



Planning Director Staff Report Hearing on August 11, 2022

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

BARAKAT MAP AMENDMENT TO TRACT MAP 5175 CASE NO. PL22-0050

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Map Amendment to Tract Map 5175 to install solar arrays outside the building envelope on Lot 15 (Case No. PL22-0050).
2. **Applicant/Property Owner:** Nader Barakat, 13792 Pacific Breeze Drive, Camarillo, CA 93012
3. **Applicant's Representative:** Melissa Narro, Crown Solar, 3321-D Kimber Drive, Newbury Park, CA 91320
4. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Ordinance (VCSO) (Section 8207-1.3), the Planning Director is the decision-maker for the requested Map Amendment.
5. **Project Site Size, Location, and Parcel Number:** The 2.66-acre project site is located at 13792 Pacific Breeze Drive, in the Existing Community of Santa Rosa Valley, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 519-0-190-105 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Very Low Density Residential
 - b. Zoning Designation: Rural Exclusive, 1-acre minimum parcel size
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-1 ac. (Rural Exclusive, 1-acre minimum parcel size)	Vacant
East	RA-1 ac. (Rural Agricultural, 1-acre minimum parcel size)	Open space parcel
South	RE-1 ac. (Rural Exclusive, 1-acre minimum parcel size)	Open space parcel
West	RE-1 ac. (Rural Exclusive, 1-acre minimum parcel size)	Single-family dwelling

- 8. History:** In 1999, the Board of Supervisors approved Tract Map 5175, commonly referred to as “Santa Rosa Highlands,” a 23-lot residential gated subdivision with parcels ranging from one to 15 acres in size. The tract also includes two common open space parcels. Tract Map 5175 was recorded in 2002 in Book 147, Page 1 of Miscellaneous Records. Each resulting parcel has a designated building envelope, and all development is restricted to that envelope. Since 1999, all but two of the lots in Santa Rosa Highlands have been developed with single-family dwellings and residential accessory structures. As part of the subdivision’s approval, the Board of Supervisors adopted a Mitigated Negative Declaration (MND) (Exhibit 5).

Biological Mitigation Measure 1 restricts development in designated open space areas. This measure was adapted into Condition 7(c). The condition is implemented through recorded Covenants, Conditions, and Restrictions (CC&Rs) that apply throughout the subdivision.

In 2006, the Santa Rosa Highlands Homeowners’ Association requested a map amendment to allow fences to be located outside of the building envelopes. The modified condition allows fences to be located 12 feet beyond the top-of-slope. This change was intended to allow fencing to be constructed downslope of the graded pads, thereby ensuring unobstructed views.

In 2006, the owner of Lot 3 received approval through a Permit Adjustment to install ground-mounted solar panels outside of the building envelope.

In 2012, the Planning Division issued a Zoning Clearance in error to allow solar panels outside the building envelope on Lot 4.

In 2013, the Planning Division received a complaint about construction of solar panels outside the building envelope on Lot 20. The property owner appealed the Notice of Violation to the Planning Commission, which upheld it. The property owner then entered into a Compliance Agreement to resolve the violation, which entailed amending Condition 7(c) of Tract Map No. 5175 to authorize the unpermitted solar system. The map amendment was approved by the Board of Supervisors in 2016.

Also in 2016, the Board of Supervisors approved a map amendment for Lots 11 and 12 to allow retaining walls to be constructed along the southern and eastern boundaries of each lot.

In June 2020, the Board of Supervisors approved Ordinance No. 4566, which repealed and replaced the Ventura County Subdivision Ordinance. As part of this action, the procedure for map amendments was modified. Map amendments had previously required action by the original approving body, in this case, the Board

of Supervisors. Since the adoption of Ordinance No. 4566, map amendments may now be approved by Planning Director action.

- 9. Project Description:** The applicant requests that Condition of Approval No. 7(c) of Tract Map 5175 be amended to authorize development of a solar system outside of the building envelope and in a designated open space area on Lot 15.

The requested amendment would allow for the development of a ground-mounted solar array and conduit outside of the building envelope. The solar array would be approximately 1,533 sq. ft. in area (26 feet, 9 inches by 59 feet, 2 inches) with 330 linear feet of trenching for the conduit. The solar array will be located on the south-facing slope, just outside the designated building envelope and 15 feet from the westerly property line.

As part of the project, the applicant will also implement several avoidance and impact minimization techniques under the guidance of an approved biologist including the following: (1) hand clearing of vegetation; (2) biological monitoring during soil disturbance activities; (3) nesting bird surveys if work is done during the nesting season; (4) if nests are located, establishment of an exclusionary zone; (5) a pre-construction survey to determine presence of terrestrial wildlife; (6) installation of temporary fencing to exclude wildlife from the construction area; and (7) consultation with US Fish and Wildlife Service and California Department of Fish and Wildlife and halting of construction if California gnatcatcher is observed. (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 of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

On November 16, 1999, the Board of Supervisors adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of a 23-lot residential subdivision (i.e., Santa Rosa Highlands). The MND identified potentially significant impacts on air quality, biological resources, visual resources, water resources, transportation / circulation, flood control / drainage, noise hazards, and cultural resources. However, the Board of Supervisors adopted feasible mitigation measures as conditions of approval for the proposed subdivision that reduced the project's impacts to a less-than-significant level. The MND is attached as Exhibit 5.

The proposed project would modify Condition of Approval No. 7(c) of Tract Map 5175 to allow installation of a solar system outside of the building envelope on Lot 15. The CEQA Guidelines (Section 15164(b)) state that the lead agency shall prepare an addendum to an adopted MND if (1) minor changes or additions are necessary, but (2) none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent MND have occurred. The MND Addendum (Exhibit 6) prepared for the current proposal

includes a description of the changes or additions that are necessary to the MND and a discussion of why none of the conditions described in the CEQA Guidelines that require preparation of an EIR or subsequent MND exist.

Based on the information provided in the MND Addendum, and in light of the whole record, staff recommends that the Planning Director find that there is no substantial evidence to warrant the preparation of an EIR or subsequent MND, and that the MND Addendum satisfies the environmental review requirements of CEQA.

