would preclude development of the parcel, the Planning Director has adequate grounds to waive this standard.

Based on the above discussion, the proposed project is consistent with Thousand Oaks Area Plan Policy TO-46.2.

Hazards, Safety, and Emergency Access

12. Fire Safety

General Plan Policy CTM 2.28 (Emergency Access): *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.*

General Plan Policy PFS-11.4 (Emergency Vehicle Access): *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes): *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development): *The County, in coordination with local water agencies and the*

Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.

General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices): *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

General Plan Policy HAZ-1.2 (Defensible Space Clear Zones): *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

Thousand Oaks Area Plan Policy TO-13.4 (Fire Protection District Private Road Guidelines Compliance): *The County shall require all private roads to meet the minimum requirements of the Ventura County Fire Protection District Private Road Guidelines, as amended, unless higher standards are deemed necessary by the Fire Protection District. The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.*

Thousand Oaks Area Plan Policy TO-29.1 (Public Safety Compliance): *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

Thousand Oaks Area Plan Policy TO-31.1 (Adequate Water Supply and Delivery for Firefighting): *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.*

Thousand Oaks Area Plan Policy TO-48.1 (Fuel Modification Zone Requirements): *The County shall require discretionary development in or adjacent to high fire hazard areas to maintain a minimum 100-foot-wide fuel modification zone consisting of low-density vegetation or fire-retardant vegetation around the perimeter of the development. The County shall require maintenance of such fuel modification zones to be adequately provided for through a viable homeowners' association, benefit assessment district, or other means approved by the County.*

Emergency access to the project site will be provided with a new driveway extending from the proposed garage to Kathleen Drive, a private paved road. The driveway has been designed to meet fire safety standards, including maximum

grade and minimum width. Kathleen Drive intersects with Newbury Lane, a County road, approximately 500 feet northwest of the project site. Kathleen Drive and Newbury Lane are both built below urban standards; however, both roads provide sufficient access to meet fire safety requirements[2].

The proposed project will be served with water by the City of Thousand Oaks. The City's facilities are adequate to provide the needed fire flow to the property. A City-owned water tank lies immediately to the south, on a ridgeline above the subject property.

The nearest fire station is Ventura County Fire Station No. 35, located at 751 Mitchell Road in Thousand Oaks. This station is 2.3 miles northwest of the project site. The Ventura County Fire Protection District (VCFPD) reviewed the project and determined there were no significant issues with respect to access or fire flow. The project will be required to meet standard fire safety clearance requirements prior to Zoning Clearance for construction of the project (Exhibit 4, Condition No. 37). The proposed landscape plans have also been reviewed and approved by VCFPD.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Policy CTM-2.28; Public Facilities, Infrastructure, and Services Element Policies PFS-11.3, PFS-12.3, and PFS-12.4; Hazards and Safety Element Policies HAZ-1.1 and HAZ-1.2; and with Thousand Oaks Area Plan Policies TO-13.4, TO-29.1, TO-31.1, and TO-48.1.

13. Geologic and Seismic Hazards

General Plan Policy HAZ-4.1 (Projects in Earthquake Fault Zones): *The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

General Plan Policy HAZ-4.3 (Structural Design): *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

General Plan Policy HAZ-4.8 (Seismic Hazards): *The County shall not allow development of habitable structures or hazardous materials storage facilities within*

[2] Ventura County Fire Department Standard 501, Section 6.4 requires a minimum width of 24 feet on two-way roads where parking is prohibited. Though this is below the Public Works design standard for urban roads, it is considered sufficient for fire safety purposes.

areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.

General Plan Policy HAZ-4.13 (Design for Expansive Soils): *The County shall not allow habitable structures or individual sewage disposal systems to be placed on or in expansive soils unless suitable and appropriate safeguards are incorporated into the project design to prevent adverse effects.*

The proposed project has been sited and designed in a manner that ensures stability and structural integrity. It would neither create nor contribute significantly to geologic instability or destruction of the site or surrounding areas. The nearest fault appears to run parallel to Kathleen Drive, approximately 80 feet north of the project site. The nearest earthquake fault hazard zone is approximately 4.5 miles north of the project site. The project site is not within 50 feet of an Alquist-Priolo Special Fault Hazard Area. The site will be subject to moderate ground shaking caused by regionally active faults. Additionally, the project site is located in an area potentially subject to landslide (Ventura County RMA GIS 2020).

The applicant has provided a geotechnical report (Gold Coast GeoServices, Inc.; December 18, 2020). The report concluded that the proposed site design, using retaining walls, would improve slope stability. No indications of faulting were observed on the property. The geotechnical report concludes that the site is suitable for the development of the proposed project. Through the building permit process, the County's Building and Safety Division will ensure that proposed construction techniques are based on the recommendations contained in the geotechnical report.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-4.1, HAZ-4.3, HAZ-4.8, and HAZ-4.13.

14. Soil Erosion and Water Quality

General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention): *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

General Plan Policy HAZ-4.6 (Vegetative Resource Protection): *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

General Plan Policy HAZ-4.7 (Temporary Revegetation on Graded Areas): *The County shall require, as necessary, the use of soil stabilization methods on*

graded areas to reduce the potential for erosion, particularly during the construction phase.

General Plan Policy HAZ-4.12 (Slope Drainage): *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

General Plan Policy WR-1.2 (Watershed Planning*): The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

General Plan Policy WR-1.12 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

The proposed project limits soil erosion potential because the design employs retaining walls and a pier foundation system for the dwelling. When compared with creating manufactured cut and fill slopes to form a flat pad, this approach to site work minimizes land disturbance and erosion potential.

As discussed in Section 6, above, the project site presently discharges drainage as sheet flow. The proposed project would incorporate the use of an energy dissipator or splash pad to reduce stormwater velocity and disperse the flow.

This project is required to comply with the County Stormwater Program and the County Stormwater Development Construction Program (Exhibit 4, Condition Nos. 34 and 35). Both programs are intended to enhance water quality by preventing

pollutants from being discharged during the construction phase and for the life of the project. During construction, the applicant will be required to implement Best Management Practices (BMPs) for high-risk sites to reduce the potential for erosion and sedimentation. Typical BMPs include fiber rolls and sandbag barriers around drainage inlets.

With the implementation of BMPs, the proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives, as contained in Chapter 3 of the Los Angeles Basin Plan. The project will no impact surface water quality, because the development is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. No erosion or sedimentation impacts are anticipated.

The proposed project would result in an increase in impervious surface area within the subject property. To achieve compliance with stormwater standards, the project's stormwater drainage system must be designed so that the impacts from the proposed increase in impervious area will be insignificant. Drainage plans were reviewed for compliance with Appendix J of the Ventura County Building Code by the County of Ventura Public Works Agency's Engineering Services Department to ensure that runoff from the project site will not be released at a greater rate than the undeveloped flow. Public Works' review also ensure that project runoff would not change peak flow, velocity, or duration in such a way as to create an adverse impact to downstream properties. The Public Works Agency and Watershed Protection District have concluded that the project's drainage plan sufficiently addresses any potential direct or indirect impacts on flood control facilities and watercourses.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-4.5, HAZ-4.6, HAZ-4.7, and HAZ-4.12, and with Water Resource Element Policies WR-1.2, WR-1.12, and WR-2.2.

15. Noise

General Plan Policy HAZ-9.2 (Noise Compatibility Standards): *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*

2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*

3. *New noise sensitive uses proposed to be located near airports:*

    a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*

    b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*

4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

    a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*

    b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*

    c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The proposed project is not located within 1,000 feet of a transportation noise source, as identified in the Ventura County General Plan. The nearest such sources are Wendy Drive and Borchard Road, approximately 1.65 miles northwest of the project site. As such, the site is outside of the 60 dB(A) CNEL noise contour. There are no airports, railroads, or stationary noise sources within five miles of the project site.

Development on the project site will be done in compliance with the 2019 California Building Code. Energy standards in the building code include requirements such as insulation and double-paned windows, which help to reduce interior noise levels. Compliance with building code typically attenuates 20 to 25 dB(A) of noise. As a result, the interior habitable space will not exceed a CNEL of 45 dB(A).

Existing dwellings are located north and west of the project site. Because of this proximity, construction on the project could disturb the residents of these nearby homes. To avoid or minimize such disturbance, the project has been conditioned to limit construction hours (Exhibit 4, Condition No. 27).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policy HAZ-9.2.

16. Air Quality

General Plan Policy HAZ-10.11 (Air Quality Assessment Guidelines): *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

General Plan Policy HAZ-10.12 (Conditions for Air Quality Impacts): *The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encourage in project design.*

General Plan Policy HAZ-10.13 (Construction Air Pollutant Best Practices): *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.*

General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices): *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

Thousand Oaks Area Plan Policy TO-52.3 (Dust Suppression): *The County shall require all active and graded portions of a construction site to be watered or treated with a nonoil based dust suppressant, a minimum of twice each working day (once during the day and once at the end of the day) to prevent excessive amounts of dust.*

Thousand Oaks Area Plan Policy TO-52.6 (Dust Suppression for Excavation or Grading): *The County shall require all material excavated or graded to be sufficiently watered or treated with a non-oil based dust suppressant, to prevent excessive amounts of dust.*

The proposed project has been reviewed by the Ventura County Air Pollution Control District (APCD). The APCD has determined that the project would have less than significant effects on air quality. Additionally, the project will be subject to a standard condition of approval relating to fugitive dust control (Exhibit 4, Condition No. 36).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-10.11 through HAZ-10.14, and with Thousand Oaks Area Plan Policies TO-52.3 and TO-52.6.

Initial Study Biological Assessment

Original ISBA report date: July 29, 2021

Revision report date(s):

Case number:

Permit type: PD – Planned Development Permit

Applicant: Jeffrey Giordani

Case Planner:

Total parcel(s) size: 0.5 acre

Assessor Parcel Number(s): 673013015

Development proposal description: Construct 1 single family residence and garage on a legal lot in the Ventu Park Estates area of Newbury Park in Ventura County. The SFR will have access from Kathleen Drive.

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): Debra Barringer		Date: 7/29/21
Name (printed): Debra Barringer	Title: Owner/Principal Scientist	Company: Barringer Biological Services
Phone: 303-880-0308	email: dbarringer98@hotmail.com	

County of Ventura
Planning Director Hearing
Case No. PL21-0092
Exhibit 6 - Initial Study Biological Assessment

Initial Study Checklist

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

Mitigation Measures have been developed for potential adverse effects (see Section 4.2 Impacts and Mitigation).

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

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

DR: Additional data required to verify.

* Mitigation measures that reduce the level of impact to less than significant provided for checked items.

Contents

Maps

Summary

Section 1: Construction Footprint Description

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

Development Proposal Description:

Develop one (1) single family residence, a substantial deck, and a garage on a legal 0.18-acre parcel at . Construction will result in the removal of 3 native oak trees protected by Ventura County. Expected soil removal is not to exceed 50 cubic yards. Construction will include BMPs for dust suppression and stormwater management.

Construction Footprint Size: 0.16 acre

Development Area Size: (construction footprint size without brush clearance)

Approximately a total of 7,178 sq ft, with 1,767 sq ft for the SFR, 1,568 sq ft for the deck, 400 sq ft for the garage, 1,975 sq ft for the driveway, and 1,468 sq ft for patios and stairs.

Project Design for Impact Avoidance or Minimization

Placement of structures and driveway access were chosen to impact the least number of oak trees possible. Garage was placed close to Kathleen Road, minimizing the driveway size. Only one of three lots is proposed for development.

Coastal Zone/Overlay Zones: SRP, Scenic Resources Protection

Zoning: RA/SRP, Rural Agricultural

Elevation Range: 850 - 965 feet (259-294 m)

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 (SA)

The biological survey area (SA) covered the entire project property plus two other lots owned by Mr. Giordani and accessible open areas in the immediate vicinity. Surrounding developed private properties and a fenced County water facility were not accessible.

Location

The Giordani property lies just outside the incorporated Thousand Oaks city limit, south of Lynn Road (Figure 1). Access is obtained from Ventu Park Road. Ventura County has designated Open Space south of the neighborhood in which the project parcel occurs, within 0.2 mile south is the Hope Nature Reserve, and 0.1 mile east is currently open land.

Most of the parcels surrounding the project site have already been developed with single family homes.

Survey Area Environmental Setting

The survey area is primarily surrounded by development with private residences on the north, east, and south sides except for the two other Giordani lots. The water facility on the eastern boundary provides some open space, however it is fenced. The proposed project site (Lot 1) lies along a north-facing slope, rising from Kathleen Drive (Figure 2).

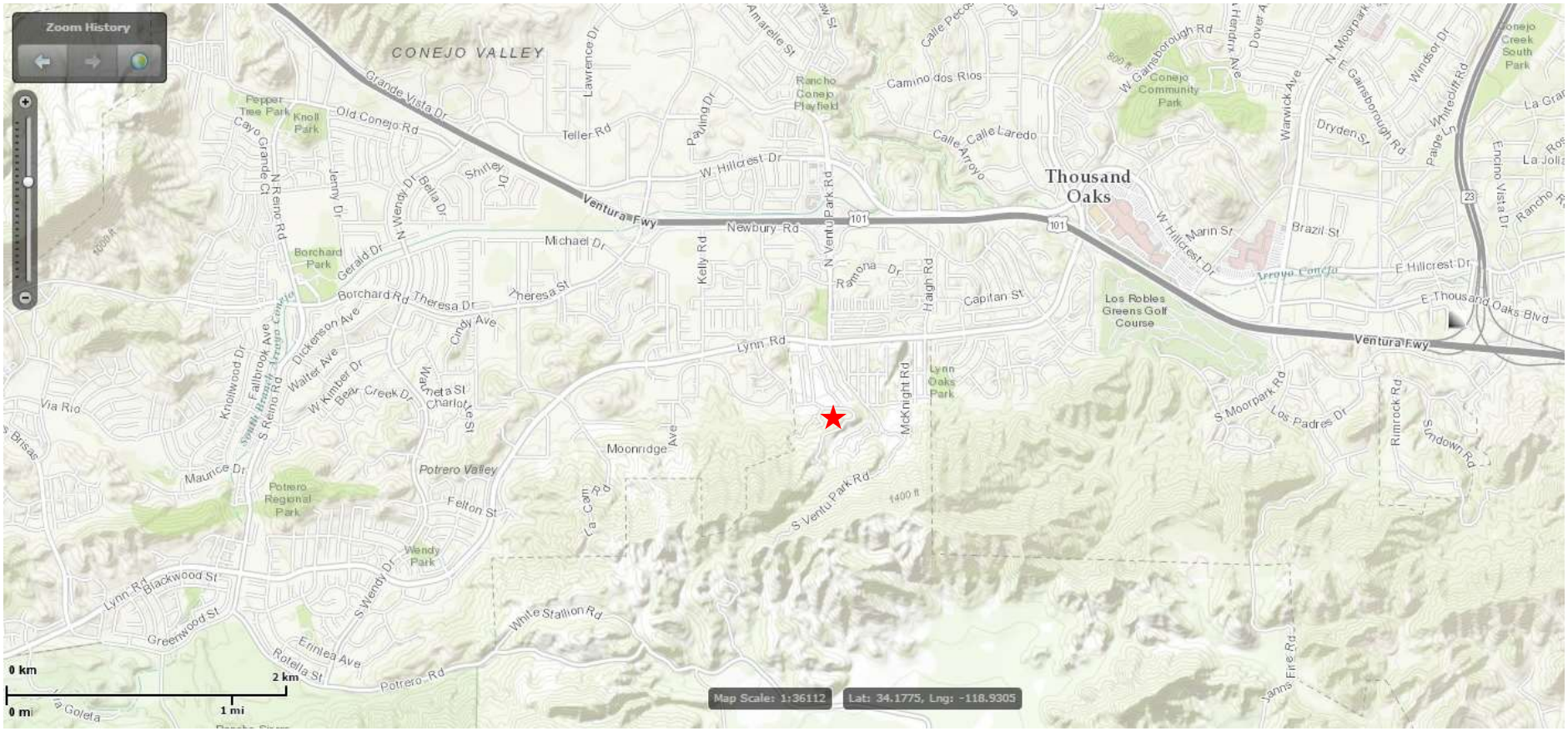

Figure 1. Giordani Property Location Vicinity (project area depicted by a red star)

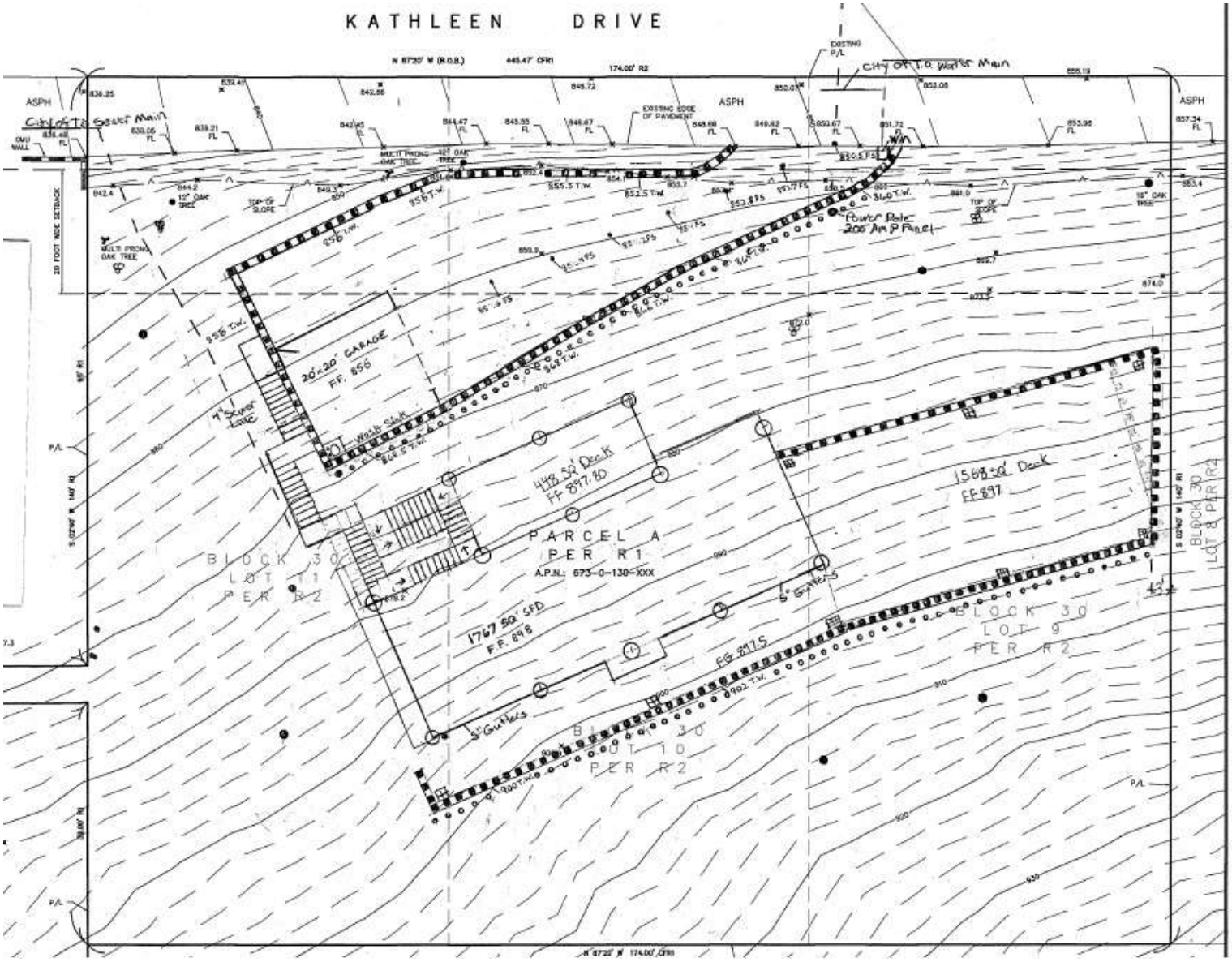

Figure 2. Giordani Property Development Project Site Plan

Surrounding Area Environmental Setting

The Giordani property occurs within the Santa Monica Mountains, which are influenced by a Mediterranean climate and historically supported a mix of coastal sage scrub, chaparral, oak woodlands, and riparian vegetation communities in the area. The Santa Monica Mountains comprise the largest, ecologically complex example of a Mediterranean ecosystem in coastal southern California. The vegetation communities present have analogues in just five other areas of the world with similar climate (wet winters and warm dry summers). Throughout the world, this ecosystem with its specially adapted vegetation and wildlife has suffered severe acreage and species losses and degradation from human development and land uses (Dixon 2003). However, within the Santa Monica Mountains, this ecosystem is remarkably intact despite the fact that it is closely surrounded by some 17 million people.

Several studies have concluded that the biological communities of the Santa Monica Mountains are among the most sensitive in the world in terms of the number of rare endemic species and their vulnerability to habitat loss and degradation. These studies have designated the area to be a local hot-spot of endangerment in need of special protection (Dixon 2003).

In the project area, steep hillsides historically supported these communities dominated by a large variety of chaparral vegetation shrubs reaching 10 to 15 feet in height that often produce fruits important to wildlife. These plant species evolved to quickly re-sprout following fire, growing very dense in the absence of periodic fire. The current project surrounding area has been heavily altered by developed residential properties including paved roads and driveways, nonnative landscaping, and dogs in most yards.

Survey Area Cover

All of the proposed project development site (Lot 1) plus two additional lots were walked for the biological survey. Much of the survey area has been modified by various levels of vegetation clearance per county fire department requirements. Around the numerous oak trees on Lot 1, the vegetation was being maintained as mown nonnative grasses. Some fairly recent shrub removal of a strip approximately 9 feet wide by about 130 feet long was apparent on Lots 2 and 3. Lot 3 has been thinned over the years, likely as fuel modification for adjacent home(s) to the south that appear to have been built between 1994 and 2002, when the vegetation on Lot 3 was mostly removed.

Table 1 gives rough estimates of land cover percentages based upon aerial photography and the survey visit. An aerial photo showing existing conditions of the survey area is included in Figure 3 along with the identified plant communities discussed in Section 3.

Table 1. Current Land Cover Types (approximate percent)	**Project Area Lot 1**	**Project Area Lot 2**	**Project Area Lot 3**
Native vegetation	55	40	65
Nonnative vegetation	42	50	25
Recently burned	0	0	0
Agricultural/grazing	0	0	0
Bare ground/cleared/graded	3	8	10
Buildings, paved roads and other impervious cover	0	2	0

2.3 Methodology

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Table 2. Survey Date & Details						
Survey Map Key	Survey Date	Survey Type	Time Period	Methods/Constraints	GPS	Surveyors
See Figure 3	6-13-2018	ISBA	8:00 am – 11:30 am	Walked accessible areas of the three property lots, which covered the project site.	Samsung Galaxy 4 using MobiWIA Ltd. app	Debra Barringer
ISBA..... Initial Study Biological Assessment						

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: Vegetation, Waters and Wetlands

Vegetation Communities

Locally important or sensitive plant communities were found within the survey area.

Major Plant Communities Summary

The three lots on the Giordani project site are comprised of previously disturbed coastal sage scrub and oak woodland plant communities. A portion of the lots has been maintained, at least since 1989 as seen on GoogleEarth, as mowed nonnative grass. Therefore, it is difficult to determine the exact delineation of where sage scrub ended historically and oak woodland began. Prior to 1989 oak trees may have been removed as well.

Alliances determined during the June 2018 survey include these mapping codes (summarized in Table 3 and presented graphically in Figure 3):

PC1 - California Sagebrush - Black Sage Scrub Shrubland, part of the important coastal sage scrub plant community

PC2 - Interior Live Oak Woodland, and

PC3 - Cleared Land, includes the area that was cleared of vegetation and graded for parking vehicles and for a storage shed.

PC1. California Sagebrush - Black Sage Scrub Shrubland is considered part of coastal sage scrub, which is an increasingly disappearing plant community only found in California that provides habitat for about 100 rare species, many of which are also endemic to limited geographic regions. These plant communities are fire-adapted and will crown sprout readily following fire. This ecological function is important in the Santa Monica Mountains to protect water quality in coastal streams by reducing soil erosion from slopes. Dominant plants in this alliance include California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), and California buckwheat (*Eriogonum fasciculatum*), with subdominants including sticky monkeyflower (*Mimulus aurantiacus*), sawtooth goldenbush (*Hazardia squarrosa),* and laurel sumac (*Malosma laurina*). See Table A-2 in Appendix Two for all plants observed during the survey.

PC2. Oak Woodland. The Ventura County Oak Woodlands Management Plan (OWMP) was completed pursuant to state guidelines and constituted formal recognition on behalf of California lawmakers that oak woodlands are a vital statewide resource, as noted in the enabling Oak Woodlands Conservation Act of 2001. Some of the myriad benefits oak woodlands provide include:

- Crucial habitat (food, cover, breeding) for hundreds of species, including insects, birds, reptiles, and mammals
- Increase the monetary and ecological value of property
- Reduce soil erosion to protect water quality
- Help to moderate temperature (shade) and maintain site moisture
- Leaves contribute nutrients back to the soil.

Therefore, California considers "biologically functional" oak woodlands to be locally sensitive. The understory in the oak woodlands on this property have been disturbed over many years, are regularly mowed for fuel modification, and consist of nonnative grasses (e.g., *Bromus* spp.), which degrades the quality and functionality of this habitat type.

Table 3. Vegetation Communities

Map Key (Fig. 4)	**SVC Alliance**	**Status**	**Condition**	**Total in Survey Area)** (acres)	**Total on Project Site (Lot 1)** (acres)	**Acres Impacted** (footprint)	**Acres Impacted** (for fuel modification)	**Comments**
PC1 (red outlines)	California Sagebrush - Black Sage Scrub (*Artemisia californica-Salvia mellifera* Shrubland Alliance)	S4, G4	Disturbed; some areas cleared – unknown if permitted	0.45	0.12	0.036	0.084	Survey Area contained some thinned areas (likely for fuel modification).
PC2 (blue outlines)	Interior Live Oak Woodland (*Quercus wislizeni* Forest Alliance)	S4, G4; protected by Ventura County	Disturbed	0.76	0.38	0.124	0.256	Understory already regularly mowed.
PC3 (orange outline)	None – Misc. Cleared Land	N/A	Cleared-unknown if permitted	0.6	0			For vehicle access and shed.
Totals				**1.81**	**0.50**	**0.16**	**0.34**	

CDFG 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)
G4 or S4……Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5 or S5……Secure—Common; widespread and abundant.

Figure 3. Giordani property indicating Survey Area covering all three lots. Plant Communities (PC#) indicated (see Table 3) as well as approximate oak tree locations in Lots 2 and 3 with their diameters (T#). Oak trees for Lot 1 are mapped on Figure 5.

∩ = woodrat nest

Environmentally Sensitive Habitat Areas (ESHA)

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

Furthermore, in a Memorandum from the Coastal Commission to Ventura County, they clarified the definition of ESHA in the Santa Monica Mountains as:

For habitats in the Santa Monica Mountains, particularly coastal sage scrub and chaparral, there are three site-specific tests to determine whether an area is ESHA because of its especially valuable role in the ecosystem. First, is the habitat properly identified, for example as coastal sage scrub or chaparral? Second, is the habitat largely undeveloped and otherwise relatively pristine? Third, is the habitat part of a large, contiguous block of relatively pristine native vegetation (Dixon 2003).

Habitats that meet the definition of ESHA <u>were not found</u> within the survey area(s).

Because of its increasing rarity, its important role in the functioning of the Santa Monica Mountains Mediterranean ecosystem, and its extreme vulnerability to development, coastal sage scrub within the Santa Monica Mountains meets the definition of ESHA under the Coastal Act.

The important ecosystem functions of oak woodlands are widely recognized. These habitats support a high diversity of birds and other animals. Therefore, because of their important ecosystem functions and vulnerability to development, oak woodlands within the Santa Monica Mountains met the definition of ESHA under the Coastal Act (Dixon 2003).

However, the Coastal Act requires that this role be "especially valuable." In order for plant communities to qualify as ESHA, they must be considered as relatively pristine areas that are integral parts of the Santa Monica Mountains Mediterranean ecosystem because of the demonstrably rare and extraordinarily special nature of that ecosystem. When areas have been disturbed and do not connect to other tracts of valuable habitat, their value has been diminished.

Therefore, the vegetation communities on the Giordani property do not qualify as ESHA primarily because both the coastal sage scrub and oak woodland have been altered over many years, are surrounded by development, and are small and not contiguous with a larger block of pristine or open land. No important wildlife or creek corridors occur on the property or nearby.

Waters and Wetlands

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

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

Waters and Wetlands Summary

The Giordani survey area occurs within the South Coast 8-digit Hydrologic Unit (HUC) and the Calleguas Creek watershed. The nearest drainage mapped by the National Wetlands Inventory, maintained by the U.S. Fish and Wildlife Service (USFWS) is an unnamed creek that occurs approximately 375 ft southeast of the project site as a freshwater forested shrub wetland (W1 on Figure 4 and see Table 4). This drainage, at least at one time, flowed north to the South Branch of Arroyo Conejo (a riverine system that parallels Highway 101). It is currently cut off by development. Hills rise all around this feature and have either homes or roads developed on them, including Topa View Terrace, which separates the Giordani property from the drainage. The next nearest drainage mapped is approximately 1,640 ft east of the project site.

Table 4. Waters and Wetlands

Map Key (Fig. 4)	Wetland Type	Wetland Status	Wetland Size	Hydrologic Status	Primary Water Source	County Wetland Significance	Wetland Distance from Project	Comments
W1	Stream/ drainage	USACE, CDFW	Not located on or near project area.	dry	Natural runoff	Not significant	Approx. 375 ft	Cowardin (1979) classification: PSSA, Fresh-water Forested/ Shrub Wetland is a historical tributary of the South Branch of Arroyo Conejo. Hydrology likely was disturbed many years ago with heavy development in surrounding area.

USACE .....U.S. Army Corps of Engineers regulated
CDFW.....California Department of Fish & Wildlife regulated
lf – linear feet (as measured using Google Earth

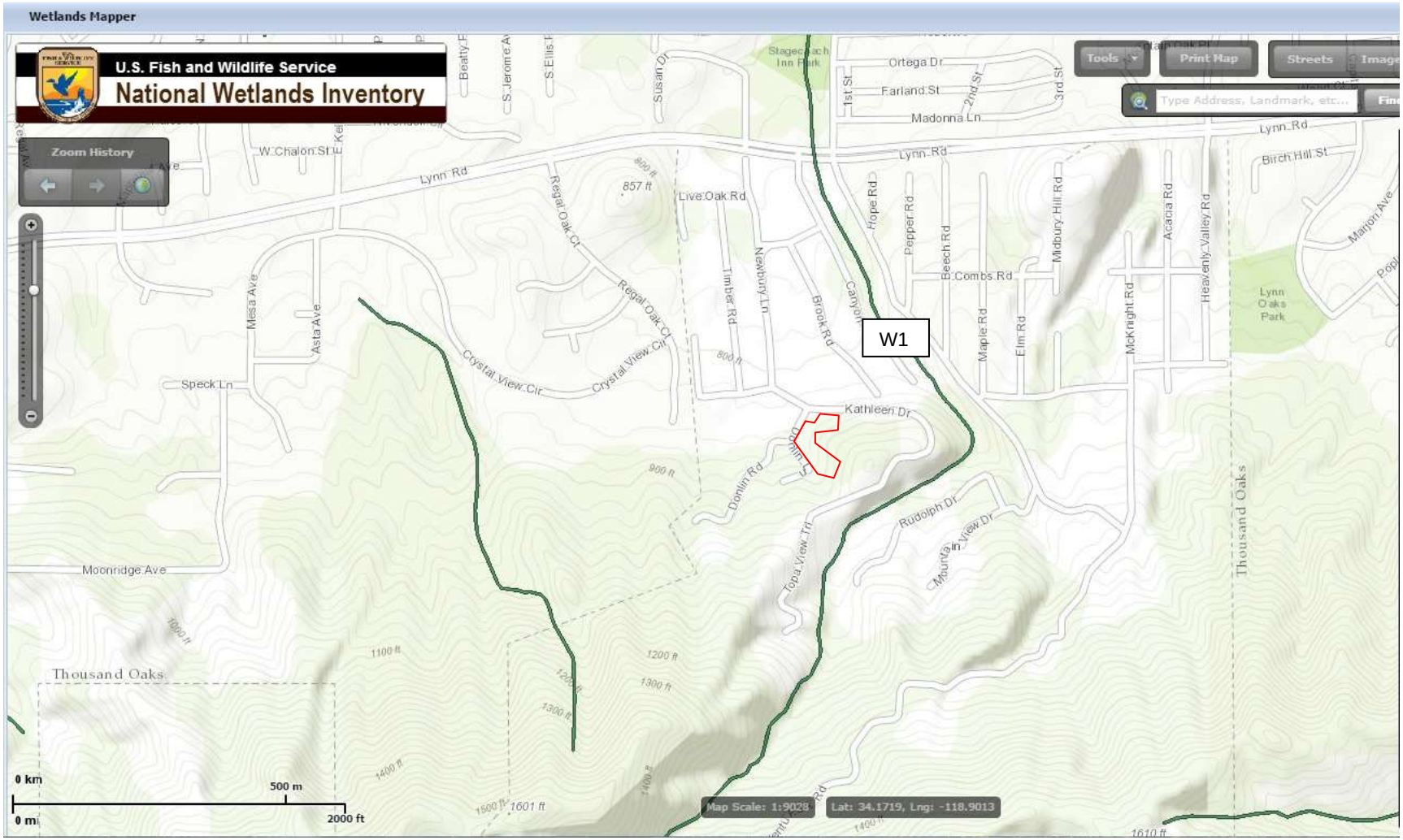

Figure 4. Waters and Wetlands in the Survey Area Vicinity (red outline). Dark green lines indicate freshwater forested/shrub wetlands.

Other Areas/Observations

During the June 2018 site survey, seven woodrat nests were observed on the survey area, one near the project site footprint. These were mapped on Figures 3 and 5 and listed in Table 5.

Table 5. Other Observations

Map Key (Fig. 3 and 5)	Describe Features (Violations, other observations, etc.)	Comments
wn	Seven woodrat nests, some with signs of recent activity (fresh sticks and scat) were observed and mapped.	Two species and several subspecies, some of which are state species of concern, have ranges that include the project area. Cannot determine which species inhabits these nests without trapping.

3.2 Species

Observed Species

The biological survey conducted on June 13, 2018 began in 64º F weather, but heated up to 96 º F by the 11:30 survey end time. Weather was sunny and calm, and it's important to note that this was after several years of severe drought in the county. Even so, 13 common bird species were present and observed, primarily using the remaining sage scrub habitat and the substantial oak canopy. A complete list of species observed is included in Table A-2 of Appendix Two. It can be assumed that many of these and other birds are residents and some of them nest in the vicinity.

Sign (tracks, scat, burrows) of three mammal species was observed (Table A-2). Other small mammal species than those noted in Table A-2 may occur but larger mammals (e.g., deer) are not expected as the area was quite developed with fences and roads surrounding most properties. There was one reptile observed during the survey (western fence lizard) and other common species such as side-blotched lizard likely use the area. No areas that even temporarily captured moisture were noted so no amphibians would be expected to occur.

Protected Trees

According to California Native Plant Society (CNPS) scientists, a single oak tree can support hundreds of animal and insect species, making these trees vitally important in the ecosystem. Ventura County recognizes that trees contribute significantly to the County's unique aesthetic, biological, cultural, and historical environment as well as its air quality (VCPD 2018). The County intends to encourage the responsible management of these resources by employing public education and recognized conservation techniques to achieve an optimal cover of healthy trees of diverse ages and species while practically reconciling conflicting demands for alternative uses (VCPD 2018, 2007). As such, Ventura County has placed protections on single-stemmed oak trees greater than 9.5 inches girth (3 inches diameter at breast height [dbh]) and multi-stemmed oaks greater than 6.25 inches girth (2 in dbh).

Table 6 lists the living oak trees identified on the three lots of the Giordani property included in the Survey Area that meet the definition of protected trees by Ventura County and are covered by their Tree Management Plan protections. The oak species identified are mapped on Figures 3 and 6 with a T# designation and DBH in green circles. See Oak Tree Report (under separate cover) for more details.

Table 6. Protected Trees				
Map Key (Figures 3 and 5)	**Species**	**Common Name**	**DBH in inches** (measured at 4.5 ft above ground in 2018)	**Impact**
T1	*Quercus berberidifolia*	Scrub oak, multi-stemmed	Each stem <1, total of 4	None known.
T2	*Quercus wislizeni*	Interior live oak	4	None known.
T3	*Quercus lobata*	Valley oak	21	None known.
T4	*Quercus wislizeni*	Interior live oak	32	None known.
T5	*Quercus wislizeni*	Interior live oak	12	None known.
T6	*Quercus wislizeni*	Interior live oak	9	None known.
T7	*Quercus wislizeni*	Interior live oak	36	None known.
T8	*Quercus wislizeni*	Interior live oak	20	None known.
T9	*Quercus wislizeni*	Interior live oak	15	None known.
T10	*Quercus wislizeni*	Interior live oak	32	None known.
T11	*Quercus agrifolia*	Coast live oak	16	None known.
T12	*Quercus wislizeni*	Interior live oak	36	None known.
T13	*Quercus wislizeni*	Interior live oak	13	None known.
T14	*Quercus wislizeni*	Interior live oak	31	None known.
T15	*Quercus wislizeni*	Interior live oak	21	Removal.
T16	*Quercus wislizeni*	Interior live oak	23	Removal.
T17	*Quercus wislizeni*	Interior live oak	17	None known.
T18	*Quercus wislizeni*	Interior live oak	13	None known.
T19	*Quercus wislizeni*	Interior live oak	27	None known.
T20	*Quercus wislizeni*	Interior live oak	26	None known.
T21	*Quercus wislizeni*	Interior live oak	9	Removal.
T22	*Quercus wislizeni*	Interior live oak	31	None known.
T23	*Quercus wislizeni*	Interior live oak	37	None known.

Notes: Oak tree approximate locations and DBHs as measured and mapped in the field during biological survey. See Oak Tree Report for more details. Approximate location of construction footprint is depicted with red boundaries. wn = woodrat nest

Figure 5. Giordani Proposed Development Project Site (Lot 1)

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).

Special Status Species Summary

There were five special status wildlife species with a moderate likelihood of occurring or directly observed on the project site during the June 2018 biological survey. None of these have federal or state-listed threatened or endangered species status. These include:

- San Diego woodrat (*Neotoma lepida intermedia*)
- Oak titmouse (*Baeolophus inornatus*)
- Rufous hummingbird (*Selasphorus rufus*)
- Coast patch-nosed snake (*Salvadora hexalepis virgultea*)
- Coast whiptail (*Aspidoscelis tigris stejnegeri*)

The oak titmouse was observed in association with oak trees and several woodrat nests were documented. Some had evidence of recent activity. The only way to know definitively which woodrat species occupy active nests would be to conduct a live-trapping study. A monarch butterfly (*Danaus plexippus*) was also observed, but no evidence of suitable winter roosts, that are protected, was recorded. A Cooper's hawk was observed (a species protected while nesting) but no nest site or breeding behavior was noted.

In addition, several special status plants occupy similar habitats to what may have occurred at the project site before disturbances. None of these species were observed during the survey.

Table 7 presents the list resulting from a California Natural Diversity Database (CNDDB) nine-USGS quadrangle search for the known and potential special status species that may occur in the proposed project area. Based on background research, professional knowledge, and the initial biological survey, the species' likelihood of occurrence was projected.

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

Nesting Bird Summary

Common resident and migratory birds were observed during the survey (refer to Appendix Two for species observed). With the close proximity of open land and native and non-native tree abundance in the area, it can be assumed that there is adequate habitat for bird breeding/nesting in the area. Therefore, some of the observed bird species and other common coastal sage/woodland species would be expected to use the area during the nesting season for breeding.

Table 7. Observed and Potentially Occurring Special Status Species							
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Status**	**Habitat Requirements**	**Likelihood of Occurrence***	**Comments**
MAMMALS							
	CNDDB	*Antrozous pallidus*	pallid bat	SSC	Prefers rocky outcrops, cliffs, and crevices in dry habitats with access to open habitats for foraging.	None	No nearby rocky areas or cliffs.
	CNDDB	*Macrotus californicus*	California leaf-nosed bat	SSC	Desert riparian, desert wash, desert scrub, desert succulent shrub, alkali desert scrub, and palm oasis.	None	No suitable habitat.
	CNDDB	*Lasiurus blossevillii*	western red bat	SSC	Roosts in forests and wood-lands, feeds over grasslands, shrublands, and croplands.	Low	
	CNDDB	*Euderma maculatum*	spotted bat	SSC	Cliffs in arid deserts, grass-lands & mixed conifer forests.	None	No suitable habitat.
	CNDDB	*Lasiurus cinereus*	hoary bat	--	In SoCal, winters and migrates in open or mosaic habitats with access to trees for cover and habitat edges for feeding.	Low	
	CNDDB	*Myotis ciliolabrum*	western small-footed myotis	--	Uses caves, buildings, mines, crevices in relatively arid wooded and brushy uplands near water.	Low	
	CNDDB	*Myotis yumanensis*	Yuma myotis	--	Buildings, mines, caves, or crevices in open forests and woodlands near water.	Low	
	CNDDB	*Neotoma lepida intermedia*	San Diego desert woodrat	SSC	Chaparral and coastal sage scrub from sea level to 8,500 ft. Nest/house is built in a rock crevice, at the base of shrubs, cacti, or low in trees. Breeds from October to May.	Moderate	
	CNDDB	*Taxidea taxus*	American badger	SSC	Herbaceous, shrub, and open stages of most habitats with dry, friable soils.	Low	Soils are primarily rocky.
BIRDS							
	CNDDB	*Accipiter cooperii*	Cooper's hawk	WL (nesting)	Dense stands of live oak, riparian deciduous, or other forest habitats near water used most frequently.	Present	No nest site or behavior observed.
	CNDDB	*Accipiter striatus*	sharp-shinned hawk	WL (nesting)	Nests in small-tree stands of ponderosa pine, black oak, riparian deciduous, mixed conifer, and Jeffrey pine habitats.	Low	
	CNDDB	*Agelaius tricolor*	tricolored blackbird	SCE, SSC (nesting colony)	Breeds near emergent wetlands with tall, dense cattails or tules, or in thickets of willow, blackberry, wild rose, tall herbs. Feeds in grassland and cropland habitats.	None	No suitable habitat.

Table 7. Observed and Potentially Occurring Special Status Species							
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Status**	**Habitat Requirements**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Aimophila ruficeps canescens*	southern California rufous-crowned sparrow	WL	Relatively steep, often rocky hillsides with grass and forb patches; open shrubland in valley foothill hardwood-conifer savannah and open chaparral.	Low	
	CNDDB	*Ammodramus savannarum*	grasshopper sparrow	SSC	Nests and feeds mostly on the ground in open grasslands.	None	No suitable habitat.
	CNDDB	*Aquila chrysaetos*	golden eagle	BGEPA, FP, WL	Rolling foothills, mountains, sage-juniper flats, desert. Secluded cliffs with overhanging ledges and large trees used for cover.	Low	May fly over.
	CNDDB	*Artemisiospiza belli belli*	Bell's sage sparrow	WL	Chaparral dominated by chamise, and coastal scrub dominated by sage.	Low	
	CNDDB	*Athene cunicularia*	burrowing owl	SSC (burrow sites & some wintering sites)	Uses rodent or other burrows in open, dry grassland and desert habitats, and in open stages of pinyon-juniper and ponderosa pine habitats.	Low	Suitable habitat limited.
	CNDDB	*Buteo regalis*	ferruginous hawk	WL	Frequents open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon-juniper habitats.	None	No suitable habitat.
	CNDDB	*Pica nuttalli*	yellow-billed magpie	BCC	Valley foothill oak and riparian, orchard vineyard, cropland, pasture, and urban habitats mostly north of Santa Barbara.	Low	
	CNDDB	*Spizella breweri*	Brewer's sparrow	BCC	Breeds in treeless shrublands with moderate canopy, especially in sagebrush, now mostly absent from former breeding grounds in southwestern California.	Low	
	CNDDB	*Falco columbarius*	merlin	WL	Open habitats at low elevation near water and tree stands. Favors coastlines, lakeshores, wetlands.	Low	
	CNDDB	*Baeolophus inornatus*	oak titmouse	BCC	Breeds in tree cavity of oak and pine-oak woodlands, sometimes near residential areas.	Present	Observed during June 2018 biology survey.
	CNDDB	*Circus cyaneus*	northern harrier	SSC	Frequents meadows, grasslands, open rangelands, deserts, emergent wetlands; seldom found in wooded areas.	None	No suitable habitat.
	CNDDB	*Elanus leucurus*	white-tailed kite	FP	Inhabits herbaceous and open stages of coastal and valley lowland habitats near agricultural areas.	None	No suitable habitat.

Table 7. Observed and Potentially Occurring Special Status Species							
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Status**	**Habitat Requirements**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Eremophila alpestris actia*	California horned lark	WL	Open, low-vegetation habitats and grasslands along the coast; less common in coniferous & chaparral habitats	Low	
	CNDDB	*Falco peregrinus anatum*	American peregrine falcon	FP (nesting)	Frequents bodies of water in open areas with cliffs and canyons nearby for cover and nesting.	None	No suitable habitat.
	CNDDB	*Icteria virens*	yellow-breasted chat	SSC (nesting)	Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland.	None	No suitable habitat.
	CNDDB	*Lanius ludovicianus*	loggerhead shrike	BCC, SSC (nesting)	Open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.	Low	
	CNDDB	*Parabuteo unicinctus*	Harris' hawk	WL	Semi-open desert scrub, desert wash, and desert riparian habitats.	None	No suitable habitat.
	CNDDB	*Polioptila californica californica*	coastal California gnatcatcher	FT, SSC	Obligate resident of low, dense coastal scrub habitat on arid washes, on mesas, and on slopes.	Low	
	CNDDB	*Selasphorus rufus*	rufous hummingbird	BCC	Migrant and rare winter visitor in lowlands, open woodlands, scrub, and chaparral.	Moderate	
	CNDDB	*Riparia riparia*	bank swallow	ST (nesting)	Casual winter visitor to southern California. In migration, flocks over open habitats.	None	No suitable habitat.
	CNDDB	*Setophaga petechia*	yellow warbler	SSC (nesting)	Riparian deciduous, open-canopy habitats in summer. Breeds in montane shrubs in open conifer forests. Migrates through woodland, forest, and shrub habitats.	Low	
	CNDDB	*Vireo bellii pusillus*	least Bell's vireo	FE, SE (nesting)	Inhabits dense willow-dominated riparian habitats with lush understory vegetation for nesting.	None	No suitable habitat.
REPTILES							
	CNDDB	*Anniella stebbinsi*	California legless lizard	SSC	Requires sandy or loose organic soils or where there is leaf litter in coastal dune, valley-foothill, chaparral, and coastal scrub habitats.	Low	
	CNDDB	*Phrynosoma blainvillii*	coast horned lizard	SSC	Open areas and patches of sandy soils within grassland, woodlands, and chaparral in valleys, foothills and semiarid mountains.	Low	
	CNDDB	*Arizona elegans occidentalis*	California glossy snake	SSC	Open sandy areas with scattered brush mostly in desert habitats but also occur in chaparral, sagebrush, valley-foothill oak, pine-juniper, and annual grasslands.	Low	

Table 7. Observed and Potentially Occurring Special Status Species							
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Status**	**Habitat Requirements**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Thamnophis hammondii*	two-striped garter snake	SSC	Depend entirely on aquatic habitat along pools and creeks; may travel through rocky areas in oak woodland, chaparral, brushland and coniferous forest.	Low	
	CNDDB	*Thamnophis sirtalis* infernalis	South coast garter snake	SSC	Requires permanent or semi-permanent bodies of water.	None	No aquatic habitat in vicinity.
	CNDDB	*Diadophis punctatus modestus*	San Bernardino ringneck snake	USFS:S	Under boards, flat rocks, and logs in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats.	Low	
	CNDDB	*Lampropeltis zonata (pulchra)*	California mountain kingsnake (San Diego population)	WL	Most common near rocks, boulders, rotting logs and under dense shrubs near streams or lake shores.	Low	
	CNDDB	*Salvadora hexalepis virgultea*	Coast patch-nosed snake	SSC	Under bushes, rock crevices and burrows of coastal chap-arral, desert scrub, washes, sandy flats and rocky areas.	Moderate	
	CNDDB	*Coleonyx variegatus abbotti*	San Diego banded gecko	SSC	Rocky outcrops in coastal scrub and chaparral in coastal and cismontane areas.	Low	
	CNDDB	*Aspidoscelis tigris stejnegeri*	coastal whiptail	SSC	Always in and around dense vegetation often near sand areas along gravelly arroyos or washes in a variety of habitats.	Moderate	No arroyos or washes in project site.
AMPHIBIANS							
	CNDDB	*Rana draytonii*	California red-legged frog	FT, SSC	Require permanent or extended seasonal ponds or stream/spring pools with dense bordering, emergent, and surface vegetation.	None	No aquatic habitat in vicinity.
	CNDDB	*Anaxyrus californicus*	arroyo toad	FE, SSC	Semi-arid regions near washes or intermittent streams. Clear, standing water is required for egg deposition.	None	No aquatic habitat in vicinity.
	CNDDB	*Taracha torosa*	Coast Range newt	SSC	Adults under rocks or logs in or near streams in valley-foothill hardwood and hardwood-conifer habitats.	None	No aquatic habitat in vicinity.
	CNDDB	Spea hammondii	western spadefoot toad	SSC	Grasslands, with occasional populations in valley-foothill hardwood woodlands. Egg laying occurs in shallow, temporary pools formed by heavy winter rains.	Low	

Table 7. Observed and Potentially Occurring Special Status Species							
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Status**	**Habitat Requirements**	**Likelihood of Occurrence***	**Comments**
INVERTEBRATES							
	CNDDB	*Euphydryas editha quino*	Quino checkerspot butterfly	FE	Open woody canopies in coastal sage scrub, chaparral, juniper woodland, and native grasslands containing low to moderate levels of nonnative vegetation. Today, only known from western Riverside and southern San Diego counties, and northern Baja California, Mexico.	Low	No preferred larval host plants (*Plantago* sp.), white snapdragon (*Anterrhinum coulterianum*), or Chinese houses (*Collinsia concolor*) were observed
	CNDDB	*Socalchemmis gertschi*	Gertsch's socalchemmis spider	G1S1	Known from only 2 localities in Los Angeles County: Brentwood (type locality) and Topanga Canyon.	Low	
	CNDDB	*Trimero-tropis occidentaloides*	Santa Monica grasshopper	G1G2, S1S2	Found on bare hillsides & on dirt trails in chaparral/shrublands of Santa Monica Mts.	Low	
	CNDDB	*Bombus crotchii*	Crotch bumblebee	G3G4, S1S2	Inhabits scrub and open grasslands. Nesting occurs underground.	Low	
	CNDDB	*Danaus plexippus* Pop. 1	monarch butterfly – California overwintering population	USFS:S, G4T2T3 S2S3	Winter roosts in wind-protected tree groves (eucalyptus, Monterey pine, cypress), near nectar and water sources and the coast.	Present, but not expected in winter.	Observed during June 2018 biology survey, likely migratory as no suitable roost sites nearby.
PLANT COMMUNITIES							
Map Key	**Survey Source**	**Common Name**		**Status**		**Likelihood of Occurrence***	**Comments**
T3	CNDDB	Valley Oak Woodland		G3S2.1		Low	Only 1 valley oak remains on the property.