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 VCSO [Section 8205-5(a) and 8205-6.6(b)] 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 *Goals, Policies and Programs* is provided in Exhibit 9. This analysis concludes the project is consistent with all applicable general plan and area plan policies.

D. SUBDIVISION ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the VCSO. Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the RE zone district with the granting of a Zoning Clearance. A Map Amendment is necessary to authorize development outside of the designated building envelope.

The proposed project includes the construction and use of a solar energy system that is 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	Yes. (2.66 acres)
Maximum Percentage of Building Coverage	25 percent	Yes. (8 percent)
Minimum Front Setback	20 feet	Yes. (265 feet)
Minimum Side Setback	5 feet	Yes. (15 feet)
Minimum Rear Setback	15 feet	Yes. (65 feet)
Maximum Building Height	15 feet	Yes. (3 feet)

Pursuant to the VCSO, the proposed amendment to the conditions of Tract Map 5175 is allowed with the granting of a Map Amendment. Upon the granting of the Map Amendment, the subdivision will comply with this requirement.

The proposed Map Amendment affects only Condition 7(c) of Tract Map 5175. This condition specifies requirements of the Covenants Conditions and Restrictions (CC&Rs) for the subdivision. The Map Amendment does not affect the design of the subdivision or change any of the lot lines or easements shown on the recorded subdivision map.

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that any changes in the conditions of approval of a recorded subdivision map are consistent with the State Subdivision Map Act, Government Code, and County Subdivision Ordinance (Section 8207-1). The proposed findings and supporting evidence are as follows:

1. There are changes in circumstances which make such conditions no longer appropriate or necessary [Section 8207-1.4.a].

As part of the 1999 decision to approve Tract Map 5175, the Board of Supervisors imposed Condition of Approval No. 7(c) to prohibit development along the hillsides that surround the development area. Designated building envelopes were also required to be delineated for each residential lot. These components of the approved subdivision were intended to preserve visual and biological resources and to ensure compatibility of the subdivision with the surrounding community.

Circumstances have changed since the 1999 approval of Tract Map 5175 and the imposition of Condition of Approval No. 7(c). In 2004, the state legislature amended the Solar Rights Act by adopting Government Code Section 65850.5. This statute was adopted for the purpose of further encouraging the installation of solar energy systems where reasonable, appropriate, and in compliance with other applicable laws and regulations.

As indicated in the MND Addendum (Exhibit 6), no significant impacts have been identified that would result from the installation of a new solar energy system. The proposed solar array is not prominently visible from public viewing locations. The project would result in the removal of approximately 0.035 acres of disturbed Lemonade Berry scrub, portions of which are within the fuel modification zone for the adjacent residence. Though fuel modification will occur within 30 feet of the proposed solar array, this will remain outside of the intact Coastal Prickly Pear Scrub and Lemonade Berry Scrub vegetation communities. Therefore, the project would have less than significant impacts on both visual and biological resources. No adverse effect on public health and safety has been identified that would result from the installation or use of the solar energy system.

The proposed solar energy system will be located on a south-facing slope. Because the alignment and natural gradient are ideal for solar, the system can be mounted less than three feet above ground surface. The proposed solar energy system would be similar in visual character with surrounding residential accessory development. The system's size, scale, and setbacks are similar to other solar energy system installations. Given its location and design, the proposed solar energy system would be compatible with the character of the surrounding community. In addition, the homeowners' association supports the proposed project.

Based on the above discussion, the finding can be made that it is no longer appropriate or necessary to prohibit installation of a solar energy system outside of the designated building envelope on Lot 15. Upon approval of this map amendment, Condition No. 7(c) will be modified to authorize the subject solar energy system at its proposed location (Exhibit 4).

2. The amendments do not impose any additional burden on the present fee owners of the property [Section 8207-1.4.b].

The proposed amendment would not impose any additional burden on the present fee owners of the individual residential lots in Tract 5175. The amendment is narrowly tailored only to effect Lot 15, which the applicant owns.

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

3. The amendments do not alter any right, title, or interest in the real property reflected on the map [Section 8207-1.4.c].

The proposed project is an amendment of Condition No. 7(c) of Tract Map 5175 that would allow development of a solar energy system to be permitted outside of the building envelope on Lot 15. This proposed change would not alter any title or interest in the real property reflected on the map. No changes are proposed to lot boundaries or easements. The proposed change would alter the right to use a portion of Lot 15 outside of the building envelope. This change in rights, however, has been requested by the landowner.

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

4. The map, as amended, will conform to the provisions of Government Code section 66474 [Section 8207-1.4.d].

The proposed project is an amendment of Condition No. 7(c) of Tract Map 5175 that would allow development to be permitted outside of the building envelope of Lot 15. No other changes to Tract Map 5175 are proposed. The design of Tract Map 5175 will continue to be in conformance with the provisions of the VCSO and Section 66474 of the Subdivision Map Act.

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

5. The amendment does not alter any previous findings made under the provisions of CEQA [Section 8207-1.4.e].

As indicated in Section C of the staff report, the proposed amendment of Tract Map 5175 does not require major changes in the adopted 1999 MND (Exhibit 5). The proposed project would not result in a new potentially significant effect, or an increase in the severity of a previously identified significant effect.

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), VCSO (Section 8205-5.1). On July 29, 2022, the Planning Division mailed notice to owners of property within 300 of the property on which the project site is located. On July 29, 2022, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been provided.

On May 19, 2022, the Santa Rosa Valley Municipal Advisory Committee (MAC) considered the proposed project and made a recommendation for approval. The vote was two in favor and one abstaining. The abstention was due to a desire for further information on the potential for visual impacts (e.g., visual simulations).

G. RECOMMENDED ACTIONS

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

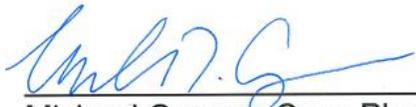
1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND and Addendum to the MND, and has considered all comments received during the public comment process;
2. **FIND** that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent MND have occurred;
3. **ADOPT** the Addendum to the MND (Exhibit 6);
4. **MAKE** the required findings to grant a Map Amendment pursuant to Section 8207-1.4 of the Ventura County Subdivision Ordinance, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **APPROVE** the Map Amendment to Tract Map 5175 (Case No. PL22-0050), subject to the modified conditions of approval (Exhibit 8);

6. **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 Map Amendment 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.