Table 7. Observed and Potentially Occurring Special Status Species								
PLANTS								
Map Key	**Survey/ Source**	***Scientific Name***	**Common Name**	**Status**	**Habitat Requirements**	**Blooming Time**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Astragalus brauntonii*	Braunton's milk-vetch	FE	Grows after a fire or other disturbance on calcareous, gravelly soils in sage scrub, chaparral, valley and foothill grassland, and closed-cone coniferous forest from 4-640 m.	Jan-Aug	Low	
	CNDDB	*Atriplex coulteri*	Coulter's saltbush	1B.2	Coastal bluff scrub, coastal scrub, valley and foothill grassland on ocean bluffs, ridgetops, and alkaline low places from 10-440 m.	Mar-Oct	Low	

Table 7. Observed and Potentially Occurring Special Status Species								
PLANTS								
Map Key	**Survey/ Source**	***Scientific Name***	**Common Name**	**Status**	**Habitat Requirements**	**Blooming Time**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Atriplex serenana var. davidsonii*	Davidson's saltscale	1B.2	Coastal sage scrub, wetland-riparian areas	Apr-Oct	Low	
	CNDDB	*Baccharis plummerae* ssp. *plummerae*	Plummer's baccharis	4.3	Rocky broad-leafed upland forest, chaparral, cismontane woodland, coastal scrub 219-510m	May-Oc	Low	
	CNDDB	*Calandrinia breweri*	Brewer's calandrinia	4.2	Sandy or loamy, disturbed sites and burns within chaparral or coastal sage scrub.	Mar-Jun	Low	
	CNDDB	*Calochortus catalinae*	Catalina mariposa-lily	4.2	Chaparral, cismontane woodland, coastal scrub, and valley and foothill grass-lands in heavy soils on open slopes from 30-700 m.	Mar-Jun	Low	
	CNDDB	*Calochortus clavatus* var. *clavatus*	club-haired mariposa-lily	4.3	Serpentinite, clay, rocky soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grass-lands below 1,300 m.	May-Jun	Low	
	CNDDB	*Calochortus clavatus* var. *gracilis*	slender mariposa-lily	1B.2	Chaparral, coastal scrub, valley and foothill grassland from 320-1000 m	Mar-Jun	Low	
	CNDDB	*Calochortus fimbriatus*	late-flowered mariposa-lily	1b.3	Chaparral, foothill wood-land often on serpentinite from 275-1905 m	Jun-Aug	Low	
	CNDDB	*Calochortus plummerae*	Plummer's mariposa-lily	4.2	Granitic or alluvial soils up to 1,610 m in chap-arral, cismontane wood-land, coastal scrub, valley and foothill grass-lands, often after fire.	May-Jul	Low	
	CNDDB	*Calystegia peirsonii*	Peirson's morning-glory	4.2	Chaparral, chenopod scrub, cismontane wood-land, coastal scrub, lower montane coniferous forest, valley & foothill grassland, 30-1500 m	Apr-Jun	Low	
	CNDDB	*Camissoniop -sis lewisii*	Lewis' evening-primrose	3	Coastal bluff scrub, cismontane woodland, coastal dunes, valley and foothill grasslands in sandy or clay soils below 300 m.	Mar-Jun	Low	
	CNDDB	*Centromadia parryi* ssp. *australis*	southern tarplant	1B.1	Margins of marshes and swamps, vernally mesic valley and foothill grasslands, vernal pools.	May-Nov	None	No suitable habitat.

Table 7. Observed and Potentially Occurring Special Status Species								
PLANTS								
Map Key	**Survey/ Source**	***Scientific Name***	**Common Name**	**Status**	**Habitat Requirements**	**Blooming Time**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Cercocarpus betuloides* var. *blancheae*	island mountain-mahogany	4.3	Chaparral and closed-cone coniferous forest.	Feb-May	Low	
	CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's pincushion	1B.1	Coastal bluff scrub (sandy), coastal dunes below 70 m.	Jan-Aug	None	No suitable habitat.
	CNDDB	*Chorizanthe parryi* var. *fernandina*	San Fern-ando Valley spineflower	1B.1	Coastal scrub (sandy), valley and foothill grass-land from 150-1220 m	Apr-Jul	Low	
	CNDDB	*Chorizanthe parryi* var. *parryi*	Parry's spineflower	1B.1	Openings/clearings in coastal or desert sage scrub, and chaparral dry slopes or flat ground in sandy soils, 40-1,705m.	Apr-Jun	Low	
	CNDDB	*Convolvulus simulans*	small-flowered morning-glory	4.2	Occurs on clay, serpentinite seeps in chaparral (openings), coastal scrub, and valley and foothill grass-lands from 30-875 m.	Mar-Jul	None	No suitable habitat.
	CNDDB	*Deinandra minthornii*	Santa Susana tarplant	1B.2	Sage scrub, chaparral on sandstone outcrops and crevices from 280-760 m.	Jul-Nov	Low	
	CNDDB	*Delphinium parryi* ssp. *blochmaniae*	dune larkspur	1B.2	Chaparral, coastal dunes (maritime) in rocky areas and dunes from 30-37 m.	Apr-May	Low	
	CNDDB	*Delphinium parryi* ssp. *purpureum*	Mt. Pinos larkspur	4.3	Dry chaparral, sage-brush scrub, Mojavean desert scrub, and pin-yon/ juniper woodland from 1,000-2,600 m.	May-Jun	Low	
	CNDDB	*Dichondra occidentalis*	western dichondra	4.2	Chaparral, valley grass-land, foothill woodland, northern coastal scrub, coastal sage scrub 50-500 m.	Mar-Jul	Moderate	None observed.
	CNDDB	*Dudleya blochmaniae* ssp. *blochmaniae*	Blochman's dudleya	1B.1	Rocky, often clay on serpentinite in open sites of coastal bluff scrub, chaparral, coastal scrub, valley & foothill grasslands from 5-450 m.	Apr-Jun	Moderate	None observed.
	CNDDB	*Dudleya cymosa ssp. agourensis*	Agoura Hills dudleya	FT, 1B.2	Chaparral, cismontane woodland on rocky, volcanic breccia from 200-500 m.	May-Jun	Low	
	CNDDB	*Dudleya cymosa* ssp. *marcescens*	marcescent dudleya	FT, 1B.2	Lower reaches of vol-canic cliffs and canyon walls in chaparral adjacent to streams from 180-520 m.	Apr-Jul	Low	

Table 7. Observed and Potentially Occurring Special Status Species								
PLANTS								
Map Key	**Survey/ Source**	***Scientific Name***	**Common Name**	**Status**	**Habitat Requirements**	**Blooming Time**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Dudleya cymosa ssp. ovatifolia*	Santa Monica dudleya	FT, 1B.1	Occupies rock crevices (usually volcanic) in chaparral and coastal scrub from 150-1675 m.	Mar-Jun	Low	
	CNDDB	*Dudleya multicaulis*	many-stemmed dudleya	1B.2	Grows often on clay in chaparral, coastal scrub, valley & foothill grassland at 15-790 m.	Apr-Jul	Low	
	CNDDB	*Dudleya parva*	Conejo dudleya	FT, 1B.2	Rocky, gravelly, clay or volcanic soils in coastal scrub and valley & foot-hill grasslands 60-450m	May-Jun	Low	
	CNDDB	*Dudleya verityi*	Verity's dudleya	FT, 1B.1	Chaparral, foothill woodland, coastal sage scrub below 210 m.	May-Jun	Low	
	CNDDB	*Eriogonum crocatum*	conejo buckwheat	SR, 1B.2	Dry slopes of volcanic rock within coastal sage scrub and chaparral.	Apr-Jul	Low	
	CNDDB	*Galium cliftonsmithii*	Santa Barbara bedstraw	4.3	Foothill woodlands from 20 to 1,200 m.	May-Jul	Low	
	CNDDB	*Harpagonella palmeri*	Palmer's grappling-hook	4.2	On clay in open grassy areas within shrubland, chaparral, coastal scrub, valley & foothill grassland at 20-955 m.	Mar-May	Low	
	CNDDB	*Hordeum intercedens*	vernal barley	3.2	Vernal pools in valley grassland, freshwater wet-lands, or wetland-riparian areas from 12 to 800 m.	Mar-Jun	None	No suitable habitat.
	CNDDB	*Horkelia cuneata var. puberula*	mesa horkelia	1B.1	On sandy or gravelly soils in chaparral (mari-time), cismontane woo-dland, or coastal scrub from 40 to 1110 m.	Feb-Jul	Low	
	CNDDB	*Isocoma menziesii* var. *decumbens*	decumbent goldenbush	1B.2	Chaparral and coastal scrub (sandy, disturbed areas) from 10-135 m.	Apr-Nov	Low	
	CNDDB	*Juglans californica*	southern California black walnut	4.2	Steep hillsides with nor-thern exposures on deep alluvial soils in sage scrub, chaparral, cismontane and oak woodlands.	Mar-Jun	Moderate	None observed.
	CNDDB	*Juncus acutus* ssp. *leopoldii*	Southwest-ern spiny rush	4.2	Coastal dunes (mesic), meadows and seeps (alkaline), marshes and swamps (coastal salt).	May-Jun	None	No suitable habitat.
	CNDDB	*Lasthenia glabrata ssp. coulteri*	Coulter's goldfields	1B.1	Coastal marshes and swamps, playas, and vernal pools within alkali sinks, coastal salt marshes, and freshwater wetlands.	Feb-Jun	None	No suitable habitat.
	CNDDB	*Lepechinia fragrans*	fragrant pitcher sage	4.2	Found in chaparral from 110 to 1,420m.	Mar-Oct	Low	

Table 7. Observed and Potentially Occurring Special Status Species								
PLANTS								
Map Key	**Survey/ Source**	***Scientific Name***	**Common Name**	**Status**	**Habitat Requirements**	**Blooming Time**	**Likelihood of Occurrence***	**Comments**
	CNDDB	*Lepidium virginicum var. robinsonii*	Robinson's pepper-grass	4.3	Chaparral and coastal sage scrub from 20 to 1,340 m.	Jan-Jul	Moderate	None observed.
	CNDDB	*Lilium humboldtii* ssp. *humboldtii*	Humboldt lily	4.2	Openings in chaparral, cismontane woodland, lower montane conif-erous forest 90-1280 m.	May-Jul	Low	
	CNDDB	*Lilium humboldtii* ssp. *ocellatum*	ocellated Humboldt lily	4.2	Openings within chaparral, foothill woodland, and yellow pine forest.	Mar-Jul	Low	
	CNDDB	*Lupinus paynei*	Payne's bush lupine	1B.1	On sandy soils in coastal scrub, riparian scrub and valley and foothill grass-land from 220-420 m.	Mar-Apr	Low	
	CNDDB	*Monardella hypoleuca ssp. hypoleuca*	white-veined monardella	1B.3	Chaparral and cismon-tane woodland habitats from 50 - 1525 m.	Jun-Aug	Low	
	CNDDB	*Monardella sinuata* ssp. *gerryi*	Gerry's cur-ly-leaved monardella	1B.1	Sandy openings in coast-al scrub from 150-245 m.	Apr-Jun	Low	
	CNDDB	*Navarretia ojaiensis*	Ojai navarretia	1B.1	Chaparral (openings), coastal scrub (openings), and valley and foothill grasslands.	May-Jul	Low	
	CNDDB	*Nolina cismontana*	chaparral nolina	1B.2	Sandstone or gabbro within chaparral and coastal scrub from 130-1,270 m.	May-Jul	Low	
	CNDDB	*Orcuttia californica*	California Orcutt grass	FE, SE	Vernal pools of valley grassland.	Apr-Aug	None	No suitable habitat.
	CNDDB	*Pentachaeta lyonii*	Lyon's pentachaeta	FE, SE	Openings in grassland, coastal sage scrub, and chaparral on red clay soils with crypto-biotic crusts near coast below 500 ft.	Mar-Aug	Low	
	CNDDB	*Piperia michaelii*	Michael's rein orchid	4.2	Foothill woodland, yellow pine forest, northern coastal scrub, coastal sage scrub, closed-cone pine forest from 15 to 590 m.	Apr-Aug	Low	
	CNDDB	*Polygala cornuta* var. *fishiae*	Fish's milkwort	4.3	Chaparral, cismontane woodland, riparian wood-land from 100-1000 m.	May-Aug	Low	
	CNDDB	*Quercus dumosa*	Nuttall's scrub oak	1B.1	On sandy, or clay loam in closed-cone coniferous forest, chaparral, or coastal scrub 15-400 m.	Feb-Apr	Low	
	CNDDB	*Romneya coulteri*	Coulter's matilija poppy	4.2	Grows often after burns in chaparral or coastal scrub from 20-1200 m.	Mar-Jul	Low	

Table 7. Observed and Potentially Occurring Special Status Species

PLANTS

Map Key	Survey/ Source	*Scientific Name*	Common Name	Status	Habitat Requirements	Blooming Time	Likelihood of Occurrence*	Comments
	CNDDB	*Senecio aphanactis*	chaparral ragwort	2B.2	Foothill woodland, north-ern coastal scrub, coast-al sage scrub 15-1190 m.	Jan-Apr	Moderate	None observed.
	CNDDB	*Suaeda taxifolia*	woolly seablite	4.2	Coastal salt marsh or wetland-riparian below 220 m.	Year-round	None	No suitable habitat.
	CNDDB	*Thelypteris puberula* var. *sonorensis*	Sonoran maiden fern	2B.2	Grows in meadows and seeps from 50-610 m.	Jan-Sep	None	No suitable habitat.

* Occurrence determinations based on habitat descriptions and habitat present in the project area.

Status:

Federal Status:

FE	Listed endangered
FT	Listed threatened
PT	Proposed for listing as threatened
DPS	Distinct population segment
BGEPA	Bald and Golden Eagle Protection Act
BCC	Bird of conservation concern
USFS:S	U.S. Forest Service sensitive

State Status (determined by California Department of Fish and Wildlife):

SE	California listed endangered
ST	California listed threatened
FP	State Fully Protected
WL	State Watch List
SSC	California species of special concern
SR	State rare
SCE	Candidate for endangered status

CNPS Rare Plant Ranks:

1B: rare, threatened, or endangered in California and elsewhere
2: rare, threatened, or endangered in California, but more common elsewhere
3: more information needed to determine rarity
4: limited distribution
CNPS threat ranks
0.1: seriously threatened in California
0.2: fairly threatened in California
0.3: not very threatened in California

Sources: CDFW 2018a, b, and c; CalFlora 2018; CNPS 2018.

3.3 Wildlife Movement and Connectivity

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

Connectivity Features

Connectivity features include wildlife corridors that are linear habitats connecting two or more important wildlife habitat areas. Wild animals usually require movement between various habitat areas to acquire the resources needed throughout the year, including seasonal food types, water, and access to breeding habitat. Wildlife corridors that occur in stream drainages can have intrinsic value as habitats as well as provide a pathway to access other habitats during wildlife dispersal and seasonal movements. The critical features of a wildlife corridor are not only physical factors such as area, length, width or vegetation type but rather how well it provides several functions for wildlife that use it (Beier and Low 1992). These functions include:

1. Route to travel, seasonally migrate, and to encounter potential mates
2. Connectivity among formerly contiguous wildlands for plant and animal genetic exchange
3. Movement corridors for populations experiencing environmental changes (e.g., drought, fire)

4. To allow species recolonization of an area where population have been extirpated

An adverse effect to wildlife corridors is development, especially in rural areas, that reduces available, contiguous habitat areas. On a larger scale, habitat loss and fragmentation (separation of habitat pieces) are the leading threats to biodiversity worldwide, and nowhere is the risk more severe than in southern California (South Coast Wildlands 2008). Countering these threats requires protecting connections between existing open space areas to form a regional network accessible to wildlife. Such an interconnected set of reserves would allow ecological processes to continue including natural migration and range shifts that wildlife may need to do with climate change (South Coast Wildlands 2008).

Many species have well-established routes or corridors they use season after season to access resources. With the encroachment of human habitations and other developments, wildlife species often either lose access to travel routes or need to modify them to avoid potential interactions with humans and/or their domesticated pets. With the loss of access to movement corridors for some species, those routes that remain become disproportionately important for the survival of the populations that use them. Water drainages are most often the movement corridors of choice as they often provide cover, water, and food sources and most do not support direct human development due to the chance of flooding. Even when human alterations of the adjacent land have occurred, many species continue to use drainage corridors for travel.

The South Coast Missing Linkages project conducted a comprehensive study on southern California regional networks that would maintain and restore critical habitat linkages (South Coast Wildlands 2008). The nearest identified important linkage to the project area occurs along Conejo Mountain, which is a portion of the Santa Monica – Sierra Madre Connection, one of the few coastal to inland linkages remaining in the South Coast Ecoregion (South Coast Wildlands 2008). This linkage occurs approximately 4 miles west of the proposed project site and its design includes substantial public ownership lands to provide connection from the coast, through the Santa Monica Mountains to the Los Padres National Forest. No obvious wildlife movement corridor crosses the project site or vicinity.

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

The proposed development of the project site has already and is expected to continue to result in impacts to biological resources. The biological data were sufficient to complete the initial biological assessment for this project.

However, prior to vegetation clearance, the following mitigation measures may apply. If construction initiation is to occur within the nesting season, a nesting bird survey should be conducted in spring through mid-summer within 14 days prior to additional vegetation removal activities. The current status of the woodrat nest near the construction footprint should be checked for activity prior to disturbance, especially during the breeding period October to May.

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

Permit may be issued with mitigation measures stipulated.

4.2 Impacts and Mitigation

Impacts – Biological Resources

Barringer Biological Services has determined that the project construction activities will result in impacts to natural vegetation and to wildlife habitat. The estimated direct impacts to habitat resources were given in Table 3. Impacts to general biological communities are expected to be less than significant.

The primary adverse direct impacts from the Giordani property development are the permanent removal of 0.036 acre of coastal sage scrub and additional disturbance to 0.124 acre of native oak woodland habitats, including removal of three trees. Periodic habitat disturbances would occur to 0.084 acre of coastal sage scrub and 0.256 acre of oak woodland for fire fuel modification. The remaining oak trees on the property will continue to provide cover, food, and breeding sites for birds and smaller wildlife species. In its current undeveloped state, and the remaining two lots, provide a buffer of habitat in a heavily developed neighborhood of residential properties.

Indirect impacts are those that occur offsite or later in time from the primary project development. These types of impacts include:

- Additional impervious land surfaces prevent natural water percolation into soils and cause increased water runoff and soil erosion;
- Landscaping introductions of nonnative plant species adversely affecting biological system;
- Increased levels of noise and nighttime lighting (from both construction and occupation of residences) affect nocturnal wildlife;
- Alteration of natural drainage characteristics and fire cycles;
- Increased inputs of sediment, nutrients, pesticides, chlorides, pet wastes, and other pollutants into downstream drainages and adjacent sensitive plant communities;
- The addition of household pets as potential predators to the natural species;
- Additional fencing and other barriers continue to disconnect and block travel for wildlife; and
- Increased human activity and vehicular traffic as a result of increased development, discourages wildlife presence and causes species mortality with vehicle collisions.

Habitat fragmentation is a serious problem in the Santa Monica Mountains where private land is being developed in between protected, larger wildlife habitat patches. Any vegetation clearance, road development, buildings and other impervious surfaces constructed, and barriers erected that cut off or

make it more difficult for wildlife species to access breeding opportunities, food, water, or cover resources causes habitat fragmentation and adversely affects the species. Adverse effects from fragmentation are reduced on the Giordani property due to the fact that the immediate vicinity has already been almost completely developed as roads and housing with fenced yards over many years. However, cumulative impacts continue to rise in the area as open space disappears.

A. Endangered, Threatened, or Rare Animal or Plant Species, or Their Habitats

Project: PS-M; Cumulative: PS-M

Summary: Potential significant impacts may occur to the sensitive San Diego woodrat, if present. In addition, the property trees, shrubs and grass areas have the potential to be used by breeding birds whose active nests are protected. Project construction activities may disrupt breeding behavior and be significant. Implementation of **Mitigation Measure MM1 and MM2** would mitigate these impacts to less than significant.

Avoidance and Minimization Measures

Placement of structures and driveway access were chosen to impact the least number of oak trees possible, which provide habitat for bird nesting. Only one dwelling is being proposed and two lots remain open space.

Mitigation Measure MM1: Woodrat Nest Surveys

Purpose: Avoid and minimize potential impacts to breeding and nesting San Diego woodrats, listed as a sensitive species.

Requirement: Prior to additional vegetation removal, a qualified biologist will survey the known nest and any other woodrats nests in proximity to disturbance for signs of recent activity. If determined to be active from October to May, biologist will conduct live-trapping according to accepted protocol prior to vegetation disturbance. If nest activity is detected and outside the breeding period, nest materials may be carefully dismantled. If woodrats are live-trapped, some of the nest materials are to be moved with the woodrats to a nearby site that has comparable habitat and is away from construction activity.

Documentation: Locations of all woodrat nests identified will be collected using GPS and mapped. Live-trapping methods and results will be recorded and reported.

Timing: Woodrats may be present all year so surveys should be done prior to vegetation removal near nests. If woodrat activity is suspected, verification would likely include two live-trapping surveys occurring over 3 consecutive nights, at 2-week intervals.

Monitoring and Reporting: Survey protocol, methods, and results will be recorded in a separate report.

Mapped Information: Old and active woodrat nests identified during pre-construction surveys will be mapped using GPS locations and included in the report. Previously noted woodrat nests were mapped as “wn” on maps provided in this ISBA.

Mitigation Measure MM2: Nesting Bird Survey(s)

Purpose: 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 while they are nesting. Avoid disturbance of nesting birds by activities conducted prior to construction that reduce or remove vegetation by identifying active nests.

Requirement: Prior to additional ground disturbance, a qualified biologist must survey the area of proposed disturbance and a project buffer area to identify if active bird nests are present. For active nests, work buffer areas will be established around them to preclude construction activities that may disturb breeding activities.

Documentation: Survey methods and results will be recorded and reported. Locations of all active bird nests identified will be collected using GPS and mapped.

Timing: A nest survey will be conducted within 2 weeks prior to vegetation disturbance.

Monitoring and Reporting: Identified active nests will be monitored for continued activity on a weekly basis by the biologist. The nest life stage (eggs, hatchlings, etc.) will be tracked and recorded. Survey protocol, methods, and results will be recorded in a separate report.