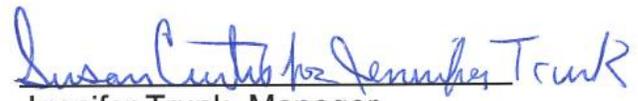
If you have any questions concerning the information presented above, please contact Michael Conger at (805) 654-5038 or Michael.Conger@ventura.org.

Prepared by:



Michael Conger, Case Planner
Residential Permits
Ventura County Planning Division

Reviewed by:



Jennifer Trunk, Manager
Residential Permits
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Subdivision Map for Tract 5175
- Exhibit 4 Site Plans for Lot 15
- Exhibit 5 1999 Mitigated Negative Declaration
- Exhibit 6 Addendum to the MND
- Exhibit 7 Modified Tract 5175 Conditions of Approval – Legislative Format
- Exhibit 8 Modified Tract 5175 Conditions of Approval – Clean Version
- Exhibit 9 General Plan Consistency Determination
- Exhibit 10 Initial Study Biological Assessment



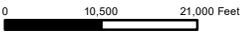
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 07-07-2022

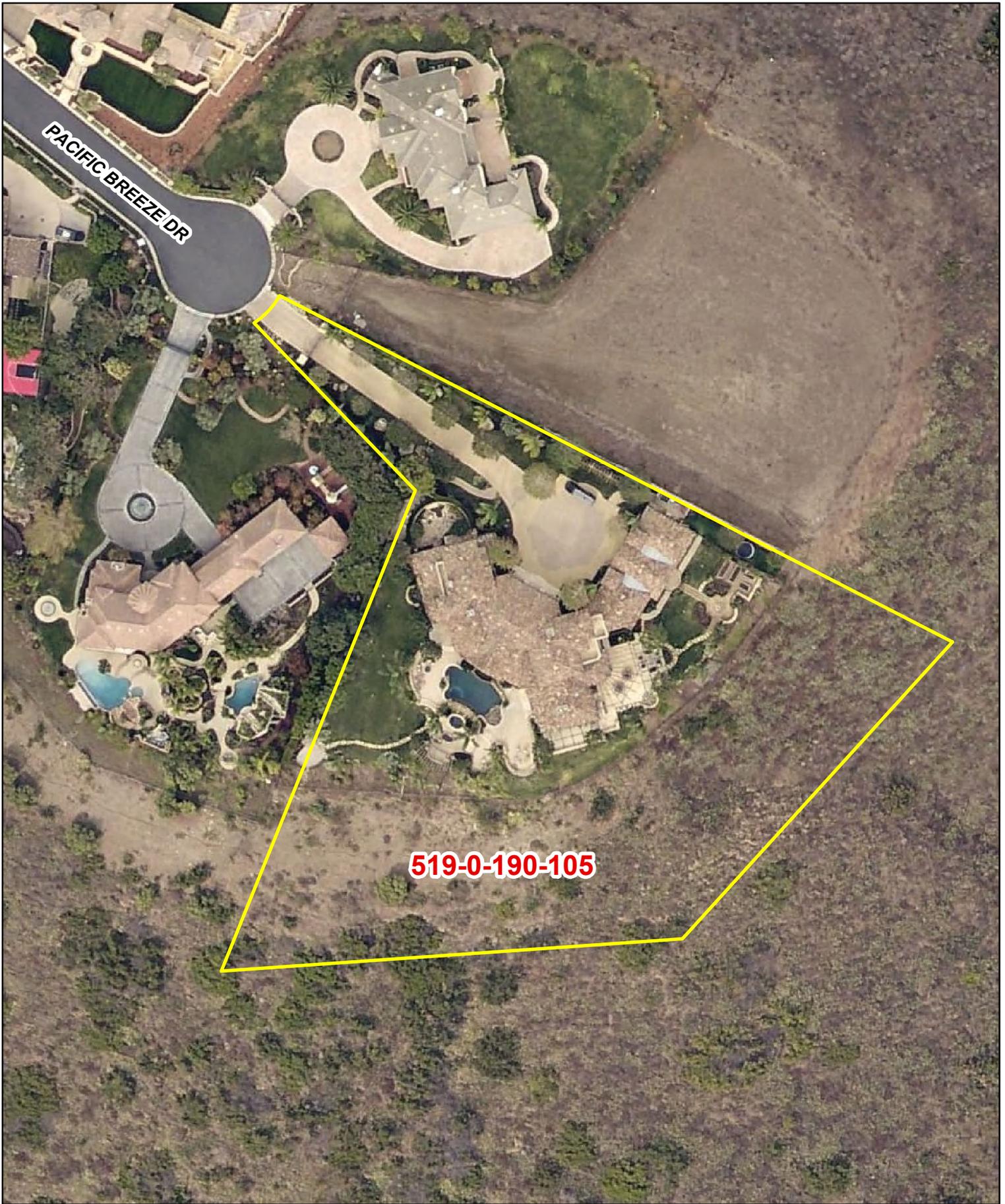


County of Ventura
Planning Director Hearing
Case No. PL22-0050
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor does it involve a risk of economic loss or physical injury should be made in reliance thereon.

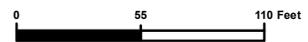




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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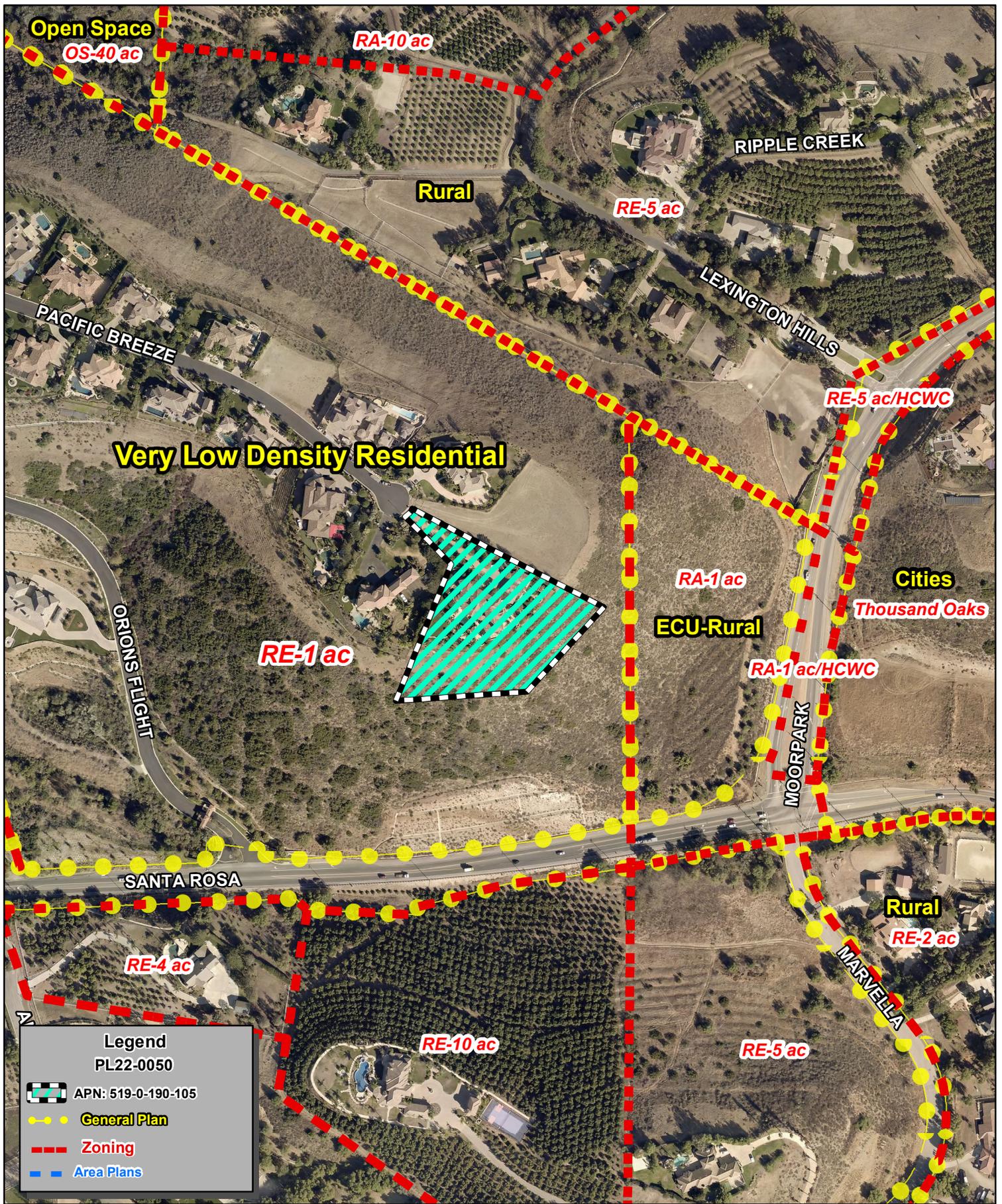


County of Ventura
Planning Director Hearing
PL22-0050
Aerial Photography



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Very Low Density Residential

Open Space
OS-40 ac

RA-10 ac

Rural

RE-5 ac

RIPPLE CREEK

PACIFIC BREEZE

LEXINGTON HILLS

RE-5 ac/HCWC

Very Low Density Residential

RE-1 ac

RA-1 ac

ECU-Rural

Cities

Thousand Oaks

RA-1 ac/HCWC

ORIONS FLIGHT

MOORPARK

SANTA ROSA

Rural

RE-2 ac

RE-4 ac

RE-10 ac

RE-5 ac

MARVELLA

Legend
 PL22-0050
 APN: 519-0-190-105
 General Plan
 Zoning
 Area Plans



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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 Source: Pictometry, 2019



**County of Ventura
 Planning Director Hearing
 PL22-0050
 General Plan & Zoning Map**



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OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5175, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA FOR PUBLIC USE, THE RIGHT OF WAY FOR ALL PUBLIC STREETS AND HIGHWAYS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA, ALL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY LINE OF PARCELS OS-1 AND OS-2 ABUTTING SANTA ROSA ROAD, AND THE EASTERLY AND SOUTHERLY LINE OF PARCEL OS-1, ABUTTING MOORPARK ROAD, IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID SANTA ROSA ROAD AND MOORPARK ROAD, EXCEPT THE GENERAL RIGHT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER PARCELS A, B, C AND STRIP 2, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT, THE FLOWAGE EASEMENTS CONSISTING OF RIGHT OF WAY FOR THE FLOOD CONTROL PURPOSE OF PERIODIC INUNDATION WITH FLOOD AND/OR STORM DRAINAGE WATERS AND THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ANY STRUCTURE OR CHANNEL IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, THE PLACING OF FILL MATERIAL OR ANY OTHER FACILITIES WHICH MAY OBSTRUCT THE PASSAGE OF FLOOD WATERS WITHIN SAID EASEMENT AS SHOWN ON THIS MAP, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE COUNTY OF VENTURA, AN EASEMENT FOR ROADWAY PURPOSES OVER STRIP 6 AND STRIP 8 AS SHOWN ON THIS MAP.

ORION'S FLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: PEPPERTREE EQUITY PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER.

BY: Ross Adachi
ROSS ADACHI, MANAGER

BY: SANTA ROSA HIGHLANDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: Frank Marasco
FRANK MARASCO, MANAGER

BY: Barry Kalar
BARRY KALAR, MANAGER

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

ON June 19, 2002 BEFORE ME, Linda Chen A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS ADACHI, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC Linda Chen
NOTARY NAME (PRINT) Linda Chen
MY COMMISSION EXPIRES September 24, 2005
COUNTY OF PRINCIPLE Los Angeles
PLACE OF BUSINESS Monterey Park, CA

STATE OF CALIFORNIA)
COUNTY OF Ventura) S.S.