Mapped Information: Locations of all active bird nests identified and established work buffers will be collected using GPS and mapped.

B. Sensitive Plant Communities Project: PS-M; Cumulative: PS-M

Summary: Under Ventura County regulations, up to 5 protected trees (but no more than 3 oaks or sycamores), may be removed with a ministerial permit to allow for reasonable use of or access to property. If additional trees are removed, 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 (VCPD 2007). This project development would remove three oak trees within a remnant oak woodland and encroach on several other oak trees, which may affect their root systems. This project would also permanent remove 0.036 acre of coastal sage scrub and periodically disturb 0.084 acre of coastal sage scrub. Both of these impacts may be significant. Implementation of **Mitigation Measure MM3 and MM4** would mitigate these impacts to less than significant.

Avoidance and Minimization Measures

Placement of structures and driveway access were chosen to directly impact the least number of oak trees possible. Remaining oak trees will be protected during construction with fencing and monitored periodically.

Mitigation Measure MM3: Oak Tree Removal and Avoidance

Purpose: Avoid harm to oak trees and their root zones during the construction phase.

Requirement: Local permits will be obtained for the three oak trees that are slated for removal. Tree replacement requirements are discussed in the Oak Tree Plan, under separate cover. Removal during nesting season will not occur before the project biologist surveys them for active bird nests. Remaining oak trees on the project site should be fenced at their drip lines prior to construction commencement and fences maintained throughout to avoid root or branch damage.

Documentation: Project arborist or biologist will advise on proper fencing, periodically check on the fences protecting oak trees, and have them repaired or replaced by the landowner where necessary. If an oak tree is damaged, it will be identified, mapped and reported to the County.

Timing: Fences erected prior to heavy equipment entering the site and to remain throughout the construction phases.

Monitoring and Reporting: Oak tree checks can occur during other arborist or biologist site visits but at least once per month during construction.

Mapped Information: If an oak tree is damaged, it will be mapped using GPS.

Mitigation Measure MM4: Coastal Sage Scrub Replacement

Purpose: Replace the lost habitat value for the permanent remove of 0.036 acre of coastal sage scrub and periodic disturbance to 0.084 acre of coastal sage scrub, a sensitive plant community.

Requirement: Significant plant community losses are usually replaced at a 3:1 ratio. Because this is a less than 1 acre impact, it is recommended that the landscape material replanted on the property would

all be native coastal sage scrub plant species, with attention paid to those allowed within 30 feet of structures according to the Ventura County Fire Department guidelines.

Documentation: The project landscape plan will be reviewed and approved by the County Planning Department

Timing: County review of landscape plan prior to approval

Monitoring and Reporting: Ideally, following landscape planting an on-site check would occur to verify that the approved landscape plan was followed and the plants are establishing properly.

C. Waters and Wetlands Project: N; Cumulative: N

No Waters of Wetlands were identified within the project area of potential effect. No impact.

D. Wildlife Movement and Connectivity (migration corridors) Project: N; Cumulative: N

No wildlife movement and connectivity corridor was identified in the project area of potential effect. No impact.

Figure 6. Giordani Property Survey Area with Photo Points (P#) and shot direction indicated. Section 5 describes the photographs.

Section 5: Photos

Photos	
Location Lot 1, southwest corner **Map Key** P1 **View Direction** Northwest **Description** Property owner described as the location for the residence on Lot 1. Some of the oaks had been limbed up, some oaks were dead. Ground cover was (nonnative) vegetation kept mowed.	
Location Lot 2, west side **Map Key** P2 **View Direction** North **Description** Mowed area throughout middle of Lot 2. Mowing has occurred at least since 1989. Vegetation consists of nonnative grasses, primarily bromes.	

Location
Lot 3, eastern corner
Map Key
P3
View Direction
Southwest
Description
Vegetation shown includes edge of dense coast sage scrub into scrub likely thinned as part of nearby home's fuel modification zone.

Location
Lot 2, southeast corner
Map Key
P4
View Direction
North
Description
One of 7 woodrat nests observed (25 cm scale included). Also, adjacent to a newly cut path through dense coastal sage scrub from Lot 2 into Lot 3 (visible in lower left corner).

Appendix One

Summary of Biological Resource Regulations

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

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

Sensitive Status Species Regulations

Federally Protected Species

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

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

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

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

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

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

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

State Protected Species

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

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

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

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

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

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

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

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

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

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

California Rare Plant Ranks (RPR)

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

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

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

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

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

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

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

Global and Subnational Rankings

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

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

Locally Important Species

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

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

Migratory Bird Regulations

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

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

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

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

CDFG Rare

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

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

Environmentally Sensitive Habitat Areas

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

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

Locally Important Communities

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

Tree Regulations

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

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

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

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

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

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

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

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

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

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

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

Waters and Wetlands Regulations

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

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

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

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

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

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

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

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

Ventura County General Plan

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

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

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

Biological Resources Policy 1.5.2-4 states:

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

Coastal Habitat Regulations

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

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

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

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

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

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

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

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

Wildlife Migration Regulations

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

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria

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

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

Locally Important Plant Species Criteria

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

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

Locally Important Communities

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

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

Appendix Two

Table A-2. Species Observed During 2018 Biological Survey

Scientific Name	Common Name	Native	Notes
PLANTS			
Malosma laurina	Laurel sumac	Native	Throughout
Heteromeles arbutifolia	Toyon	Native	Lot 3
Rhus integrifolia	Lemonadeberry	Native	Lot 1
Artemisia californica	California or coastal sagebrush	Native	Throughout
Ribes speciosum	Fuschia-flowered gooseberry	Native	Lot 1
Keckiella cordifolia	Heart-leaved keckiella	Native	Lots 1 and 2
Diplacus aurantiacus	Sticky monkeyflower	Native	Throughout
Calystegia macrostegia	Morning glory	Native	Lot 3
Salvia melifera	Black sage	Native	Lots 2 and 3
Quercus agrifolia	**Coast live oak**	Native	Lot 1
Quercuswislizeni	**Interior live oak**	Native	Lots 1 and 2
Quercus lobata	**Valley oak**	Native	Lot 2
Quercus berberidifolia	**Scrub oak**	Native	Lot 3
Sambucis nigra	Elderberry	Native	Lot 3
Pseudognaphalium sp.	Cudweed	Native	Lot 3
Rhamnus ilicifolia	Holly leaf redberry	Native	
Ceanothus cuneatus	Buckbrush	Native	Lot 2
Ceanothus integerrimus	Deerbrush	Native	Lot 2
Eriogonum fasciculatum	California buckwheat	Native	Lot 3
Hazardia squarrosa	Sawtooth goldenbush	Native	Lots 2 and 3
Eriophyllum confertiflorum	Golden yarrow	Native	
Encelia californica	Bush sunflower	Native	Lot 1
Datura wrightii	Jimsonweed	Native	Lot 3
Acmispon glaber	Deerweed	Native	Throughout
Elymus condensatus	Giant wild ryegrass	Native	Lot 1
Rafinesquia californica	California chicory	Native	Lot 2
Salsola sp.	Russian thistle	Nonnative	Lot 2
Chenopod sp.	Goosefoot	Nonnative	Lot 2
Schinus molle	Peruvian pepper tree	Nonnative	Lot 3
Marrubium vulgare	Horehound	Nonnative	Introduced herb
Vinca sp.	Periwinkle	Nonnative	Lot 3
Bromus spp.	Brome grasses	Nonnative	Mowed under oaks and on Lot 3
Brassica nigra	Black mustard	Nonnative	Lot 2

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

Scientific Name	Common Name	Native	Notes
ANIMALS			
MAMMALS			
Spermophilus beecheyi	California ground squirrel	Native	Burrows present
Neotoma sp.	**Woodrat**	**Native**	Seven stick nests observed, some with signs of recent activity (fresh sticks and scat). However, it cannot be ascertained which species without trapping individuals; the range for ***N. lepida intermedia,*** a state sensitive species, overlaps with project area.
Sylvilagus audubonii	Audubon's cottontail	Native	
BIRDS			
Mimus polyglottos	Northern mockingbird	Native	
Haemorhous mexicanus	House finch	Native	
Zenaida macroura	Mourning dove	Native	
Calypte anna	Anna's hummingbird	Native	
Aphelocoma californica	California scrub-jay	Native	
Corvus corax	Common raven	Native	
Chamaea fasciata	Wrentit	Native	
Pipilo maculatus	Spotted towhee	Native	
Picoides nuttallii	Nuttall's woodpecker	Native	
Spinus psaltria	Lesser goldfinch	Native	
Accipiter cooperii	**Cooper's hawk**	**Native**	No nest observed, probably foraging.
Baeolophus inornatus	**Oat titmouse**	**Native**	With abundance of oak trees, good chance of one nesting on or near site.
Columba livia	Rock pigeon	Nonnative	
REPTILES			
Sceloporus occidentalis	Western fence lizard	Native	
INVERTEBRATES			
Danaus plexippus	Monarch butterfly	Native	California overwintering population is considered sensitive by USFS.

Note: Species in bold letters are special-status species, the birds during the nesting season. See the Special Status Species summary in Section 3.2 for details.

Barringer Biological Services

7/18/2016

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November 9, 2023, Revision December 26, 2023

RE: PL21-0092 - Kathleen Drive ISBA Addendum

This addendum is to address the potential biological impacts of the creation of a temporary access road into the construction area of the Kathleen Drive project. The landowner Mr. Giordani chose the least environmentally damaging route that was feasible when creating a construction access. Per Ventura County Senior Planner Michael Conger's request, this addendum to the December 2021 ISBA is submitted to respond to his questions regarding the access construction. Points addressed include:

- Whether the additional work (e.g., road access to Donlin Lane) impacted biological resources and whether that impact was significant.
- Whether any quantities need revision.
- Whether the pre-development work (e.g., grading and vegetation removal) resulted in impacts that were not otherwise addressed in the original ISBA.
- Any changes / modifications to recommendations.
- An approach for habitat restoration of the temporary access road.

The newly constructed temporary access from Donlin Lane primarily traverses areas already included in annual fuel modification vegetation removal zones. These areas, even after unprecedented rains in winter 2022-2023, have grown back with almost 100% ruderal, nonnative species (see Photos 1 and 2). Figure 1 is an aerial photo with the project components depicted (proposed structures, fuel modification areas, and new access road). Estimated effects as a result of access road disturbance to vegetation communities are calculated in Table 1.

Photos 1 and 2. Left - Construction access road on Parcel B (Lot 2) showing ruderal vegetation; right photo is vegetation adjacent to road and typical within fuel modification zones.

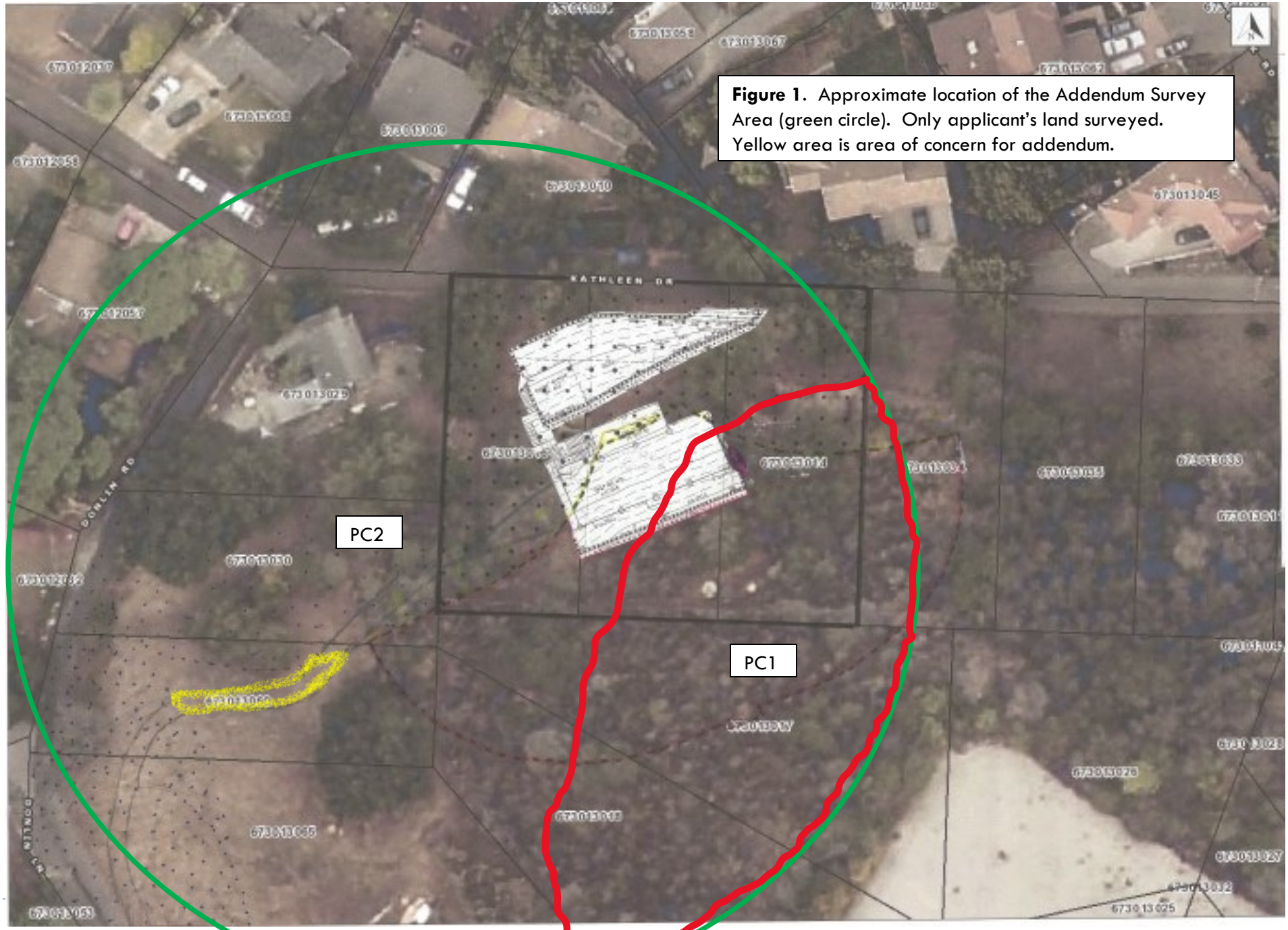

Figure 1. Approximate location of the Addendum Survey Area (green circle). Only applicant's land surveyed. Yellow area is area of concern for addendum.

Table 1. Vegetation Communities Affected by New Road Disturbance									
Existing Conditions					**New Disturbance Total (Road Development Footprint on and off Fuel Modification Areas)**			**New Road & Existing Fuel Modification**	
Map Key	Plant Alliance	Status	Condition	Total Acres in Survey Area	In Survey Area	On Lot 1 Acres	Off Lot 1 Acres	Overlap-ping Fuel Mod Acres	Not overlap-ping Fuel Mod Acres
PC1 (Figure 1 red outline)	California Sagebrush - Black Sage Scrub (*Artemisia californica-Salvia mellifera* Shrubland Alliance)	S4, G4	Disturbed, some cleared	0.74	0	0	0	0	0
PC2 (Figure 1 outside red outline)	Coast Live Oak Woodland (*Quercus agrifolia* Woodland Alliance)	S4, G4; protected by Ventura County	Disturbed	2.12	0.06	0.01	0.05	0.04	0.02 (Figure 1 yellow area)
CDFG 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) G4 or S4……Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors. G5 or S5……Secure—Common; widespread and abundant.									

These estimates reflect changes from those included in the 2021 ISBA. Even though the Coast Live Oak Woodland is a protected vegetation community, this particular portion had already been completely altered from its natural state, supported no oak trees, and was very small. Therefore, these impacts are not considered significant. Of most importance for this addendum is the acres of the new road disturbance footprint that occurred on an area that was not already and will not be cleared for fuel modification. This is depicted as a yellow area on Figure 1 and is highlighted in yellow in Table 1.

Recommended Mitigation Measures

Because vegetation that once supported a native vegetation community was affected without a permit, mitigation will be required. Once construction is complete, the access road disturbance footprint slope will be recontoured to match the natural hillside as much as possible. For the 0.02 acre that will not be continually disturbed as part of fuel modification, habitat restoration will be conducted. Erosion protections such as jute netting and straw wattles will be used where necessary to prevent soils from washing away during precipitation events. It is not recommended that nonnative or non-local plant species be introduced onto the site for restoration. It was observed during an October 2023 site visit that native bush monkeyflower (*Diplacus linearis*), California fuchsia (*Epilobium canum*), golden yarrow (*Eriophyllum confertiflorum*, and cardinal flower (*Lobelia cardinalis* var. *pseudosplendens*) were growing on portions of the property. With the guidance of a qualified biologist, seeds could be collected from these and other native species to be broadcast in the fall after slope soil protection activities are complete. These primarily herbaceous plants will not add to the fire danger for the structures. A follow-up visit in the following spring will verify germination and regrowth of primarily native plant species over the 0.02 acre.

Barringer Biological Services

7/18/2016

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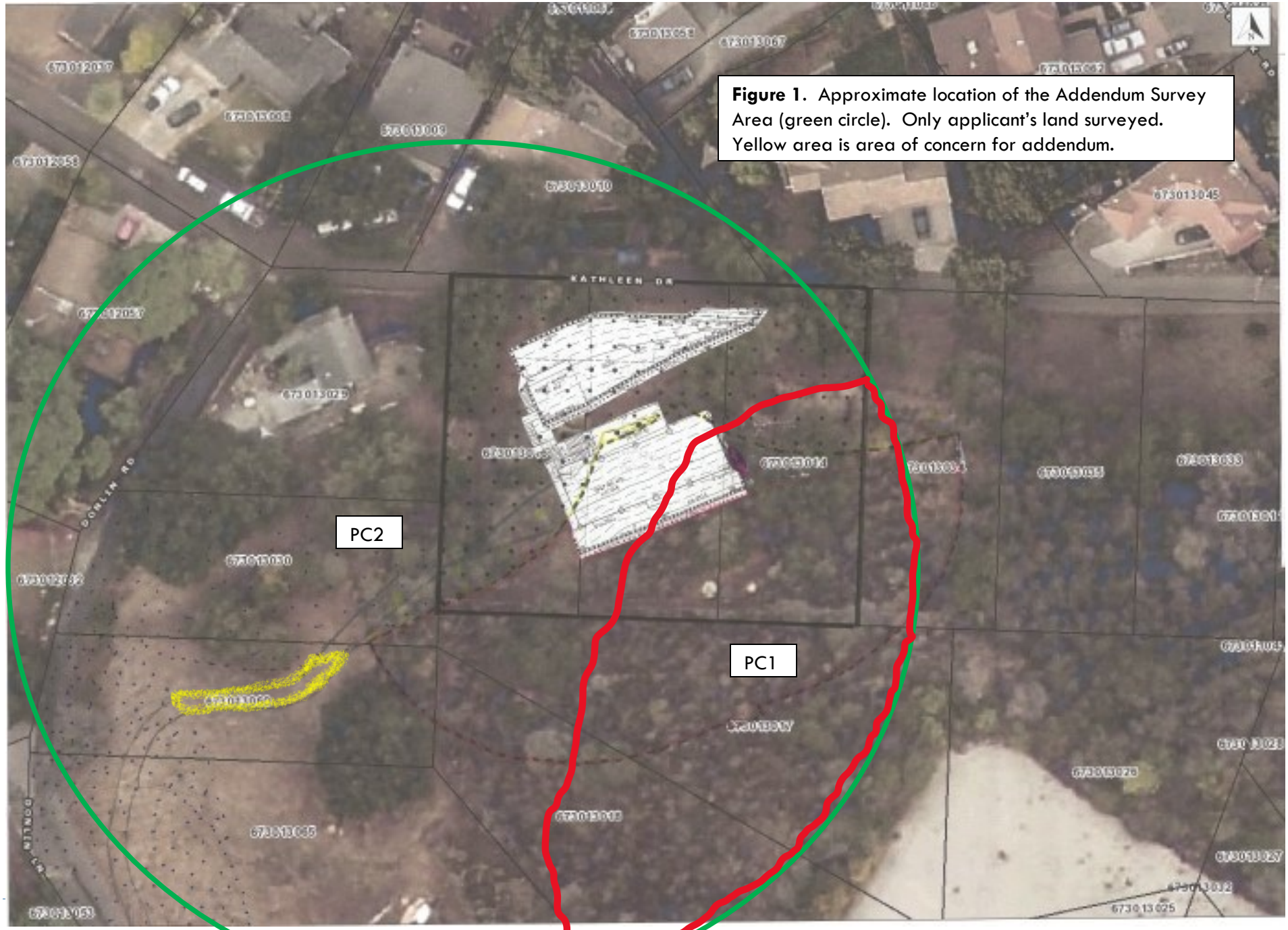
- Whether the additional work (e.g., road access to Donlin Lane) impacted biological resources and whether that impact was significant.
- Whether any quantities need revision.
- Whether the pre-development work (e.g., grading and vegetation removal) resulted in impacts that were not otherwise addressed in the original ISBA.
- Any changes / modifications to recommendations.
- An approach for habitat restoration of the temporary access road.

The newly constructed temporary access from Donlin Lane primarily traverses areas already included in annual fuel modification vegetation removal zones. These areas, even after unprecedented rains in winter 2022-2023, have grown back with almost 100% ruderal, nonnative species (see Photos 1 and 2). Figure 1 is an aerial photo with the project components depicted (proposed structures, fuel modification areas, and new access road). Estimated effects as a result of access road disturbance to vegetation communities are calculated in Table 1.

Photos 1 and 2. Left - Construction access road on Parcel B (Lot 2) showing ruderal vegetation; right photo is vegetation adjacent to road and typical within fuel modification zones.



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Map Key	Plant Alliance	Status	Condition	Total Acres in Survey Area	In Survey Area	On Lot 1 Acres	Off Lot 1 Acres	Overlap-ping Fuel Mod Acres	Not overlap-ping Fuel Mod Acres
PC1 (Figure 1 red outline)	California Sagebrush - Black Sage Scrub (*Artemisia californica-Salvia mellifera* Shrubland Alliance)	S4, G4	Disturbed, some cleared	0.74	0	0	0	0	0
PC2 (Figure 1 outside red outline)	Coast Live Oak Woodland (*Quercus agrifolia* Woodland Alliance)	S4, G4; protected by Ventura County	Disturbed	2.12	0.06	0.01	0.05	0.04	0.02 (Figure 1 yellow area)
CDFG 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) G4 or S4……Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors. G5 or S5……Secure—Common; widespread and abundant.									

These estimates reflect changes from those included in the 2021 ISBA. Even though the Coast Live Oak Woodland is a protected vegetation community, this particular portion had already been completely altered from its natural state, supported no oak trees, and was very small. Therefore, these impacts are not considered significant. Of most importance for this addendum is the acres of the new road disturbance footprint that occurred on an area that was not already and will not be cleared for fuel modification. This is depicted as a yellow area on Figure 1 and is highlighted in yellow in Table 1.

Recommended Mitigation Measures

Because vegetation that once supported a native vegetation community was affected without a permit, mitigation will be required. Once construction is complete, the access road disturbance footprint slope will be recontoured to match the natural hillside as much as possible. For the 0.02 acre that will not be continually disturbed as part of fuel modification, habitat restoration will be conducted. Erosion protections such as jute netting and straw wattles will be used where necessary to prevent soils from washing away during precipitation events. It is not recommended that nonnative or non-local plant species be introduced onto the site for restoration. It was observed during an October 2023 site visit that native bush monkeyflower (*Diplacus linearis*), California fuchsia (*Epilobium canum*), golden yarrow (*Eriophyllum confertiflorum*, and cardinal flower (*Lobelia cardinalis* var. *pseudosplendens*) were growing on portions of the property. With the guidance of a qualified biologist, seeds could be collected from these and other native species to be broadcast in the fall after slope soil protection activities are complete. These primarily herbaceous plants will not add to the fire danger for the structures. A follow-up visit in the following spring will verify germination and regrowth of primarily native plant species over the 0.02 acre.

Protected Tree Report

Project:

Single-Family Residence

Kathleen Drive

APN 673-0-130-014, 673-0-130-015 and 673-0-130-016

Newbury Park, California 91320

Prepared for:

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Date:

December 21, 2021

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Protected Tree Report

Single-Family Residence
Kathleen Drive
APN 673-0-130-014, 673-0-130-015 and 673-0-130-016
Newbury Park, California 91320

INTRODUCTION

This Protected Tree Report was prepared at the request of Mr. Jeff Giordani. Mr. Giordani proposes to construct a single-family residence on three parcels on Kathleen Drive, Newbury Park, California. The Assessor Parcel Numbers are APN 673-0-130-014, 673-0-130-015 and 673-0-130-016. The property is currently undeveloped.