ON July 15, 2002 BEFORE ME, Cynthia Castro A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED FRANK MARASCO AND BARRY KALAR, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC Cynthia Castro
NOTARY NAME (PRINT) Cynthia Castro
MY COMMISSION EXPIRES May 31, 2003
COUNTY OF PRINCIPLE Ventura
PLACE OF BUSINESS Oxnard, Ca.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRANK MARASCO ON JANUARY 2, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Robert E. Warren
ROBERT E. WARREN
RCE 19268
EXP. DATE: 9-30-05

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT NO. 5175, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: Dec. 2, 2002



Robert L. Chacon
RONALD C. COONS
COUNTY SURVEYOR
COUNTY OF VENTURA
BY: Robert L. Chacon
ROBERT L. CHACON
CHIEF DEPUTY COUNTY SURVEYOR
L.S. NO. 5572
EXPIRES 9-30-05

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

DATE: December 5, 2002

Ellen Kuisema
LAWRENCE L. MATHENEY
COUNTY TAX COLLECTOR
COUNT OF VENTURA
BY: Ellen Kuisema
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 17th DAY OF December, 2002, AT 8:00 AM IN BOOK 147 OF MR., AT PAGE 1-6, AT THE REQUEST OF FRANK MARASCO.
Doc. # 2002-320551

Kristi Hamlet
RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA
BY: Kristi Hamlet
DEPUTY COUNTY RECORDER

BOARD OF SUPERVISORS' CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 5175, IS PRESENTED TO THE BOARD OF SUPERVISORS OF VENTURA COUNTY, CALIFORNIA, AT THE MEETING OF SAID BOARD HELD ON THE 26th DAY OF November, 2002, FOR APPROVAL; SAID BOARD HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE RIGHT-OF-WAY FOR ALL PUBLIC STREETS AND HIGHWAYS AS SHOWN ON THIS MAP, AND ALSO HEREBY ACCEPTS ALL RIGHTS OF INGRESS AND EGRESS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE ACCESS EASEMENTS OVER PARCELS A THROUGH C, INCLUSIVE, AND STRIP 2 ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AND ALSO HEREBY ACCEPTS THE ROADWAY EASEMENTS AS OFFERED HEREON.

IN WITNESS WHEREOF, SAID BOARD HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS CHAIR AND ATTESTED TO BY ITS CLERK AND THE OFFICIAL SEAL OF SAID BOARD TO BE AFFIXED HERETO THIS 26th DAY OF November, 2002.

ATTEST:

BOARD OF SUPERVISORS
COUNTY OF VENTURA
STATE OF CALIFORNIA



Karel L. Placencia
Deputy CLERK OF SAID BOARD

John K. Flynn
CHAIR OF SAID BOARD

COUNTY FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE

THE VENTURA COUNTY FLOOD CONTROL DISTRICT HEREBY ACCEPTS THE FLOWAGE EASEMENTS AS OFFERED.

DATED: November 26, 2002

John K. Flynn
CHAIRMAN OF THE BOARD
VENTURA COUNTY FLOOD CONTROL DISTRICT



ATTEST:

Karel L. Placencia
Deputy CLERK OF SAID BOARD

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA

STATE OF CALIFORNIA

TOTAL GROSS AREA = 97.75 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

SHEET 1 OF 6 SHEETS

County of Ventura
Planning Director Hearing
Case No. PL22-0050
Exhibit 3 - Subdivision Map for Tract 5175

KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, BENEFICIARY OF DEED OF TRUST
RECORDED DECEMBER 12, 2001 AS INSTRUMENT NO. 2001-251491 OF OFFICIAL RECORDS.

Takashi Ito Ross Adachi
TAKASHI ITO ROSS ADACHI

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

ON June 24, 2002 BEFORE ME, Linda Chen A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Takashi Ito PERSONALLY KNOWN TO ME (OR PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE
SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES); AND THAT BY HIS/HER/their SIGNATURE(S) ON
THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND

NOTARY PUBLIC Linda Chen
NOTARY NAME (PRINT) Linda Chen
MY COMMISSION EXPIRES September 24, 2005
COUNTY OF PRINCIPLE Los Angeles
PLACE OF BUSINESS Monterey Park, CA

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

ON OCTOBER 19, 2002 BEFORE ME, Donna Daday A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Ross Adachi PERSONALLY KNOWN TO ME (OR PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/they EXECUTED THE
SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES); AND THAT BY HIS/HER/their SIGNATURE(S) ON
THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED,
EXECUTED THE INSTRUMENT

WITNESS MY HAND

NOTARY PUBLIC Donna Daday
NOTARY NAME (PRINT) Donna Daday
MY COMMISSION EXPIRES Aug. 10, 2005
COUNTY OF PRINCIPLE Los Angeles
PLACE OF BUSINESS Monterey Park, CA

THE SIGNATURES OF THE PARTIES NAMES HEREINAFTER AS OWNERS OF AN EASEMENT SET FORTH HAVE
BEEN OMITTED UNDER THE PROVISIONS OF SECTIONS 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT,
THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT
REQUIRED BY THE LOCAL AGENCY.

SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AND
INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1960 IN BOOK 1943, PAGE 362 OF OFFICIAL RECORDS.

CAMROSA COUNTY WATER DISTRICT OWNER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL
PURPOSES, FOR WATERING METERING STATION AND INCIDENTAL PURPOSES, FOR EMBANKMENT SLOPES
AND INCIDENTAL PURPOSES, FOR WATER PIPELINES, ACCESS AND SLOPES AND INCIDENTAL PURPOSES
RECORDED OCTOBER 9, 1967 IN BOOK 3206, PAGE 503 OF OFFICIAL RECORDS.

COUNTY OF VENTURA, OWNER AN EASEMENT FOR RIGHT-OF-WAY FOR ALL THE PURPOSES OF
CONSTRUCTION AND MAINTENANCE OF CONSTRUCTED SLOPES TOGETHER WITH THE APPURTENANT
DRAINAGE STRUCTURES, RECORDED AUGUST 29, 2001 AS INSTRUMENT NO. 2001-0171499-00 OF OFFICIAL
RECORDS.

THE FOLLOWING SIGNATURES OF PARTIES NAMED HEREINAFTER AS OWNERS OF AN INTEREST SET FORTH
HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP
ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE
NOT REQUIRED BY THE LOCAL AGENCY.

VENTURA FARMS INC., AS OWNERS OF AN UNDIVIDED 49% INTEREST IN THE OIL, GAS AND OTHER
HYDROCARBON SUBSTANCES AND MINERALS WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR
SUBSURFACE WITHIN 550 FEET OF THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING
SAID SUBSTANCES, AS RESERVED IN DEED RECORDED MAY 4, 1959 IN BOOK 1729, PAGE 360 OF
OFFICIAL RECORDS.

VENTURA GROVES, A PARTNERSHIP, OWNER OF 25 1/2% OF FULL 100% INTEREST IN ALL OF THE OIL, GAS
AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, WITHOUT ANY RIGHT TO ENTER UPON THE
SURFACE OR SUBSURFACE WITHIN 550 FEET OF THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR
PRODUCING SAID SUBSTANCES, AS RESERVED IN DEED RECORDED APRIL 29, 1960 IN BOOK 1862, PAGE
292 OF OFFICIAL RECORDS

SOILS AND/OR GEOLOGIC REPORT

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 5175 HAVE
BEEN PREPARED:

DATE OF REPORT	TITLE OF REPORT	FIRM NAME	ENGINEER/ GEOLOGIST	REG. NO.
11-30-00	UPDATE OF GEOTECHNICAL REPORTS	EARTH SYSTEMS	PATRICK V. BOALES	1346

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA,
STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA

STATE OF CALIFORNIA

TOTAL GROSS AREA = 97.75 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

SHEET 2 OF 6 SHEETS

EASEMENT INFORMATION

ACCESS EASEMENT OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

EASEMENTS OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, GRANTED TO CAMROSA COUNTY WATERWORKS DISTRICT FOR ACCESS AND WATER PIPELINE PURPOSES BY SEPARATE DOCUMENT.

TRACT NO. 5175

COUNTY OF VENTURA

RECORD REFERENCES

- R1 = TRACT NO. 2880-8 (94 MR 22)
- R2 = TRACT NO. 2880-2 (91 MR 80)
- R3 = TRACT NO. 2880-3 (91 MR 84)
- R4 = 3731 OR 371
- R5 = VCFB 1462-M PG. 5-7
- R6 = 2002-0288678-00, O.R.
- R7 = TRACT NO. 2880-1 (87 MR 61)
- R8 = 3206 OR 503

BASIS OF BEARINGS

THE BEARING OF N87°41'50"E ALONG THE CENTERLINE OF SANTA ROSA ROAD AS SHOWN ON TRACT 2880-2 (91 MR 80) WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

FD. 1 1/2" I.P. TAGGED "RCE 26362" PER (R1)

FD. 3/4" I.P. (NO TAG) PER (R1)

FD. 3/4" I.P. PER VCFB 625, PG. 10

SEC 16

SEC 15

N58°06'05"E (S58°04'55"W R6) 17.73' (R6&M)

N00°25'39"E (M) (N00°24'29"E R6) 66.46' (CFR6&M)

N61°00'26"E 658.46' (R1&M)

VICINITY MAP

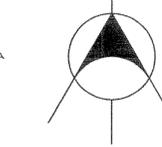
N.T.S.

MONUMENT LEGEND

- SET 1 1/2" I.P. TAGGED "RCE 19268"
- FOUND 1 1/2" I.P. TAGGED "RCE 19268" PER R2, UNLESS NOTED OTHERWISE.
- ▲ FOUND V.C.S.M. OR AS NOTED, STAMPED AS NOTED
- FRONT LOT CORNER - SET LEAD AND TAG "RCE 19268"
- REAR LOT CORNER - SET 3/4" I.P. TAGGED "RCE 19268"
- SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTERLINE BC'S, EC'S, AND CUL-DE-SAC RADIUS POINT.
- SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4

LEGEND

- FD = FOUND
- CF = CALCULATED FROM
- CONC. = CONCRETE
- M = MEASURED
- OS = OPEN SPACE
- V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
- PROP. = PROPOSED
- H.O.A. = HOMEOWNERS ASSOCIATION
- V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
- N.T.S. = NOT TO SCALE
- C.M.W.D. = CALLEGUAS MUNICIPAL WATER DISTRICT



0' 100' 200' 400' 600'
SCALE: 1" = 200'

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA

STATE OF CALIFORNIA

TOTAL GROSS AREA = 97.75 ACRES

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

SHEET 3 OF 6 SHEETS

(DATA IS M, UNLESS OTHERWISE NOTED)

LINE	BEARING	DISTANCE
L1	N63°18'07"W	81.06'
L2	N68°35'01"W	55.00'
L3	N88°29'20"W	68.00'
L4	N54°26'42"W	58.70'
L5	N07°41'50"E	50.63'
L6	N82°18'10"W	32.52'
L7	N82°18'10"W	122.89' (R4&M)
L8	N82°18'10"W	7.50'
L9	N47°18'10"W	40.33'
L10	N87°41'50"E	147.46'
L11	N79°35'41"E	254.49' (R4&M)
L12	N07°35'38"E	48.77' (R6&M)
L13	N84°04'39"E	105.01' (CFR4&M)
L14	N/A	
L15	N/A	
L16	N74°20'56"W	38.86'
L17	N/A	
L18	N87°41'50"E	141.46'
L19	N47°18'10"W	48.82' (N47°17'48"W R4)
L20	N07°41'50"E	56.72' (R4&M) (N07°42'12"E R4)
L21	N02°18'10"W	41.00' (R4&M)
L22	N71°58'53"W	303.26'
L23	N79°28'17"E	411.73' (CFR4, R64, M) (413.37' R6)
L24	N79°28'17"E	106.07'
L25	N79°28'17"E	318.81'