The proposed plans include grading to create a building pad, driveway, garage, and associated retaining walls. The project as proposed will result in the removal of three protected oak trees. It will also require encroachment with the protected zone of ten oak trees, including one Heritage oak tree.

The property contains 17 protected native oak trees, one of which is a Heritage tree. In addition, one protected oak tree on the property to the east overhangs the site in the vicinity of the improvements. The purpose of this Protected Tree Report is to document findings related to a ground-level visual analysis of the trees and to provide an analysis of the potential direct impacts of the proposed improvements on the subject trees.

This report was prepared in accordance with the “Content Requirements for Tree Protection Plans” as specified by the County of Ventura. The County of Ventura recognizes that trees contribute significantly to the County’s unique aesthetic, biological, cultural, and historical environment as well as its air quality. It is the County’s specific intent through Section 8107-25 - Tree Protection Regulations of the Ventura County Non-Coastal Zoning Ordinance to encourage the responsible management of trees by employing public education and recognized conservation techniques to achieve an optimal cover of healthy trees of diverse ages and species while practically reconciling conflicting demands for alternative uses.

Unless authorized by a Tree Permit issued by the County of Ventura Resource Management Agency, designated trees may not be altered or felled. Alteration includes activities such as pruning, cutting trimming, poisoning, over-watering or any other damage or invasion into the Protected Zone of a protected tree. Invasion includes such activities as trenching, digging, placement of heavy equipment, vehicles and/or materials within the Protected Zone. Protected trees include the following:

- Oaks, all *Quercus* species, single trunk with a girth of 9.5 inches or greater
- Oaks, all *Quercus* species, multiple trunks, with a girth of 6.25 inches or greater

- Sycamores, all *Platanus* species, with a girth of 9.5 inches or greater
- Heritage tree, any species, with a girth of 90 inches or greater

The Protected Zone is defined as the surface and subsurface area within the dripline and extending a minimum of 5 feet outside the dripline of a tree, or 15 feet from the trunk of a tree, whichever is greater.

SCOPE OF WORK

The scope of work included a full ground field observation of the cultural and physical conditions of 18 protected oak trees, one of which is a Heritage tree. Pertinent data was recorded by Ann Burroughs, ISA on the Field Evaluation Forms contained in Appendix B. Data was collected on December 16, 2020. Photographs for reference and record purposes are included in Appendix C. A Tree Location Map is included in Appendix D. This map was prepared using a pdf version of the site plan as provided by Mr. Giordani.

All information provided by the preparer is certified to be true and correct as of the date of the field observations.

SITE CONDITIONS AND TREE CHARACTERISTICS

The site is currently undeveloped. The topography slopes steeply upward from the northwesterly corner of the property along Kathleen Drive to the southeasterly corner with an average grade of approximately 45 percent. The protected trees are scattered throughout the property.

As noted above, 18 protected trees exist within the study area. The tree inventory includes two species in total, as shown on Table 1. All the trees appear to have been self-generated. The protected trees' conditions range from excellent to poor as shown on Table 2 in Appendix A.

Most of the ground plane throughout the site, except for areas near the easterly and southerly property lines, contains weedy grasses and duff. Areas near the easterly and southerly property lines contain a mixture of native shrubs and subshrubs. The site also contains three tree skeletons and several low stumps that may or may not have been oak trees. In addition, there are piles of dead branches and sections of trees scattered about the site.

Each tree was tagged on the north side with a round aluminum tag stamped with an identifying number shown on the Tree Location Map in Appendix C. Numbers used were '2941' through '2957'. Tree #2958 was not tagged since it is on the neighboring property and was therefore not accessible.

All protected trees within 20 feet of the limits of construction were inventoried as required by County of Ventura reporting requirements. Detailed information with respect to circumference, height, canopy dimensions, form, crown class, and pruning history is provided for each of the subject trees on the Field Evaluation Forms in Appendix B. Measurements taken below 4.5 feet above grade were taken at the lower height due to the trees' branching structures in accordance with industry conventions.

TREE HEALTH EVALUATION AND RECOMMENDATIONS

Health and structure issues of special note and resulting recommendations are as follows:

Tree #2941 – This oak is a Heritage tree, as it has a girth over 90 inches.

Various building materials are stored beneath this senescent coast live oak (*Q. agrifolia*). Heavy objects can serve to compact soil. When soil is compacted, macropores are crushed resulting in adverse conditions. Water infiltrates slowly and trees may suffer from drought stress. Conversely, when water does infiltrate it may not drain properly. When soil is saturated it results in a lack of oxygen to roots and inhibits gas exchange in the rhizosphere, the area immediately surrounding the roots, producing toxic conditions. This may limit tree root development, impair tree growth, lead to a tree's decline, and leave the tree more susceptible to root rot diseases.

Relocate the materials outside the tree's protected root zone. Apply 3 to 4 inches of organic mulch throughout the planter area. Keep the mulch from direct contact with the trunk.

The tree also exhibits an extensive amount of loose or cracked bark as well as areas of missing bark. Loose or missing bark can be a sign of dead or dying trunks or branches.

The tree should be monitored on an annual basis and following a significant wind event or extreme weather event for changes such as development of a lean, decrease of health and vigor or the appearance of cracks that might indicate that potential failure is imminent.

Tree #2942 – A pile of dead wood is lying within the protected root zone of this mature scrub oak (*Q. berberidifolia*). Relocate the wood outside the tree's protected root zone. Apply 3 to 4 inches of organic mulch throughout the planter area. Keep the mulch from direct contact with the trunk.

Tree #2943 and #2944 – These two small, mature coast live oaks exhibit co-dominant trunks with included bark. Co-dominant limbs are defined as two limbs or trunks of approximately the same diameter that arise from the same point. These two limbs lack a normal branch union and therefore form a weak attachment. A bark inclusion occurs between branches or trunks or between a branch and trunk with narrow angles of attachment. As the tree expands radially, ingrown layers of bark form between the two. The embedded bark creates a weak structure and is a potential point of failure.

Structural pruning should be performed to reduce the less vigorous trunk on each of the trees to prevent serious structural problems in the future.

The trees should be monitored on an annual basis. The inspection should include observation of the co-dominant trunks to determine whether any structural changes have occurred and to what degree since the prior inspection.

The trees should be re-inspected following a significant wind event or extreme weather event such as sustained rains. The purpose of the inspection would be to observe whether cracks have occurred in the areas of included bark, indications that one or more of the co-dominant trunks may be beginning to fail.

Tree #2946 – A pile of boards is lying near the edge of the protected root zone of this coast live oak. Relocate the wood outside the tree's protected root zone. Apply 3 to 4 inches of organic mulch throughout the planter area. Keep the mulch from direct contact with the trunk.

In addition, the tree contains several pruning stub-cuts, cuts that leave a large amount of branch intact. Multiple weakly attached branches may develop along or just below the cuts. As these branches increase in size, they crowd each other and frequently result in bark inclusions and failure. Using proper pruning cuts, remove the stubs.

The tree also exhibits co-dominant scaffolds with a low amount of included bark. The trees should be monitored on an annual basis and following a significant wind event or extreme weather event such as sustained rains.

Tree #2947, #2948 and #2953 – These three mature, multi-trunk coast live oaks exhibit co-dominant trunks with a low amount of included bark. The trees should be monitored on an annual basis and following a significant wind event or extreme weather event such as sustained rains.

Tree #2950 and #2954 – These two mature, coast live oaks exhibit a moderate amount of loose or cracked bark as well as areas of missing bark. The trees should be monitored on an annual basis and following a significant wind event or extreme weather event such as sustained rains.

Tree #2952 – This mature coast live oak exhibits cracked, loose and missing bark as well as conks, the fruiting bodies of a sap-rotting fungus, on its lower trunk and at the root crown. The tree should be monitored on an annual basis and following a significant wind event or extreme weather event such as sustained rains.

Tree #2956 – This mature coast live oak exhibits conks, the fruiting bodies of a sap-rotting fungus, on its lower trunk and at the root crown. The tree should be monitored on an annual basis and following a significant wind event or extreme weather event such as sustained rains.

Additional health details and observations are documented for each tree on the Field Evaluation Forms in Appendix B.

IMPACT ANALYSIS AND TREE PROTECTION PLAN

The owner proposes to construct a single-family residence and detached garage. The proposed plans include grading and retaining walls to create the building pad, garage, and driveway.

The most recent edition of the International Society of Arboriculture (ISA) Best Management Practices (BMP) for Managing Trees during Construction provides guidelines for determining a Tree Protection Zone (TPZ), based on a tree species' tolerance for construction damage and the relative age of the tree. Taking these two factors into consideration, a TPZ can be established using multiples of a tree's trunk diameter. Coast live oaks are reported to exhibit a high tolerance to construction impacts; construction tolerance of scrub oaks is unavailable and therefore the more conservative low tolerance rating will be used.

The most recent edition of the ISA BMP for Root Management states that "Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. Cutting roots any closer to the tree is more likely to compromise stability." Potential direct impacts to the trees because of the proposed project were evaluated based on the County's Oak Tree Preservation Guidelines as well as the ISA BMPs.

Our analysis considers the need for over-excavation and re-compaction of soil 2 feet beyond the footprint of the proposed buildings and retaining walls as stated by the property owner.

The project as proposed would result in the removal of three protected oak trees. Ten other protected oak trees, including one Heritage tree would be directly impacted by the construction by encroachment within the Protected Zone. Five protected trees would be preserved in place with no direct impacts. The disposition, general location and reason for the removal or encroachment for each protected tree are summarized in Table 3 in Appendix A.

Specific comments with respect to potentially impacted trees are as follows:

Tree #2943, #2944, #2948, #2954, and #2958 – No direct impacts are anticipated for these five trees.

Tree #2954 – No direct impacts are anticipated for this mature coast live oak. However, its Protected Zone is within 20 feet of the limits of the construction area. Provide protective fencing at the edge of the tree's Protected Zone as described in the General Recommendations below.

Tree #2941 – This senescent coast live oak is located near the southwesterly corner of the site. The TPZ for a senescent coast live oak of this size would occur within 30 feet of the trunk.

Grading for the retaining wall would occur within 20 feet of the tree's trunk on its southeasterly side and over-excavation for construction of the residence would occur within 22 feet of the trunk on its easterly side. This work would affect approximately 5% of the tree's Protected Zone. Work in this area should be performed with small equipment under the observation of this office to minimize compaction and root damage. Given the distance of the work from the trunk, it is unlikely roots of any significant size will be found in this area and the tree should be able to remain without long-term adverse impacts.

Tree #2942 – This mature scrub oak tree is located approximately 22 feet north of tree 2941. The TPZ for a mature scrub oak of this size would occur within approximately 5 feet of the trunk.

Over-excavation for construction of the residence would occur within 12 feet of the trunk on its easterly side and would encroach within two percent of the tree's Protected Zone. Work in this area should be performed with small equipment under the observation of this office to minimize compaction and root damage. Given the distance of the work from the trunk, it is unlikely roots of any significant size will be found in this area and the tree should be able to remain without long-term adverse impacts.

Tree #2945 – This mature multi-trunk coast live oak is located within the westerly portion of the site. It is within the area of over-excavation near the southwesterly corner of the

new garage and driveway. The tree would therefore require removal to construct the project as proposed.

Tree #2946 – This mature coast live oak tree is located approximately 37 feet northwest of tree #2645, near the easterly property line. The TPZ for a mature coast live oak of this size would occur approximately 15 feet from the trunk.

Over-excavation for and construction of the retaining wall and driveway would occur within 14 feet of the trunk on its easterly side and would encroach within 5% of the tree's Protected Zone. Given the distance of the work from the trunk it is unlikely roots of any significant size will be found in this area.

We recommend the contractor excavate a trench at the proposed limits of excavation under the observation of this office. Should any incidental roots be encountered they should be cut cleanly at the edge of the excavation. If roots over 2 inches in diameter must be excised, this office should be contacted to perform further evaluation of the tree's potential stability. The evaluation will consider the size of the roots and their distance from the trunk. Excavation should be performed with hand tools under the direct observation of this office to ensure that roots are not damaged during the excavation.

Tree #2947 – This mature coast live oak tree is located approximately 15 feet northeast of tree #2946. The TPZ for a mature coast live oak of this size would occur approximately 14 feet from the trunk.

Over-excavation for and construction of the retaining wall and driveway would occur within 8.2 feet of the trunk on its southerly side and would encroach within 8% of the tree's Protected Zone. Work would occur within the area less than six times the tree's trunk diameter.

We recommend the contractor excavate a trench at the proposed limits of excavation under the observation of this office. Should any incidental roots be encountered they should be cut cleanly at the edge of the excavation. If roots over 2 inches in diameter must be excised, this office should be contacted to perform further evaluation of the tree's potential stability. The evaluation will consider the size of the roots and their distance from the trunk. Excavation should be performed with hand tools under the direct observation of this office to ensure that roots are not damaged during the excavation. With these protocols, the tree should be able to remain without long-term adverse impacts.

Tree #2949 – This mature coast live oak is located approximately 5 feet northeast of tree 2947. The TPZ for a mature coast live oak of this size would occur approximately 12 feet from the trunk.

Over-excavation for and construction of the retaining wall and driveway would occur within approximately 11.3 feet of the trunk on its southerly side and would encroach within 10% of the tree's Protected Zone.

We recommend the contractor excavate a trench at the proposed limits of excavation under the observation of this office. Should any incidental roots be encountered they should be cut cleanly at the edge of the excavation. If roots over 2 inches in diameter must be excised, this office should be contacted to perform further evaluation of the tree's potential stability. The evaluation will consider the size of the roots and their distance from the trunk. Excavation should be performed with hand tools under the direct

observation of this office to ensure that roots are not damaged during the excavation. With these protocols, the tree should be able to remain without long-term adverse impacts.

Pruning would be required to raise the canopy above the driveway to provide 8 feet of vertical clearance.

Tree #2950 and #2951 – These two mature coast live oaks are located near Kathleen Drive within the westerly portion of the site. They are within slightly less than 2.5 feet and 1 foot, respectively, of the retaining wall at the driveway. The trees would therefore require removal to construct the project as proposed.

Tree #2952 – This mature coast live oak is located near the northeasterly corner of the site. The TPZ for a mature coast live oak of this size would occur approximately 14 feet from the trunk.

Over-excavation for and construction of the new driveway would occur within 13.75 feet of its trunk. Approximately 12% of the Protected Zone would be encroached upon. Given the distance of the work from the trunk, if the work is performed carefully with hand tools under the direct observation of this office, no significant long-term impacts to the tree are anticipated.

Tree #2953 – This mature coast live oak is located near the northeasterly corner of the site. The TPZ for a mature coast live oak of this size would occur approximately 11 feet from the trunk.

Over-excavation for and construction of the new driveway would occur within 13 feet of its trunk. Given the distance of the work from the trunk, if the work is performed carefully with hand tools under the direct observation of this office, no significant long-term impacts to the tree are anticipated.

Tree #2955 – This mature coast live oak is located near the northeasterly corner of the site. The TPZ for a mature coast live oak of this size would occur approximately 12 feet from the trunk.

Over-excavation for and construction of the new driveway would occur within approximately 13 feet of its trunk. Given the distance of the work from the trunk, if the work is performed carefully with hand tools under the direct observation of this office, no significant long-term impacts to the tree are anticipated.

Tree #2956 – This mature coast live oak is located near the southeasterly corner of the site. The TPZ for a mature coast live oak of this size would occur within approximately 12 feet of the trunk.

Grading for the retaining wall south of the residence would occur within approximately 14 feet of the tree's trunk on its northerly side. Work in this area should be performed with small equipment under the observation of this office to minimize compaction and root damage. Given the distance of the work from the trunk, it is unlikely roots of any significant size will be found in this area and the tree should be able to remain without long-term adverse impacts.

Tree #2957 – This mature coast live oak is located near the southeasterly corner of the site. The TPZ for a mature coast live oak of this size would occur within approximately 17 feet of the trunk.

Grading for the retaining wall south of the residence would occur within approximately 15 feet of the tree's trunk on its northerly side. Work in this area should be performed with small equipment under the observation of this office to minimize compaction and root damage. This work would affect approximately four percent of the tree's Protected Zone. Work in this area should be performed with small equipment under the observation of this office to minimize compaction and root damage. Given the distance of the work from the trunk, it is unlikely roots of any significant size will be found in this area and the tree should be able to remain without long-term adverse impacts.

The following additional specific recommendations should be followed to further mitigate the potential impacts from construction at the site:

1. Pruning, removal or other tree alteration that could potentially disrupt known bird nests should take place between August 15th and February 1st.
2. All trees to be removed within the vicinity of any tree to remain must be removed by a qualified arborist. The qualified arborist must remove the trees in a manner that causes no damage to any tree or understory planting to remain. The project arborist will approve the removal methodology.

   Trees to be removed are be felled to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, the project arborist may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades or other approved root-pruning equipment.

   Trees to be removed are to be cut near ground level and the stump ground to a depth of 24 inches. The resulting hole should be filled with soil unless the area is to be otherwise graded.
3. Required pruning should occur prior to construction.
4. Ongoing maintenance is of some issue. Some trees exhibit evidence of small stub cuts. Stub cuts are not an acceptable industry practice. All pruning should be performed by a qualified tree trimmer in accordance with the "American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning), ANSI A300 (Part 1) – 2017" and the "Best Management Practices for Tree Pruning (Revised 2019)" as published by the International Society of Arboriculture.
5. Tree protection fencing shall be installed prior to any clearing, grubbing, trenching, grading or land disturbances. Table 3 in Appendix A indicates which trees are to be fenced. High-visibility orange fencing may be used, connected to t-posts placed at the edge of the TPZ as indicated on the Tree Location Map in Appendix D.
6. The approved tree permit shall be on-site during construction activities. The Permittee will provide a copy of the permit and performance standards to all responsible parties who will be performing work around protected trees.
7. Unanticipated damage to protected trees or areas within their TPZs are to be reported to the project arborist and to the Planning Division within 24 hours. The

Permittee will submit an incident report to the Planning Division within 2 weeks of the incident.

8. Damage to minor roots should be traced back and cleanly cut behind any split, cracked, or damaged area. Any roots exposed will be kept moist and covered. Area of wounded roots will be watered upon completion of backfill.

APPRAISALS

The value of each tree to be removed, was calculated in accordance with the Ninth Edition of the *Guide for Plant Appraisal* published by the Council of Tree and Landscape Appraisers. Detailed calculations are provided in Table 4 in Appendix A. The total appraised value for the three trees was calculated at $8,850.

The sum of the cross-sectional areas of the three trees to be removed is 35 inches. Given the steepness of the site, it is recommended that replacement trees be limited to 24-inch box-size trees, having a caliper of 2 inches. A total of 18 trees would therefore be required. There is sufficient space to plant these trees on the south and central- east portions of the site.

TREE PROTECTION PLAN – GENERAL RECOMMENDATIONS

The following general recommendations should be followed to establish and maintain a healthy cultural environment for native trees. It must be understood that these recommendations apply to native trees in general; specific questions should always be referred to the project arborist. These same recommendations also apply to the basic care of other non-native ornamental trees.

WORK WITHIN THE PROTECTED ZONE AND TREE PROTECTION ZONE

The Protected Zone is an area surrounding a tree, defined by County ordinance. It includes all area within the dripline of the tree, plus 5 feet beyond the dripline. This distance must be no less than 15 feet from the trunk. Given the high sensitivity of native trees, great care must be taken when work is conducted within the Protected Zone or the TPZ. Specifically:

Observation -- All work conducted within the Protected Zone or TPZ of a native tree should be performed within the presence of the project arborist. This work will also require a permit from the County. This will help to ensure that work is performed in a manner that will not harm a tree.

Notice -- Forty-eight-hour notice should be provided to the project arborist prior to the planned start of work. This notification must usually be provided to the County as well. The notice will ensure that the project receives the highest possible scheduling priority and avoid delays.

Hand Tools -- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes, and other vehicles cannot be operated in a manner that will preserve major tree roots, minimize soil compaction, and ensure the safety of both the vehicle operator and the tree.

Certification -- All work conducted within the Protected Zone must be certified by the project arborist. For work performed under a permit, this is a requirement of the County.

WORK OUTSIDE OF THE PROTECTED ZONE

To protect trees within the vicinity of major construction, trees must be temporarily fenced at the edge of the Protected Zone prior to the beginning of construction operations on a site. The fence must be readily visible and have a minimum of 4 feet in height with stationary posts set at no greater than 10-foot intervals. The fencing must have signage attached stating the following: “WARNING, TREE PROTECTION ZONE, Entry prohibited. This fence shall remain in place throughout the entire construction period”. One English language and one Spanish language sign will be installed on the fence in 4 equidistant locations around each protected tree. Damaged fencing will be immediately replaced or repaired. The project arborist should be contacted to develop a specific fencing plan at a pre-construction meeting if required by the project permit. The fence may be removed at the completion of the construction upon approval by the County.

PLANTING WITHIN THE PROTECTED ZONE

Planting within the Protected Zone of a native tree is discouraged. Ideally, the leaf litter from the tree should be allowed to collect beneath the tree, creating a natural mulch and fertilizer. If planting is necessary or the natural leaf litter is removed, the following should be considered:

Plant Material -- Only drought tolerant plantings should be utilized. All plantings should be compatible with native trees. A good reference for compatible plant material is Compatible Plantings Under and Around Oaks by the California Oak Foundation.

Irrigation -- No spray-type irrigation systems should be used within the Protected Zone. It is important that sprinkler systems do not throw water against the trunk of a native tree. A continuously wet soil condition near the root crown, the area where the tree trunk meets the ground, favors the growth of predatory disease organisms. The two most prominent organisms in southern California are avocado root rot (*Phytophthora cinnamomi*) and oak root fungus (*Armillaria mellea*). As an absolute minimum, all spray irrigation should be at least 15 feet from the trunk.

Resistant Varieties -- Avoid plants that are susceptible to either avocado root rot or oak root fungus. Native trees are particularly susceptible to these diseases in developed areas. Avoiding other plants susceptible to these diseases will also help to keep the diseases in a dormant state. Consult publications by the University of California Cooperative Extension for plant lists.

Mulch -- Place a 4-inch-thick layer of organic mulch throughout the protected zone of each tree. Arborist wood chips perform well in terms of moisture retention, temperature moderation, weed control, and sustainability. Wood chips should not be incorporated into the soil. All mulch should be kept from direct contact with the tree. These mulches are beneficial when the natural leaf litter is not available, minimizing evaporation and providing weed control.

TREE MAINTENANCE AND PRUNING OPERATIONS

Most native trees require little pruning, except for periodic deadwooding. However, if a tree has a major defect, the employment of proper pruning practices may be more desirable than the uncontrolled damage that could otherwise occur. Always consult qualified professionals for advice.

Ornamental or Aesthetic Pruning -- Removal of live tissue for the purpose of altering the appearance of a native tree is not recommended. Activities such as thinning out, heading up, or other similar practices contribute to the onset of insect and disease attacks. The County of Ventura will allow pruning and trimming of living limbs and roots under certain circumstances. Detailed requirements are contained in the County tree protection ordinance. A qualified arborist should be contacted to discuss any pruning operation and to determine if a County permit is required.

Deadwooding -- Removal of dead tissue, regardless of size, may usually be performed without a permit. All pruning should follow standards endorsed by the International Society of Arboriculture.

Other Pruning Operations -- Branches that are unsafe due to decay, cavities, cracks, physical imbalance, fire damage, disease, or insects should be referred to a qualified arborist for inspection, especially if the branches exceed 2 inches in diameter. A permit is generally required to remove such branches. A brief written report will be prepared by the arborist to provide the basis for the request to obtain a pruning permit from the County.

Cavities and Hollows -- Cavities and hollows should be kept free of loose debris. Some contain decayed wood; these should generally be referred to a qualified arborist for treatment. Concrete or other materials should not be used to seal or fill in cavities or hollows. These materials create a haven for diseases and insects over time. Openings may be covered with screening to prevent debris build-up.

Wound Seal -- Pruning wounds should generally not be sealed with any type of compound. Over time, these materials crack and create entry points for disease and insects. A proper pruning cut will heal naturally over a short period of time.

WATERING AND FERTILIZATION

Winter rains should be sufficient to provide the water needed for native trees in natural areas. Native trees in landscaped areas will usually receive enough water from adjacent plantings. If you suspect that your tree needs supplemental water, contact a qualified arborist for advice.

Watering -- If supplemental water is required, use a water probe, such as a "Ross Root Feeder" to apply the water. Alternatively, a low volume soaker hose could be utilized. Apply the water at various locations, just outside the dripline of the tree. A total of 15 to 20 hours of low volume application should suffice. Repeat this watering cycle every one to two months as needed. Water should generally not be applied in the summer, as most native trees are “dormant” and cannot accept the water.