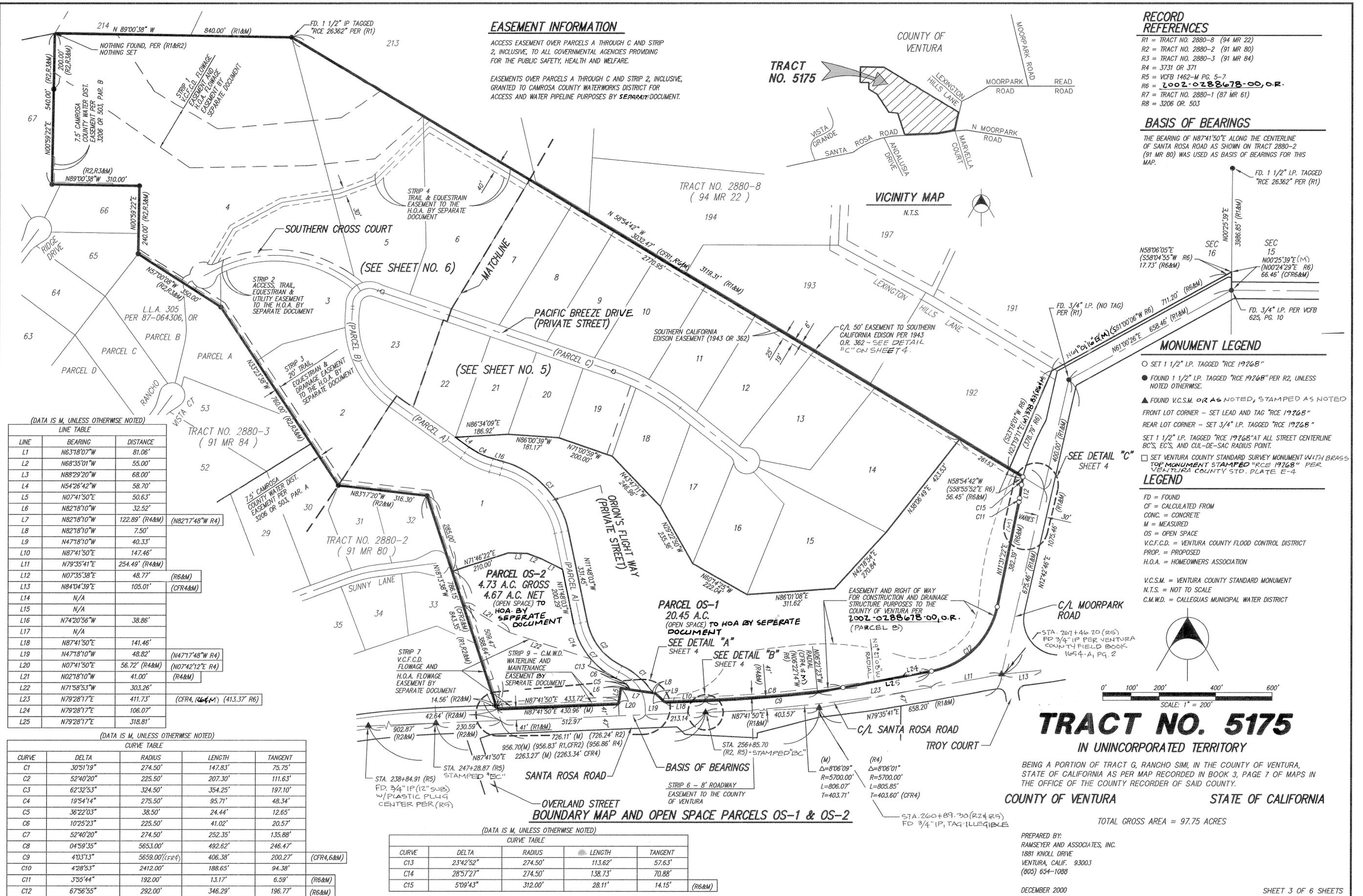
(DATA IS M, UNLESS OTHERWISE NOTED)

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	30°51'19"	274.50'	147.83'	75.75'
C2	52°40'20"	225.50'	207.30'	111.63'
C3	62°32'53"	324.50'	354.25'	197.10'
C4	19°54'14"	275.50'	95.71'	48.34'
C5	36°22'03"	38.50'	24.44'	12.65'
C6	10°25'23"	225.50'	41.02'	20.57'
C7	52°40'20"	274.50'	252.35'	135.88'
C8	04°59'35"	5653.00'	492.62'	246.47'
C9	4°03'13"	5659.00' (CFR4)	406.38'	200.27' (CFR4, R6&M)
C10	4°28'53"	2412.00'	188.65'	94.38'
C11	3°55'44"	192.00'	13.17'	6.59' (R6&M)
C12	6°56'55"	292.00'	346.29'	196.77' (R6&M)

(DATA IS M, UNLESS OTHERWISE NOTED)

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C13	23°42'52"	274.50'	113.62'	57.63'
C14	28°57'27"	274.50'	138.73'	70.88'
C15	5°09'43"	312.00'	28.11'	14.15' (R6&M)

OVERLAND STREET BOUNDARY MAP AND OPEN SPACE PARCELS OS-1 & OS-2



RECORD REFERENCES

- R1 = TRACT NO. 2880-8 (94 MR 22)
- R2 = TRACT NO. 2880-2 (91 MR 80)
- R3 = TRACT NO. 2880-3 (91 MR 84)
- R4 = 3731 OR 371
- R5 = VCFB 1462-M PG. 5-7
- R6 = **2002-0288678-00, O.P.**
- R7 = TRACT NO. 2880-1 (87 MR 61)
- R8 = 3206 OR 503