Fertilization -- Fertilizer can be applied along with the water. A total of 0.75 pound of actual nitrogen per inch of trunk diameter per year is a basic rule-of-thumb. However,

ask your local certified nurseryman for a specific recommendation and follow the manufacturer's directions carefully. Over-fertilization can be deadly.

Aeration -- Ventilation of the root system can be beneficial in areas where soil has been compacted. Hand dig holes 6 inches in diameter to a depth of 2 feet. Do not cut any roots more than 1 inch in diameter. Dig the holes 2 feet on center, in concentric circles around the trunk, throughout the dripline. If possible, add holes outside of the dripline. Fill the holes with an organic matter. If native leaf litter is not available, a mixture such as 50 percent "Kellogg's Nitrohumus" and 50- percent nitrolized redwood shavings will be beneficial. This organic matter will be decomposed, producing a year-round source of fertilizer for the native tree.

DISEASES AND INSECTS

Effective pest control starts with observation by the homeowner. Changes, such as abnormal leaf drop, oozing sap, and discolored or dying leaves indicate that something has changed, and expert inspection is required. Homeowners should be careful when using pesticides around a native tree. Herbicides should never be utilized within 100 feet of a native tree, unless applied by a certified pesticide applicator. Misuse of these compounds can lead to the death of beneficial organisms or even to the death of the tree.

GRADE CHANGES

Any change to the grade at the root crown of a native tree can have a negative impact. As little as 6 inches can lead to the death of the tree. Drainage patterns should be maintained to prevent water from flowing and ponding at the base of a tree. If fill soil exists, use a shovel to remove the excess soil. The flare at the root crown should just be visible.

PERIODIC INSPECTION

All trees should be inspected on a periodic basis by a qualified arborist for the ongoing safety, health and welfare of the tree and the occupants residing below it. The inspection timing should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only warrant inspection every few years. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by qualified arborist.

WARRANTY

The trees discussed herein were generally reviewed for physical, biological, functional, and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures: an at-grade, macro-visual observation only. No extensive microbiological, soil/root excavation, upper crown examination, nor internal tree investigation was conducted and therefore, the reportings herein reflect the overall visual appearance of the trees on the date reviewed. No warranty is implied as to the potential failure, health, or demise of any part or the whole of any tree described in this report.

Clients are advised that should physical or biological concerns be evidenced for any specimen within this report, prudent further investigation, detailed analysis, or remedial action may be required.

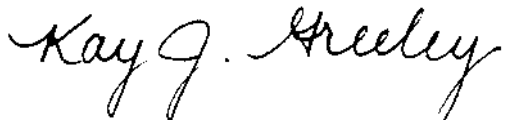
As living organisms, plants continually exhibit growth and response to environmental changes that influence the development, health, and vigor of the specimen. These influences may not be externally visible and may be present or develop over various time periods depending on the site conditions.

It is recommended that due to the general nature of plant development and continued environmental and physical influences on vegetation at a specific site, regular monitoring by a qualified arborist is scheduled.

Locations of property lines or exact tree locations, site amenities, structures or easements are assumed to be as illustrated on any enclosed maps. They are a composite of information provided by the client, records of fact and/or on-site field review. No investigation was made to verify these conditions.

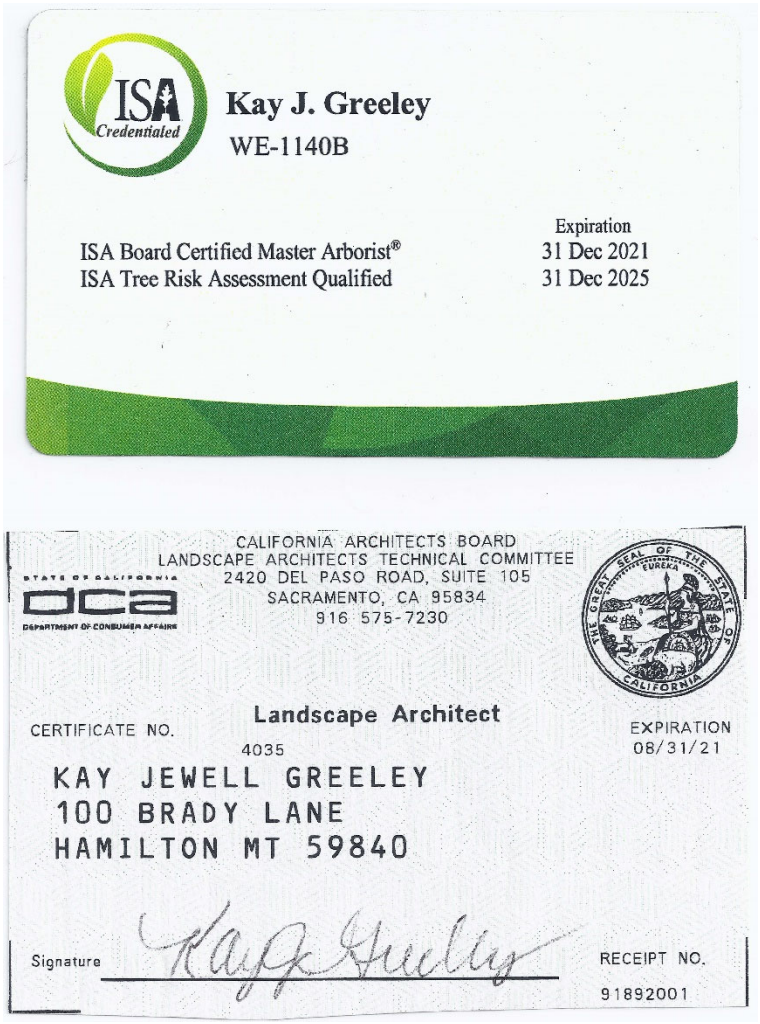
This report represents the independent opinion of the preparer and was conducted per the client's scope of request. The report is therefore limited to the extent described herein.

Respectfully submitted,



Kay J. Greeley
Landscape Architect 4035
Board Certified Master Arborist WE-1140B

CREDENTIALS



ISA Credentialed

Kay J. Greeley
WE-1140B

	Expiration
ISA Board Certified Master Arborist®	31 Dec 2021
ISA Tree Risk Assessment Qualified	31 Dec 2025

STATE OF CALIFORNIA
DCA
DEPARTMENT OF CONSUMER AFFAIRS

CALIFORNIA ARCHITECTS BOARD
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230

THE GREAT SEAL OF THE STATE OF CALIFORNIA
EUREKA

Landscape Architect

CERTIFICATE NO.
4035

EXPIRATION
08/31/21

KAY JEWELL GREELEY
100 BRADY LANE
HAMILTON MT 59840

Signature Kay J. Greeley

RECEIPT NO.
91892001

APPENDIX A – SUMMARY TABLES

TABLE 1
SPECIES LIST

Species		
Scientific Name	**Common Name**	**Quantity**
Quercus agrifolia	coast live oak	17
Quercus berberidifolia	scrub oak	1
	Total	**18**

TABLE 2
TREE INVENTORY

Tree Number	Species		dBH (inches)	General Location	Comments
	Scientific Name	Common Name			
2941	*Quercus agrifolia*	coast live oak	30 @ 2.1'	within southwesterly corner of property	moderate dieback; severe loose or missing bark; co-dominant scaffolds, moderate dead wood; sparse
2942	*Quercus berberidifolia*	scrub oak	5	south of tree 2941	dieback; previous trunk failure; sparse
2943	*Quercus agrifolia*	coast live oak	7 @ 1.0', 6 @ 2.1'	immediately adjacent to westerly property line	co-dominant trunks with included bark; slightly sparse
2944	*Quercus agrifolia*	coast live oak	5, 5	immediately adjacent to westerly property line	co-dominant trunks with included bark
2945	*Quercus agrifolia*	coast live oak	5, 4	within westerly third of property	dieback; minor amount of necrotic foliage; sparse
2946	*Quercus agrifolia*	coast live oak	18 @ 2.8'	within northwesterly corner of property	co-dominant scaffolds and branches with included bark; slightly sparse
2947	*Quercus agrifolia*	coast live oak	10 @ 4.0', 10, 9	within northwesterly corner of property	co-dominant trunks with included bark; slightly sparse
2948	*Quercus agrifolia*	coast live oak	9, 6	within northwesterly corner of property	co-dominant trunks with included bark; minor dieback; sparse
2949	*Quercus agrifolia*	coast live oak	12 @ 2.5'	within northwesterly corner of property	slightly sparse; minor dieback
2950	*Quercus agrifolia*	coast live oak	8, 6, 6, 5	immediately adjacent to Kathleen Drive	slightly sparse; moderate amount of loose, cracked or missing bark
2951	*Quercus agrifolia*	coast live oak	16 @ 3.0'	immediately adjacent to Kathleen Drive	
2952	*Quercus agrifolia*	coast live oak	14	within northeasterly corner of property	sparse; sap rot fungi at root crown; moderate to severe amount of loose, cracked or missing bark
2953	*Quercus agrifolia*	coast live oak	10, 10, 8	within northeasterly corner of property	slightly sparse, co-dominant trunks with included bark; hanger in tree
2954	*Quercus agrifolia*	coast live oak	16 @ 4.0'	within northeasterly corner of property	sparse; dieback; moderate to severe amount of loose, cracked or missing bark
2955	*Quercus agrifolia*	coast live oak	11, 10, 10, 4	within northeasterly corner of property	slightly sparse; old trunk failure
2956	*Quercus agrifolia*	coast live oak	12 @ 4.0'	within southeasterly corner of property	sparse; dieback; conks at root crown and trunk

TABLE 2
TREE INVENTORY

Tree Number	Species		dBH (inches)	General Location	Comments
	Scientific Name	Common Name			
2957	*Quercus agrifolia*	coast live oak	25 @ 1.0'	within southeasterly corner of property	slightly sparse; trunk and branch fused at approximately 3.5 feet
2958	*Quercus agrifolia*	coast live oak	4, 4, 3, 2, 1 (all est.)	off site near easterly property line	off site

Rating Scale:
A: excellent
B: above average
C: average
D: below average
F: dead

TABLE 3
TREE CONDITION AND IMPACT SUMMARY

Tree Number	Species	Girth (inches)	Heritage	Hazardous	Vitality	Anticipated Construction Impacts	Comments	Protective Fencing
2941	*Quercus agrifolia*	94 @ 2.1'	yes	no	D+	encroach	construction of residence and retaining wall	yes
2942	*Quercus berberidifolia*	16	no	no	C-	encroach	construction of residence	yes
2943	*Quercus agrifolia*	22 @ 1.0', 19 @ 2.1'	no	no	A-	none	no direct impacts anticipated	yes
2944	*Quercus agrifolia*	16, 16	no	no	A-	none	no direct impacts anticipated	yes
2945	*Quercus agrifolia*	16, 13	no	no	C-	remove	grading for retaining wall, garage	no
2946	*Quercus agrifolia*	57 @ 2.8'	no	no	B	encroach	retaining wall and driveway	yes
2947	*Quercus agrifolia*	31 @ 4.0', 31, 28	no	no	B	encroach	retaining wall and driveway	yes
2948	*Quercus agrifolia*	28, 19	no	no	C	none	no direct impacts anticipated	yes
2949	*Quercus agrifolia*	38 @ 2.5'	no	no	C+	encroach	retaining wall and driveway	yes
2950	*Quercus agrifolia*	25, 19, 19, 16	no	no	C-	remove	grading for retaining wall	no
2951	*Quercus agrifolia*	50 @ 3.0'	no	no	B+	remove	grading for retaining wall	no
2952	*Quercus agrifolia*	44	no	no	D+	encroach	retaining wall and driveway	yes
2953	*Quercus agrifolia*	31, 31, 25	no	no	C	encroach	retaining wall and driveway	yes
2954	*Quercus agrifolia*	50 @ 4.0'	no	no	D+	none	no direct impacts anticipated	yes
2955	*Quercus agrifolia*	35, 31, 31, 13	no	no	C	encroach	retaining wall and driveway	yes
2956	*Quercus agrifolia*	38 @ 4.0'	no	no	D+	encroach	construction of retaining wall	yes
2957	*Quercus agrifolia*	79	no	no	C	encroach	construction of retaining wall	yes
2958	*Quercus agrifolia*	13, 13, 9, 6, 3	no	no	B	none	no direct impacts anticipated	no

Impact Summary:	
None	5
Encroach	10
Remove	3
Total	18

TABLE 4
APPRAISALS

Tree Number	Species	Condition Rating	Equivalent d_A (inches)	Location Rating	Species Rating	TA_R (/ sq.in.)	Replacement Tree Cost	Installation Cost	Installed Tree Cost	Unit Tree Cost (/ sq.in.)	TA_A or ATA_A (sq.in.)	TA_{INCR} (sq.in.)	Basic Tree Cost	Appraised Value	Final Appraised Value
2945	*Quercus agrifolia*	84%	6.40	27%	90%	N/A	$1,425.00	$1,850.00	$3,275.00	N/A	N/A	N/A	N/A	$663	$660
2950	*Quercus agrifolia*	75%	12.69	27%	90%	23.76	$2,650.00	$2,500.00	$5,150.00	$111.53	126.39	102.63	$16,595.96	$2,987	$2,990
2951	*Quercus agrifolia*	88%	16.00	27%	90%	23.76	$2,650.00	$2,500.00	$5,150.00	$111.53	200.96	177.20	$24,913.31	$5,232	$5,200
	Total														**$8,850**

APPENDIX B - FIELD EVALUATION FORMS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/14/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2941 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 dbH (inches): 30 @ 2.1' Height (feet): 38

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	23	21	24	~~24~~ 7	12	16E	25E	25
Clearance to canopy (feet)	16	18	4	*10	13	3	0	6

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? (Y) N Twig Dieback? (Y) N

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☒ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 15 ° aspect NW

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☐ below canopy ☒ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2941

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks			M-S	
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark	S	S	S	
Nesting hole/bee hive				
Deadwood/stubs			M	M-S
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☑ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

Remove materials from tree's PZ

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AD Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2942 Species: ☐ *Quercus agrifolia* ☐ *Quercus lobata* ☒ other Q berberidifolia

# of trunks: 1 dbH (inches): 5 Height (feet): 16

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	8 6	4	3	2	2	3	10	10
Clearance to canopy (feet)	4	4	3	4	4	4	4	6

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☒ necrotic

Epicormics? Y (N) Twig Dieback? (Y) N

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 75 ° aspect NW

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

2942

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			L	L

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

Move deadwood from PZ

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr Thomas Guide: Page: ____ Coordinate: ____

Date: 12/14/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 294 & 3 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 2 dbH (inches): 5 6@2.1', 7@1' Height (feet): 15

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	4	6	8	9	10	OP		
Clearance to canopy (feet)	3	10	4	0	3			

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☒ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☐ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☒ small

Annual shoot growth: ☐ excellent ☒ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y (N)

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 75 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2943

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		M-S		
Multiple attachments				
Included bark		M-S		
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2944 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 2 dbH (inches): ~~6@2.1", 7@1"~~ 5,5 Height (feet): 17

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	9	9	7	12	3	OP		
Clearance to canopy (feet)	6	1	4	0	10			

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent **Live crown ratio:** _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☐ shade ☒ indigenous ☐ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) **Twig Dieback?** Y (N)

Foliage density: ☒ normal ☐ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☒ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted **Pavement lifted?** Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 15 ° aspect NW

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ **Occurrence of snow/ice storms:** ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2944

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) ID: _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		S		
Multiple attachments				
Included bark		S		
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				L-M
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2945 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 2 dbH (inches): 5, 4 Height (feet): 14

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	8	9	8	8	6	7	9	8
Clearance to canopy (feet)	9	10	4	8	9	6	8	6

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☒ necrotic 51

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☒ small

Annual shoot growth: ☐ excellent ☒ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 15 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent vegetation ☐ other _____

Exposure to wind: ☒ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2945

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		L		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2946 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 dbH (inches): 18@ 2.8' Height (feet): 40

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	12	13	16	19	23 E	OP	OP	12
Clearance to canopy (feet)	25	5	9	0	6	—	—	14

Form: ☒ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☒ poor ☒ none

Vigor class: ☐ excellent ☒ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 75 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2946

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☒ landscape ☒ hardscape ☒ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				M
Multiple attachments			M	
Included bark			L	M
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

Clean up stub cuts
remove boards from PZ

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2949 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 3 dbH (inches): 10, 10@4', 9 Height (feet): 45

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	19	13	15	18	4	18	19	17
Clearance to canopy (feet)	30	18	4	17	9	11	6	16

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 60 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2947

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		M		
Multiple attachments				
Included bark		L		
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				L

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2948 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 2 dbH (inches): 9, 6 Height (feet): 20

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	14.5	0	0	0	13	OP	18	17
Clearance to canopy (feet)	12	0	0	0	6	OP	4	10

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☒ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☒ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? (Y) minor N

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☒ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 60 ° aspect NE

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2948

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☐ pedestrian ☐ recreation ☒ landscape ☒ hardscape ☒ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		L		
Multiple attachments				
Included bark		L		
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				L

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/14/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2949 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 dbH (inches): 12 @ 2.5' Height (feet): 20

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	16	13	16	18 6	3	6	19	17
Clearance to canopy (feet)	14	30	5	4	4	7	12	13

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☒ intermediate ☒ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? (Y) N minor

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☒ average ☒ poor ☐ none

Vigor class: ☐ excellent ☐ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	0%	(10-25%)	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 90 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2949

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☐ pedestrian ☐ recreation ☐ landscape ☒ hardscape ☒ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: 15 degrees from vertical ☒ natural ☐ unnatural ☒ self-corrected **Soil heaving?** Y (N)

Decay in plane of lean? Y (N) **Roots broken?** Y (N) **Soil cracking?** Y (N) **Lean severity:** ☐ severe ☐ moderate ☒ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				
Multiple attachments			M	
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				L

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/14/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2950 Species: ☑ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 4 dbH (inches): 8, 4, 4, 5 Height (feet): 33

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	11	0	0	0	21	18	19	16
Clearance to canopy (feet)	12	0	0	0	3	6	12	18

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☒ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	0%	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	0%	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	0%	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 90 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☐ below canopy ☒ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2950

TARGET

Use Under Tree: ☐ building ☐ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		M		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark	M	M		
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants		L	L	
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** (Y) N **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2951 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 dbH (inches): 16@3' Height (feet): 30

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	13	14	12	15	18	16	14	18
Clearance to canopy (feet)	12	14	14	3	2	4	18	14

Form: ☒ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☐ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	0%	(10-25%)	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 90 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2951

TARGET

Use Under Tree: ☐ building ☐ parking ☒ traffic ☒ pedestrian ☒ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks			M	M
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				L

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. **Thomas Guide:** Page: ____ Coordinate: ____

Date: 12/16/20 **Inspector:** AB **Date of last inspection:** _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2952 **Species:** ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 **dbH (inches):** 14 **Height (feet):** 50

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	19E	11	14	8C	15	13	20	16
Clearance to canopy (feet)	35	5	35	18	28	30	14	30

Form: ☐ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent **Live crown ratio:** _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) **Twig Dieback?** (Y) N

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted **Pavement lifted?** Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	0%	(10-25%)	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 15 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☐ below canopy ☒ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ **Occurrence of snow/ice storms:** ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2952

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y N Poss **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
(Conks/mushrooms)	L-M	L-M		
Bleeding/sap flow				
(Loose/cracked bark) missing	M	M-S		
Nesting hole/bee hive				
(Deadwood/stubs)				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

Sap rot fungi @ trunk & root crown

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2953 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 3 dbH (inches): 10, 10, 8 Height (feet): 52

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	15	15	28E	24E	16	6	17E	18
Clearance to canopy (feet)	12	13	18	2	2	10	16	13

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? (Y) N

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☒ average ☒ poor ☐ none

Vigor class: ☐ excellent ☐ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	0%	(10-25%)	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope _____° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☐ below canopy ☒ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2953

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		M		
Multiple attachments				
Included bark		L		
Excessive end weight				
Cracks/splits				
Hangers				L
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L-M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. **Thomas Guide:** Page: ____ Coordinate: ____

Date: 12/16/20 **Inspector:** AB **Date of last inspection:** _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2954 **Species:** ☐ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 **dbH (inches):** 14@4' **Height (feet):** 46

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	11	16	14E	25E	19	21	15E	16
Clearance to canopy (feet)	30	25	5	OP	0	3	27	28

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent **Live crown ratio:** _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☒ necrotic some

Epicormics? Y (N) **Twig Dieback?** (Y) N

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted **Pavement lifted?** Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope _____° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ **Occurrence of snow/ice storms:** ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2 Tree Number 2954

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark	M	M		
Nesting hole/bee hive				
Deadwood/stubs				L-M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/14/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2955 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 4 dbH (inches): 11, 10, 4, 10 Height (feet): 55

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	11	16	15	24	18E	18E	18E	16
Clearance to canopy (feet)	14	28	14	16	5	5	11	14

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☒ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline w/fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: (0%) 10-25% 25-50% 50-75% 75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 90 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2 Tree Number 2955

TARGET

Use Under Tree: ☐ building ☒ parking ☒ traffic ☒ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		H		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure		L		

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2956 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 dbH (inches): 12@4' Height (feet): 40

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	15c	15	16	16	19	2AE	20E	13E
Clearance to canopy (feet)	5	0	0	2	4	0	0	0

Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☒ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? (Y) N

Foliage density: ☐ normal ☒ sparse

Leaf size: ☒ normal ☒ small

Annual shoot growth: ☐ excellent ☐ average ☒ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☒ fair ☒ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 90 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☒ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2956

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms	M	M-S		
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 2957 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 dbH (inches): 25@1 Height (feet): 52

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	17	18	21	22	21	18	15	20
Clearance to canopy (feet)	0	0	0	0	0	0	0	0

Form: ☒ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent Live crown ratio: _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☒ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) Twig Dieback? Y (N)

Foliage density: ☒ normal ☐ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☒ average ☐ poor ☐ none

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted Pavement lifted? Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 40 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☐ below canopy ☒ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ Occurrence of snow/ice storms: ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2957

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y N **Mushroom/conk present?** Y N **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		M	M	
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

2 large scaffolds fused together

FIELD EVALUATION FORM

Owner: Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. Thomas Guide: Page: ____ Coordinate: ____

Date: 12/16/20 Inspector: AB Date of last inspection: _____ ☐ not previously inspected

TREE CHARACTERISTICS off site not tagged

Tree #: 2958 Species: ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 5 dbH (inches): 4, 4, 3, 2, 1 all est. Height (feet): 17

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	4 E				8 E	5 E	5 E	5 E
Clearance to canopy (feet)	0				0	0	0	0

Form: ☒ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Age class: ☐ young ☒ semi-mature ☒ mature ☐ over-mature/senescent **Live crown ratio:** _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☒ screen ☐ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) **Twig Dieback?** Y (N)

Foliage density: ☒ normal ☒ sparse

Leaf size: ☒ normal ☐ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted **Pavement lifted?** Y N

Recent site disturbance? Y (N) ☐ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	(0%)	10-25%	25-50%	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 90 ° aspect N

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☒ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ **Occurrence of snow/ice storms:** ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 2958

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y N **Mushroom/conk present?** Y N **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: _____ feet from trunk **Root area affected:** _____% **Buttress wounded?** Y N **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks		H		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y N **Replace tree?** Y N **Move target:?** Y N **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☐ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

APPENDIX C – PHOTOGRAPHS

Tree #2941

Tree #2942

Tree #2943

Tree #2944

Tree #2945

Tree #2946

Tree #2947

Tree #2948

Tree #2949

Tree #2950

Tree #2951

Tree #2952

Tree #2953

Tree #2954

Tree #2955

Tree #2956

	
Tree #2957	Tree #2958

APPENDIX D - TREE LOCATION MAP

TOPOGRAPHIC SITE PLAN

OF

LOTS 9 , 10, AND 11, OF BLOCK 30, OF THE VEN-TU PARK EXTENSION, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON RECORDED MAP IN BOOK 12, PAGE 10/22, OF MISCELLANEOUS RECORDS FILED IN THE OFFICE OF SAID COUNTY RECORDER

LEGEND:

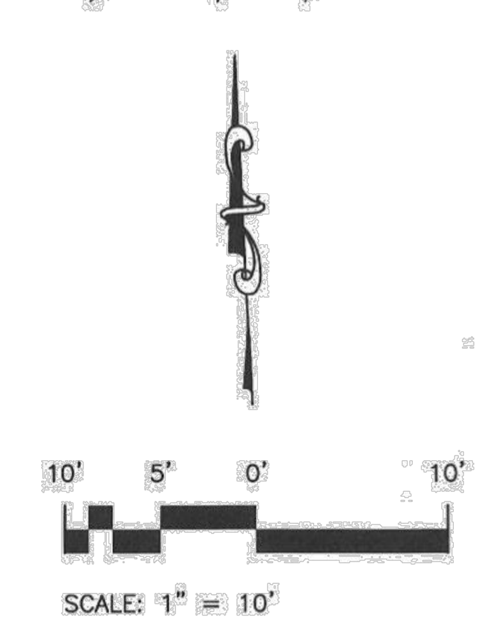
SPOT ELEVATION	864.3
CENTERLINE	
CMU WALL	
MAJOR CONTOUR	870
MINOR CONTOUR	
PROPERTY LINE	
SETBACK LINE	
TOP OF SLOPE	
DENOTES FD. MON. AS NOTED	●
RECORD	R
R1	LLA OR#
R2	12 M.R. 10/22
ASPHALT	ASPH
ASSESSORS PARCEL NUMBER	A.P.N.
BASIS OF BEARINGS	B.O.B.
CENTER LINE	C/L
CONCRETE MASONRY UNIT	CMU
FLOWLINE	FL
FOUND	FD.
MISCELLANEOUS RECORDS	M.R.
MONUMENT	MON.
NUMBER	NO.
OFFICIAL RECORDS	O.R.
PROPERTY LINE	P/L
TEMPROARY BENCH MARK	T.B.M.

BASIS OF BEARINGS:

THE BEARING OF N 57°00' W ALONG THE CENTER LINE OF KATHLEEN DRIVE AS RECORDED IN BOOK 12 M.R. 10/22 WAS USED AS THE BASIS OF BEARINGS FOR THIS SITE PLAN.

TEMPORARY BENCH MARK:

THE ASSUME GPS ELEVATION OF 825.95 FEET FOR FOUND SPIKE AND TAG, LS 6042, AT INTERSECTION OF KATHLEEN DRIVE AND DONLIN LANE AS RECORDED IN BOOK 12, PAGE 10/22 OF MISCELLANEOUS RECORDS (MAPS) FILED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECODER.



TREE LOCATION MAP
PREPARED BY:
KAY J. GREELEY, RLA, BCMA
5328 ALHAMA DRIVE
WOODLAND HILLS, CALIFORNIA 91364
(805) 577-8432

WDID: N/A, PROJECT < 1.0 ACRE APN: 673-0-130-XXX (VENTURA COUNTY) GP:

#	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
4					
3					
2					
1					

REV. JUNE 2018

Plan Prepared By:

APPROVED: COUNTY OF VENTURA
DATE:
BY:
DEVELOPMENT & INSPECTION SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT & INSPECTION SERVICES

SPEC. NO.
PROJ. NO.

SITE IMPROVEMENT PLAN
TOPOGRAPHIC SITE PLAN
***** KATHLEEN DRIVE, THOUSAND OAKS, CA 91320

SHEET 2 OF 5
DRAWING NO. C-2

Seven Elk Ranch Design Inc.

5328 Alhama Drive • Woodland Hills, California 91364 *Phone (805) 577-8432*
100 Brady Lane • Hamilton, Montana 59840 (mailing address) *kaygreeley@earthlink.net*

November 15, 2023

Mr. Jeff Giordani
788 Woodlawn Drive
Thousand Oaks, California 90360

Subject: Supplement to Protected Tree Report

Dear Mr. Giordani:

This office prepared a Protected Tree Report for the above property dated December 21, 2021 to support construction of a single-family residence with a detached garage, deck, and driveway. You contacted us on October 18, 2023 and informed us that the County of Ventura notified you that a supplemental letter or addendum to the above Protected Tree Report was required to address a road installation, as well as proof of installation of oak tree protection measures.

On November 1, 2021, associate Registered Consulting Arborist met you at the site. You stated that you graded a small access road into the site due to the site's steep topography. This small access road leads from Donlin Lane into the subject site, crossing an adjacent property also owned by you. The access road enters the subject site from the west approximately 13 feet south of the southerly property line.

At the westerly property line the road divides into two narrow paths. The northerly path passes under tree #2941 on the northerly, downslope side of its trunk. The southerly path passes under the tree on the southerly, upslope side of its trunk. The path on the northerly side of the trunk is approximately 7 feet from the trunk; the path on the southerly side of the trunk is approximately 4 feet from the trunk. Each of these paths is approximately 4 feet wide. Despite the encroachment within its protected zone, tree #2941 appears somewhat more vigorous than it did during our 2021 inventory, as reflected in the revised tree inventory attached to this letter. This improvement is most likely due to the previous winter's rainfall.

Southwest of tree #2941, approximately 18 inches south of the above-described southerly path, a young coast live oak (*Quercus agrifolia*) was observed. At the time of our original inventory of December 16, 2020 this tree, which currently measures 4 inches in diameter at breast height, was either not there or, if it was, it had not reached the size threshold for protected status. We have added this tree, referred to as tree #183, to the attached revised tree location map. We have also attached a photograph and Field Evaluation Form for this tree.

Tree #183 has experienced encroachment for construction access within its protected zone, within approximately 18 inches of its trunk. No other encroachments are anticipated for this tree.

The Summary Tables from the original Protected Tree Report have been revised to reflect the addition of tree #183 as well as the improved vigor rating of tree #2941 and are attached below.

During our conversation on site we discussed the following tree protection measures required on the site:

1. To protect the soil within the protected zones of trees #183 and #2941 from compaction caused by equipment, place 6 inches of organic mulch within the access ways. The

protected zone of tree #2941 extends 5 feet beyond its dripline. The protected zone of tree #183 extends 15 feet from its trunk.

The mulch should include coarse material, with pieces 2 to 3 inches in diameter. Arborist wood chips are a good option. Plywood, a minimum of ¾" thick, should be placed over the mulch. To retain the mulch on the downslope side of the paths, stake boards laid horizontally on that side of the paths. If this procedure is followed it is highly unlikely that this work will impose long-term adverse impacts on the trees, as long as the work is performed carefully.

2. As called for in the above-referenced tree report, tree protection fencing shall be installed prior to any clearing, grubbing, trenching, grading or land disturbances as follows:

   To protect trees within the vicinity of major construction, trees must be temporarily fenced at the edge of the Protected Zone prior to the beginning of construction operations on a site. The fence must be readily visible and have a minimum of 4 feet in height with stationary posts set at no greater than 10-foot intervals. The fencing must have signage attached stating the following: "WARNING, TREE PROTECTION ZONE, Entry prohibited. This fence shall remain in place throughout the entire construction period". One English language and one Spanish language sign will be installed on the fence in 4 equidistant locations around each protected tree. Damaged fencing must be immediately replaced or repaired. This office should be contacted to develop a specific fencing plan at a pre-construction meeting if required by the project permit. The fence may be removed at the completion of the construction upon approval by the County.

You installed the fencing discussed above subsequent to our site visit. Fencing photos taken by you are attached to this report. These photos indicate that the fencing was installed as required.

You informed us that you will have the mulch and plywood as described above installed prior to issuance of the requested oak tree permit. You informed us you will refrain from using the newly graded paths in the interim. You also stated that the required signage will be posted on the oak tree fencing, as shown above and on pages nine to ten in the above-referenced oak tree report, prior to issuance of the requested oak tree permit.

All applicable recommendations within the general and specific recommendations of the above-referenced Protected Tree Report must be followed to ensure preservation of the trees to remain.

If you have any questions, please do not hesitate to call.

Sincerely,

Kay J. Greeley

KAY J. GREELEY
President

Civil Engineer 37396
Landscape Architect 4035
ISA Board Certified Master Arborist WE-1140B
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists
ASCA Tree and Plant Appraisal Qualified

Tree #2941 – November 1, 2023

Tree #183

FIELD EVALUATION FORM

Owner: Jeff Giordani ☐ public ☒ private ☐ unknown ☐ other: _____

Site/Address: Kathleen Dr. **Thomas Guide:** Page: ____ Coordinate: ____

Date: 11/1/23 **Inspector:** AB **Date of last inspection:** _____ ☐ not previously inspected

TREE CHARACTERISTICS

Tree #: 183 **Species:** ☒ *Quercus agrifolia* ☐ *Quercus lobata* ☐ other _____

# of trunks: 1 **dbH (inches):** 4 **Height (feet):** 20

Compass direction	N	NE	E	SE	S	SW	W	NW
Dripline (feet)	7	7	5	4	6	7	7	9
Clearance to canopy (feet)	7	8	12	6	6	5	6	10

Form: ☒ generally symmetric ☐ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Age class: ☒ young ☐ semi-mature ☐ mature ☐ over-mature/senescent **Live crown ratio:** _____%

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced ☒ none ☐ multiple pruning events Approximate dates: _____ ☐ unknown

Special Value: ☐ specimen ☐ heritage/historic ☒ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☒ indigenous ☒ protected by government agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic

Epicormics? Y (N) **Twig Dieback?** (Y) N min

Foliage density: ☒ normal ☐ sparse

Leaf size: ☐ normal ☒ small

Annual shoot growth: ☐ excellent ☒ average ☐ poor

Major pests/diseases: _____

Woundwood development: ☐ excellent ☒ average ☒ poor ☐ none

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☐ other _____

SITE CONDITIONS

Site character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest undeveloped

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted **Pavement lifted?** Y N

Recent site disturbance? Y N ☐ construction ☒ soil disturbance ☒ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline w/fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%
% dripline grade lowered:	0%	10-25%	(25-50%)	50-75%	75-100%

Soil problems: ☐ drainage ☐ shallow ☒ compacted ☒ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of failure ☐ clay ☐ expansive ☒ slope 20 ° aspect N

Obstructions: ☒ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent vegetation ☐ other _____

Exposure to wind: ☐ single tree ☒ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: _____ **Occurrence of snow/ice storms:** ☒ never ☐ seldom ☐ regularly

FIELD EVALUATION FORM - PAGE 2 OF 2

Tree Number 183

TARGET

Use Under Tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines **Can target be moved?** Y N **Can use be restricted?** Y N

Occupancy: ☐ occasional use ☐ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS - Noted as applicable

ROOT DEFECTS: **Suspect root rot?** Y (N) **Mushroom/conk present?** Y (N) **ID:** _____

Exposed roots: ☐ severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: 15 feet from trunk **Root area affected:** 30 % **Buttress wounded?** Y (N) **When:** _____

Restricted root area: ☐ severe ☐ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☐ low

LEAN: _____ degrees from vertical ☐ natural ☐ unnatural ☐ self-corrected **Soil heaving?** Y N

Decay in plane of lean? Y N **Roots broken?** Y N **Soil cracking?** Y N **Lean severity:** ☐ severe ☐ moderate ☐ low

Compounding factors: _____

CROWN DEFECTS: S = severe, M = moderate, L = low

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Co-dominants, forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
(Wounds/seam)		M		
Decay				
Cavity				
Conks/mushrooms				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RECOMMENDED TREATMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Pest control: _____ **Cable/Brace:** _____

Other Activities: ☐ aerate soil ☐ remove fill soil ☐ remove irrigation/planting ☐ remove wire, etc. ☐ fertilize/water

Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor **Remove tree?** Y (N) **Replace tree?** Y (N) **Move target:?** Y (N) **Other:** _____ ☐ no action required at this time

Effect on adjacent trees: ☒ none ☐ evaluate **Notification:** ☐ owner ☐ manager ☐ governing agency Date: _____

ADDITIONAL COMMENTS

TABLE 1
SPECIES LIST

Species		
Scientific Name	**Common Name**	**Quantity**
Quercus agrifolia	coast live oak	18
Quercus berberidifolia	scrub oak	1
	Total	**19**

TABLE 2
TREE INVENTORY

Tree Number	Species		dBH (inches)	General Location	Comments
	Scientific Name	Common Name			
183	*Quercus agrifolia*	coast live oak	4	within southwesterly corner of property	bow and sweep in trunk
2941	*Quercus agrifolia*	coast live oak	30 @ 2.1'	within southwesterly corner of property	moderate dieback; severe loose or missing bark; co-dominant scaffolds, moderate dead wood; sparse
2942	*Quercus berberidifolia*	scrub oak	5	south of tree 2941	dieback; previous trunk failure; sparse
2943	*Quercus agrifolia*	coast live oak	7 @ 1.0', 6 @ 2.1'	immediately adjacent to westerly property line	co-dominant trunks with included bark; slightly sparse
2944	*Quercus agrifolia*	coast live oak	5, 5	immediately adjacent to westerly property line	co-dominant trunks with included bark
2945	*Quercus agrifolia*	coast live oak	5, 4	within westerly third of property	dieback; minor amount of necrotic foliage; sparse
2946	*Quercus agrifolia*	coast live oak	18 @ 2.8'	within northwesterly corner of property	co-dominant scaffolds and branches with included bark; slightly sparse
2947	*Quercus agrifolia*	coast live oak	10 @ 4.0', 10, 9	within northwesterly corner of property	co-dominant trunks with included bark; slightly sparse
2948	*Quercus agrifolia*	coast live oak	9, 6	within northwesterly corner of property	co-dominant trunks with included bark; minor dieback; sparse
2949	*Quercus agrifolia*	coast live oak	12 @ 2.5'	within northwesterly corner of property	slightly sparse; minor dieback
2950	*Quercus agrifolia*	coast live oak	8, 6, 6, 5	immediately adjacent to Kathleen Drive	slightly sparse; moderate amount of loose, cracked or missing bark
2951	*Quercus agrifolia*	coast live oak	16 @ 3.0'	immediately adjacent to Kathleen Drive	
2952	*Quercus agrifolia*	coast live oak	14	within northeasterly corner of property	sparse; sap rot fungi at root crown; moderate to severe amount of loose, cracked or missing bark
2953	*Quercus agrifolia*	coast live oak	10, 10, 8	within northeasterly corner of property	slightly sparse, co-dominant trunks with included bark; hanger in tree
2954	*Quercus agrifolia*	coast live oak	16 @ 4.0'	within northeasterly corner of property	sparse; dieback; moderate to severe amount of loose, cracked or missing bark
2955	*Quercus agrifolia*	coast live oak	11, 10, 10, 4	within northeasterly corner of property	slightly sparse; old trunk failure

TABLE 2
TREE INVENTORY

Tree Number	Species		dBH (inches)	General Location	Comments
	Scientific Name	Common Name			
2956	*Quercus agrifolia*	coast live oak	12 @ 4.0'	within southeasterly corner of property	sparse; dieback; conks at root crown and trunk
2957	*Quercus agrifolia*	coast live oak	25 @ 1.0'	within southeasterly corner of property	slightly sparse; trunk and branch fused at approximately 3.5 feet
2958	*Quercus agrifolia*	coast live oak	4, 4, 3, 2, 1 (all est.)	off site near easterly property line	off site

Rating Scale:

A: excellent

B: above average

C: average

D: below average

F: dead

TABLE 3
TREE CONDITION AND IMPACT SUMMARY

Tree Number	Species	Girth (inches)	Heritage	Hazardous	Vitality	Anticipated Construction Impacts	Comments	Protective Fencing
183	*Quercus ag*	12.57	no	no	C	encroach	construction access	yes
2941	*Quercus agrifolia*	94 @ 2.1'	yes	no	C-	encroach	construction access; construction of residence and retaining wall	yes
2942	*berberidifol ia*	16	no	no	C-	encroach	construction of residence	yes
2943	*Quercus agrifolia*	22 @ 1.0', 19 @ 2.1'	no	no	A-	none	no direct impacts anticipated	yes
2944	*Quercus agrifolia*	16, 16	no	no	A-	none	no direct impacts anticipated	yes
2945	*Quercus agrifolia*	16, 13	no	no	C-	remove	grading for retaining wall, garage	no
2946	*Quercus agrifolia*	57 @ 2.8'	no	no	B	encroach	retaining wall and driveway	yes
2947	*Quercus agrifolia*	31 @ 4.0', 31, 28	no	no	B	encroach	retaining wall and driveway	yes
2948	*Quercus agrifolia*	28, 19	no	no	C	none	no direct impacts anticipated	yes
2949	*Quercus agrifolia*	38 @ 2.5'	no	no	C+	encroach	retaining wall and driveway	yes
2950	*Quercus agrifolia*	25, 19, 19, 16	no	no	C-	remove	grading for retaining wall	no
2951	*Quercus agrifolia*	50 @ 3.0'	no	no	B+	remove	grading for retaining wall	no
2952	*Quercus agrifolia*	44	no	no	D+	encroach	retaining wall and driveway	yes
2953	*Quercus agrifolia*	31, 31, 25	no	no	C	encroach	retaining wall and driveway	yes
2954	*Quercus agrifolia*	50 @ 4.0'	no	no	D+	none	no direct impacts anticipated	yes
2955	*Quercus agrifolia*	35, 31, 31, 13	no	no	C	encroach	retaining wall and driveway	yes
2956	*Quercus agrifolia*	38 @ 4.0'	no	no	D+	encroach	construction of retaining wall	yes
2957	*Quercus agrifolia*	79	no	no	C	encroach	construction of retaining wall	yes
2958	*Quercus agrifolia*	13, 13, 9, 6, 3	no	no	B	none	no direct impacts anticipated	no

Impact Summary:	
None	5
Encroach	11
Remove	3
Total	19

PROTECTIVE FENCING PHOTOGRAPHS

GOLD COAST GEOSERVICES, INC.
Engineering Geologic and Geotechnical Consultants

GEOTECHNICAL REPORT

Proposed Single-Family Residence and Detached Garage
APN 673-0-130-140, -150, and -160, Kathleen Drive
Newbury Park, County of Ventura

for:
JEFF GIORDANI

December 18, 2020
File No. GC20-113140

County of Ventura
Planning Director Hearing
Case No. PL21-0092
Exhibit 8 - Geotechnical Report

5251 Verdugo Way, Suite J · Camarillo, CA 93012 · (805) 484-5070

TABLE OF CONTENTS

INTRODUCTION

This report presents the findings from a combined geologic and soils engineering investigation of the property located on Kathleen Drive in the Newbury Park area of Ventura County. The purpose of this investigation was to determine and evaluate the nature, distribution, and engineering properties of the earth materials in the area of the proposed residence, so that we may provide geotechnical design recommendations for foundation design criteria.

SCOPE OF WORK

The scope of work for this investigation included the completion of the following:

1) Review of general geologic and seismologic data pertaining to the site and its vicinity, including:
   a. California Division of Mines and Geology , Geologic Map of Southern Ventura County, California, 1970.
   b. California Division of Mines and Geology Preliminary Report 14, 1973.
   c. California Division of Mines and Geology Open-File Report 76-5-LA, 1975.
   d. Geologic Map of the Camarillo/ Newbury Park Quadrangle, by T. W. Dibblee, Jr., 1990.
   e. California Division of Mines and Geology, Seismic Hazards Zone Map of the Newbury Park Quadrangle, 2001.

2) Sampling and logging of the earth materials exposed by 4 exploratory test pits.

3) Laboratory testing of retrieved bedrock samples to determine pertinent engineering properties for project analysis.

4) Engineering geologic and soils engineering analysis of the assembled data with respect to the proposed construction.

5) Preparation of this report to present a discussion of our procedures, findings, and recommendations for site preparations and foundation design.

The locations of the exploratory excavations are shown on the Geotechnical Map provided in Appendix II. Descriptions of the earth materials encountered in the exploratory excavations are provided on the Test Pit Logs in Appendix II. Laboratory test results are provided in Appendix I.

PROPOSED DEVELOPMENT

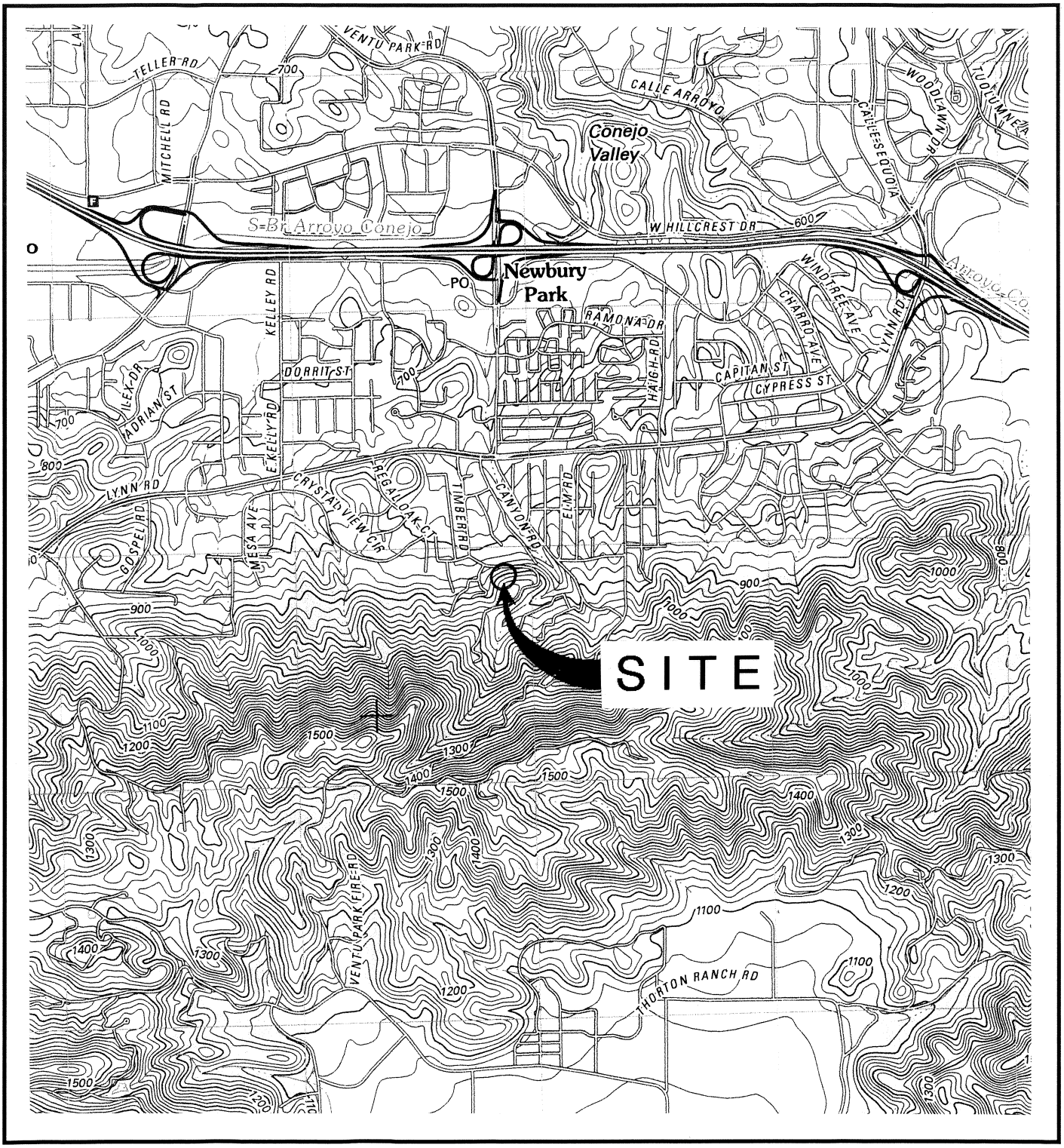
It is proposed to construct a single family residence and detached garage at the locations shown on the Geotechnical Map with this report. Retaining wall construction is proposed to create the driveway grade and suitable building pad for the detached garage. The residence is to be supported using pier footings embedded into bedrock, interconnected with grade beams.

Retaining wall construction for the driveway and garage pad construction is proposed to a maximum height of about 11 feet, as shown on Geologic Cross-Section A-A'. No grading or graded slopes are proposed.

FINDINGS

Site Description

The hillside lot is located on the southerly, upslope side of Kathleen Drive in the Newbury Park area of Ventura County (see Site Location Map, Figure 1). The site is situated at the northwest side of the Santa Monica Mountains, and consists of a northwesterly facing hillside that ascends from Kathleen Drive at the northerly, downslope side of the property, to the southerly property line. The slope within and adjacent to the site has approximate 2h:1v slope ratio, except for a steeper 1:1 cut slope at the toe of slope on the north side of the site at Kathleen Drive.



BASE MAP: USGS, 7.5' NEWBURY PARK QUADRANGLE

NORTH

1" = 2000'

GOLD COAST GEOSERVICES, INC.	**SITE LOCATION MAP** APN 673-0-130-140, -150, -160, KATHLEEN DRIVE, NEWBURY PARK	DATE: 11/27/2020 FILE NO.: GC20-113140 **FIGURE 1**

Site Drainage

Site drainage is by sheetflow runoff. No excessive erosion or gullies were observed at or adjacent to the property at the time of this investigation. No seeps or springs were observed at or adjacent to the property during this investigation. The proposed building site is not located in an area that is subject to concentrated flows or flooding.

Earth Materials

Descriptions of the earth materials encountered in the exploratory excavations are provided on the Test Pit Logs. The site is underlain by volcanic bedrock assigned to the Conejo Volcanics, comprised of reddish/yellowish brown basaltic flow breccia. Good exposure of the volcanic bedrock is afforded in the road cut embankment at Kathleen Drive. The upper 1-2 feet of the bedrock is typically weathered and "soil-like", but very dense. Below the weathered zone, the bedrock becomes hard to very hard. A very thin (less than 8 inches) surficial soil (residual soil) consisting of brown clayey sand, conceals the volcanic bedrock on the slopes**.**

Geologic Structure

The underlying Conejo Volcanics bedrock is massive to crudely bedded (flow banding). No flow layering was observed in any of the exploratory test pits for this study. The underlying volcanic bedrock is complexly jointed, with most jointing and fracture systems developed at high angles (as exposed in the road cut embankment along Kathleen Drive. No adverse geologic structures affect the proposed development.

Landslides

No landslides were observed within or adjacent to the property. In addition, our examination of slopes on the property did not reveal the presence of past surficial slope failures. The proposed development with the retaining wall construction will effectively eliminate the existing uncertified fill slope condition across the property, which will eliminate the potential for slippage or erosion of the fill slope and improve site slope stability.

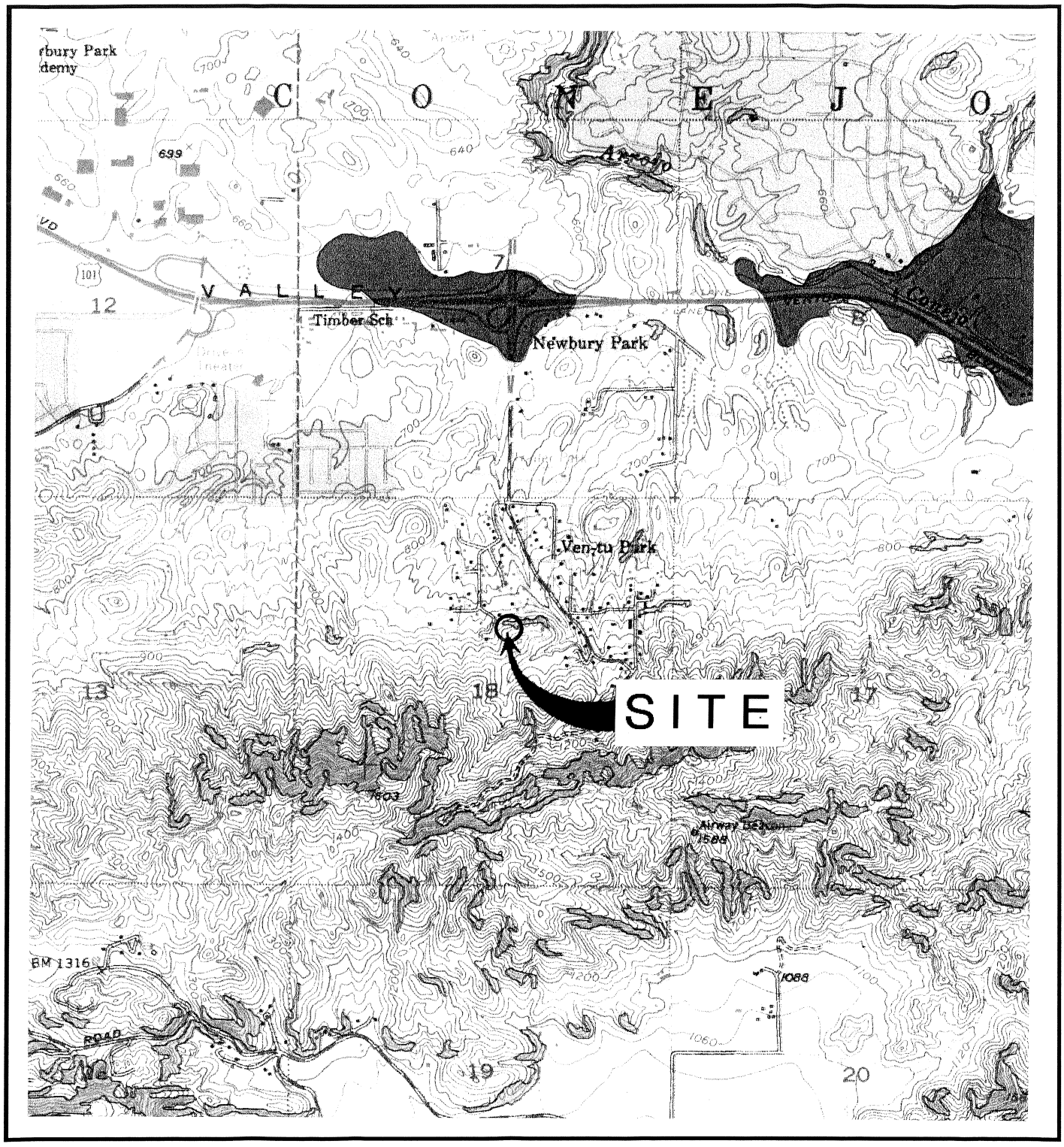
Groundwater

No groundwater was encountered during this investigation. Water-filled fractures can occur within the underlying volcanic bedrock, and this can result in localized seepage, particularly following periods of rain storms, but also resulting from landscaping irrigation. Retaining walls must be waterproofed and effectively drained.

Faulting and Seismic Hazards

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 subject property is not situated within an "Earthquake Fault Hazard" zone. No indications of faulting were encountered during this investigation.

The site is shown on the State of California Seismic Hazards Zone Map (see Figure 2). The site is not located within an area identified as having "seismically-induced landslide hazard" potential. Secondary ground failure phenomena that can occur due to strong ground shaking, such as liquefaction, seismically-induced ground settlement, ground lurching, and differential compaction, are considered to have a low probability of occurring at the site, due to the absence of groundwater within 50 feet of the ground surface, and due to the uniform and dense nature of the underlying bedrock. Rockfall, tsunamis, or sieches are not potential hazards to the site, due to the lack of boulders and lack of nearby bodies of water.



BASE MAP: CGS, 7.5 MINUTE, SEISMIC HAZARD ZONES MAP OF THE NEWBURY PARK (02/07/2002) QUADRANGLE

NORTH

1" = 2000'

GOLD COAST GEOSERVICES, INC.	SITE MAP SHOWING LOCATION OF PROPERTY WITH RESPECT TO SEISMIC HAZARDS ZONES	DATE: 11/27/2020
		FILE NO.: GC20-113140
	APN 673-0-130-140, -150, -160, KATHLEEN DRIVE, NEWBURY PARK	FIGURE 2

CONCLUSIONS AND RECOMMENDATIONS

The findings of this investigation indicate that the site is suitable for the proposed construction of a single family residence and detached garage as shown on the building plans. Based upon the findings from this investigation, the following recommendations are provided for consideration by the design and construction professionals. Applicable elements of these recommendations shall be incorporated into the building plans.

EXCAVATIONS

Excavations for site preparations and for proposed retaining wall construction will vary in height, with a maximum excavation height of about 11 feet for construction of the proposed retaining walls for the access driveway and garage. Excavations that expose dense volcanic bedrock may be made to a vertical height of 8 feet. Excavations that will exceed a height of 8 feet, or that expose weathered material or any loose soil material, shall be sloped at 1:1 slope ratio or as otherwise required by the engineering geologist for safety.

DRAINAGE AND EROSION CONTROL

Building pad and roof drainage shall be transferred away from the building site via non-erosive devices and released to an approved drainage disposal site. Site drainage should not be allowed to pond on the building pad, and drainage shall not be released in a manner that concentrates drainage or in any manner that might cause erosion to occur.

FOUNDATION DESIGN

Spread footings or continuous footings or independent footings may be used to support the proposed structures. Footings should be a minimum of 12 inches in width and embedded a minimum of 12 inches into dense volcanic bedrock. Safe foundation design criteria determined from this investigation are as follows:

EXPANSION INDEX RANGE: 0-20 (low)

Footings

Allowable Bearing Capacity	4,000 PSF
Lateral Resistance	800 PSF/FT
Maximum Lateral Resistance	4,000 PCF
Coefficient of Friction	0.4
Minimum reinforcement	2 #4 bars, one near top, one near bottom

Slab-On-Grade

Thickness	Nominal 4 inches
Minimum Reinforcement	#3 bars @ 24 inches each way, dowel footings to slab
Bedding	4 inches 1/2 inch crushed aggregate

Note: at a minimum, place a moisture barrier / waterproof barrier (min. 10-mil visqueen or Stego Wrap® or equivalent) beneath all slab areas (on top of crushed aggregate).

NOTES TO FOUNDATION DESIGN

1. Allowable bearing pressure may be increased by one-third for short duration loading, such as by wind or seismic forces.
2. Independent footings shall be a minimum of 24-inches square and embedded a minimum of 18 inches into bedrock.
3. Footings shall have adequate embedment depth into bedrock to maintain a setback of 10 feet from the closest descending slope surface (see Geologic Cross-Section A-A').

ESTIMATED SETTLEMENT

Settlement is not expected to occur for footings supported by bedrock, as recommended.

SEISMIC DESIGN PARAMETERS

The following 2019 CBC seismic design parameters were determined in accordance with ASCE/SEI 7-16 incorporating USGS Seismic Design Maps. Seismic Design Category D and Seismic Importance Factor I_e = 1.0 are applicable to the project as proposed.

Seismic Use Group	Site Classification	Mapped Spectral Accelerations		Spectral Response Coefficients		Adjusted Maximum Accelerations		Design Spectral Accelerations	
II	C	Ss	S_1	Fa	Fv	SMs	SM_1	SDs	SD_1
		1.441	0.519	1.2	1.481	1.729	0.768	1.153	0.512

RETAINING WALLS: ACTIVE EARTH PRESSURE

Cantilevered walls retaining the on-site materials may be designed for applicable active pressures given on the following table.

Surface Slope of Retained Material Horizontal to Vertical	Equivalent Fluid Weight (pcf)
Level	35
2 to 1	45

Seismically-Induced Lateral Soil Pressure

Retaining walls that will exceed 6 feet in height may be designed for seismic loading, in addition to the static load. The seismic load may utilize a triangular distribution of pressure equivalent to a fluid pressure of 25 pcf, applied at 1/3 above the base of the footing.

RETAINING WALLS: BACKFILL AND DRAINAGE

All walls shall be effectively waterproofed and effectively drained. A perforated pipe shall be placed within a 12-inch x 12-inch bed of 3/4 inch rock or equivalent at the base of the retaining wall and shall be drained to discharge to an approved drainage disposal site. All walls shall be backfilled with free-draining (granular) 90% compacted soil, or 3/4 inch rock or equivalent, placed against the wall up to finish grade. Where the cavity to be filled behind a wall is less than 18 inches, the use of 3/4 inch rock or equivalent is recommended. The upper 18 inches of backfill should consist of 90% compacted clayey fill material.

PAVEMENT

Structural section design for the paving areas may utilize 3 inches of asphaltic concrete. Base material is not required for pavement areas underlain by hard volcanic bedrock.

PLAN REVIEW

A set of building plans shall be submitted to this office for review and verification of compliance with the recommendations in this report.

OBSERVATIONS AND TESTING

It is recommended that earth work and foundation construction be observed and approved by the geologist with adequate testing by the soils engineer. The following minimum observations and testing are recommended:

1. Wall excavations shall be observed and approved by the engineering geologist.
2. Foundation excavations shall be observed and approved, prior to placing forms, concrete, or steel reinforcement.
3. Subdrain construction shall be observed and approved, prior to placement of backfill.
4. Compaction testing of compacted wall backfill shall be performed every 2 feet of fill placed, to verify 90% relative compaction.

REMARKS

Please be informed that the conclusions and recommendations provided in this report are based on the surface conditions and findings and observations made at the locations of the exploratory excavations. 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 locations. If conditions are encountered during construction which are different from those described in this report, we must be notified so that we can consider the need for revisions or modifications to the geotechnical recommendations in this report.

Please call this office at (805) 484-5070 if you have any questions regarding this report. Thank you for the opportunity to be of professional service.

Respectfully submitted,

GOLD COAST GEOSERVICES, INC.

Scott J. Hogrefe, CEG 1516

Edmond Vardeh, RCE 56992

APPENDIX I

LABORATORY TEST RESULTS

Laboratory testing was performed on samples of the earth materials obtained at the exploratory excavations to determine pertinent engineering properties for evaluation of proposed earthwork and foundation design. Test procedures and results are as follows:

Maximum Dry Density and Optimum Moisture

Maximum dry density and optimum moisture data were determined on representative soil samples of the on-site soils in conformance with test method ASTM D-1557. Test results are as follows:

Sample Location	Sample Description	Dry Density (lbs/cu.ft.)	Moisture (%)
TP-2 @ 1'-3'	clayey sand	126	9

Expansion Index

Expansion index tests were performed on representative samples of soil encountered during our site investigation using the expansion test procedure per ASTM D4829. The expansion index test results are as follows:

Location	Description	Expansion Index
TP-2 @ 1'-3'	clayey sand	6

APPENDIX II
GEOTECHNICAL MAP, GEOLOGIC CROSS-SECTION, AND TEST PIT LOGS

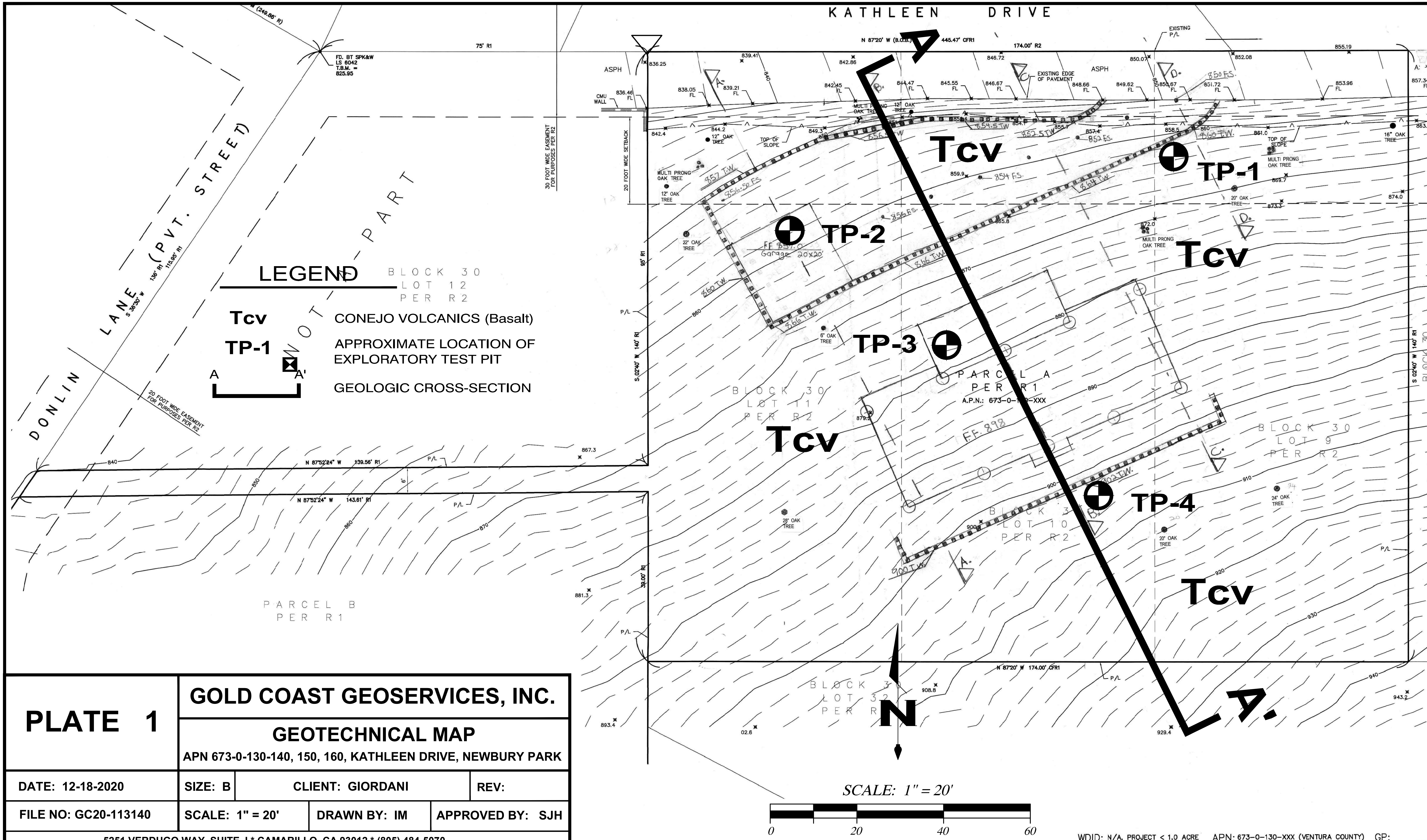

KATHLEEN DRIVE
DONLIN LANE (PVT. STREET)
NOT A PART
LEGEND
Tcv CONEJO VOLCANICS (Basalt)
TP-1 APPROXIMATE LOCATION OF EXPLORATORY TEST PIT
A A' GEOLOGIC CROSS-SECTION
TP-1
TP-2
TP-3
TP-4
Tcv
A
A'
BLOCK 30 LOT 12 PER R2
BLOCK 30 LOT 11 PER R2
BLOCK 30 LOT 9 PER R2
BLOCK 30 LOT 10 PER R2
BLOCK 30 LOT 32 PER R2
BLOCK 30 LOT 8 PER R2
PARCEL A PER R1
A.P.N.: 673-0-1_0-XXX
PARCEL B PER R1
FD. BT SPK&W LS 6042 T.B.M. = 825.95
30 FOOT WIDE EASEMENT FOR PURPOSES PER R2
20 FOOT WIDE SETBACK
20 FOOT WIDE EASEMENT FOR PURPOSES PER R2
N 87°20' W (B.O.B.) 445.47' CFR1
174.00' R2
75' R1
N 87°52'24" W 139.56' R1
N 87°52'24" W 143.61' R1
N 87°20' W 174.00' CFR1
S 02°40' W 140' R1
95' R1
39.00' R1
EXISTING P/L
EXISTING EDGE OF PAVEMENT
ASPH
CMU WALL
TOP OF SLOPE
MULTI PRONG OAK TREE
12" OAK TREE
22" OAK TREE
6" OAK TREE
28" OAK TREE
20" OAK TREE
24" OAK TREE
16" OAK TREE
FF 857.0 Garage 20x20'
FF 898
857 T.W.
856.50 FS
860 T.W.
866 T.W.
864 T.W.
854.5 TW
852.5 TW
852 FS
854 FS
856 FS
850 FS
860 T.W.
902 T.W.
900 T.W.
N
SCALE: 1" = 20'
0 20 40 60

PLATE 1	**GOLD COAST GEOSERVICES, INC.**			
	GEOTECHNICAL MAP **APN 673-0-130-140, 150, 160, KATHLEEN DRIVE, NEWBURY PARK**			
DATE: 12-18-2020	**SIZE: B**	**CLIENT: GIORDANI**		**REV:**
FILE NO: GC20-113140	**SCALE: 1" = 20'**	**DRAWN BY: IM**	**APPROVED BY: SJH**	

5251 VERDUGO WAY, SUITE J * CAMARILLO, CA 93012 * (805) 484-5070

WDID: N/A, PROJECT < 1.0 ACRE APN: 673-0-130-XXX (VENTURA COUNTY) GP:

DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

Plan Prepared By:

APPROVED: COUNTY OF VENTURA
DATE:
BY:
DEVELOPMENT & INSPECTION SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT & INSPECTION SERVICES

SPEC. NO.
PROJ. NO.

SITE IMPROVEMENT PLAN
TOPOGRAPHIC SITE PLAN
***** KATHLEEN DRIVE, THOUSAND OAKS, CA 91320

SHEET 2 OF 5
DRAWING NO. C-2

GEOLOGIC CROSS-SECTION A - A'

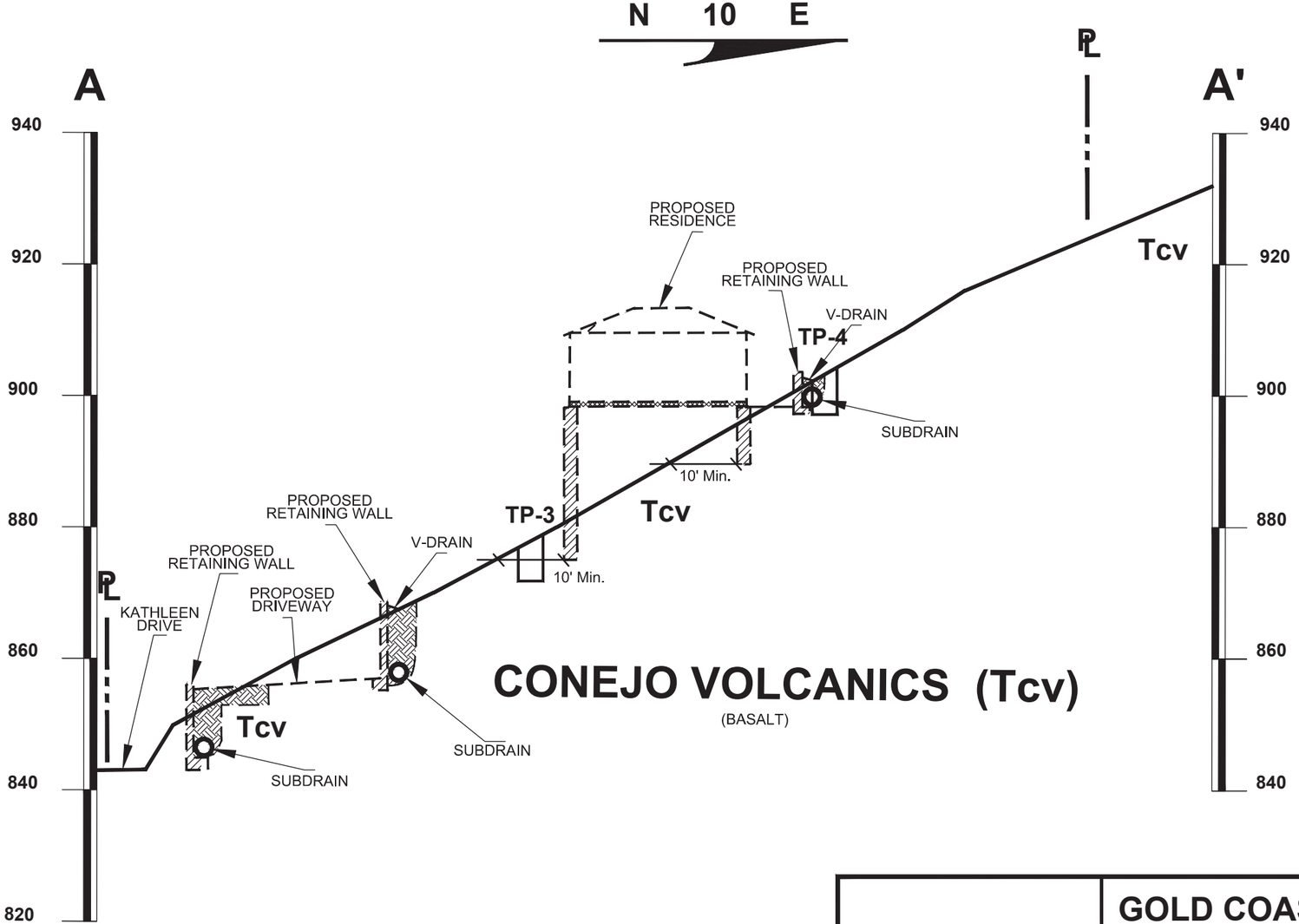


PLATE 2	**GOLD COAST GEOSERVICES, INC.**			
	GEOLOGIC CROSS-SECTION A - A' APN 673-0-130-140, 150, 160, KATHLEEN DRIVE, NEWBURY PARK			
DATE: 12-18-2020	SIZE: B	CLIENT: GIORDANI		REV:
FILE NO: GC20-113140	SCALE: 1" = 20'	DRAWN BY: IM	APPROVED BY: SJH	

5251 VERDUGO WAY, SUITE J * CAMARILLO, CA 93012 * (805) 484-5070

PROJECT: KATHLEEN DRIVE
FILE NO.: GC20-113140
LOCATION: SEE PLOT PLAN

TEST PIT LOG: 1-4
DATE: 12/4/20
LOGGED BY: SH

PLATE 3

① Residual soil - medium brown, clayey sand with angular gravel, slightly moist, medium dense

② Conejo Volcanics - pale reddish brown and grayish brown basaltic flow breccia, weathered in upper 6"-18", becomes very dense to very hard, near vertical fractures/jointing, massive

SCALE: 1" = 5'