BASIS OF BEARINGS

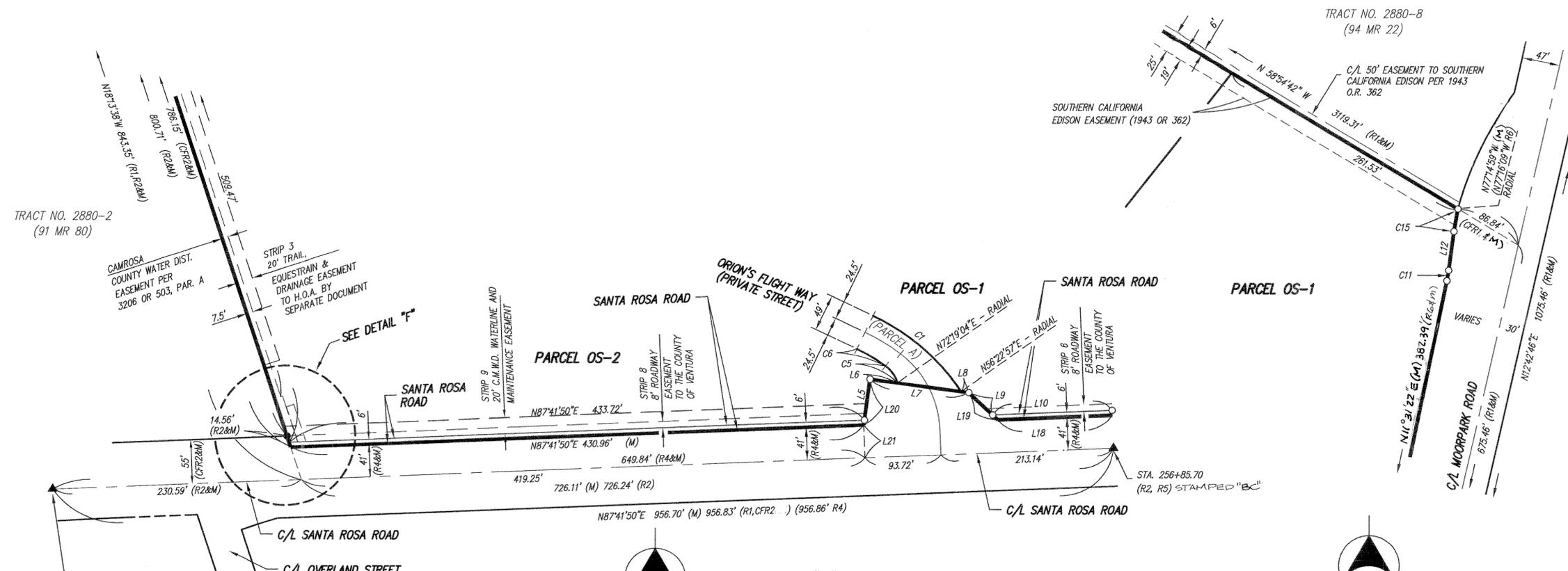
THE BEARING OF N87°41'50"E ALONG THE CENTERLINE OF SANTA ROSA ROAD AS SHOWN ON TRACT 2880-2 (91 MR 80) WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

MONUMENT LEGEND

- SET 1 1/2" I.P. TAGGED "RCE 19268"
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- ▲ FOUND V.C.S.M. OR AS NOTED, STAMPED AS NOTED.
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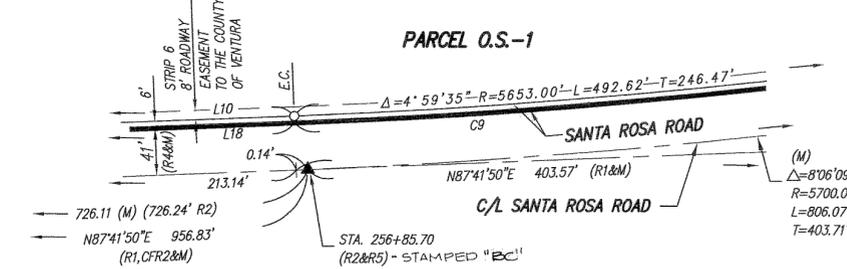
LEGEND

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- M = MEASURED
- OS = OPEN SPACE
- V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
- PROP. = PROPOSED
- H.O.A. = HOMEOWNERS ASSOCIATION
- P.S.E. = PUBLIC SERVICE EASEMENT
- V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
- N.T.S. = NOT TO SCALE
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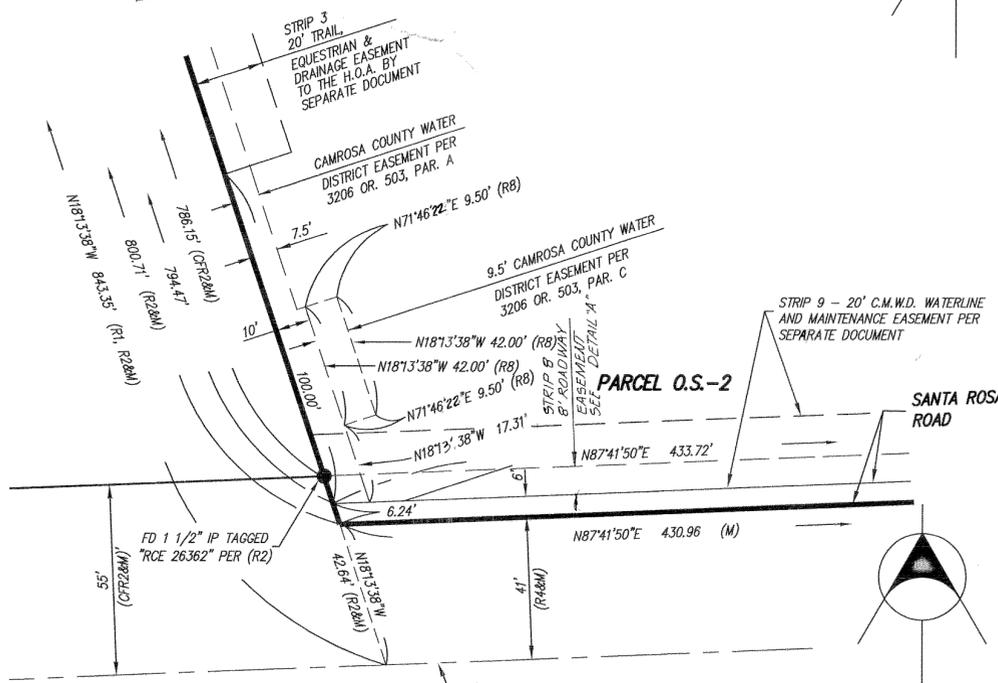


DETAIL "A"
N.T.S.

DETAIL "C"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "F"
N.T.S.

NOTE: SEE SHEET 3 FOR TABULATED COURSE DATA
(DATA IS M, UNLESS OTHERWISE NOTED)

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

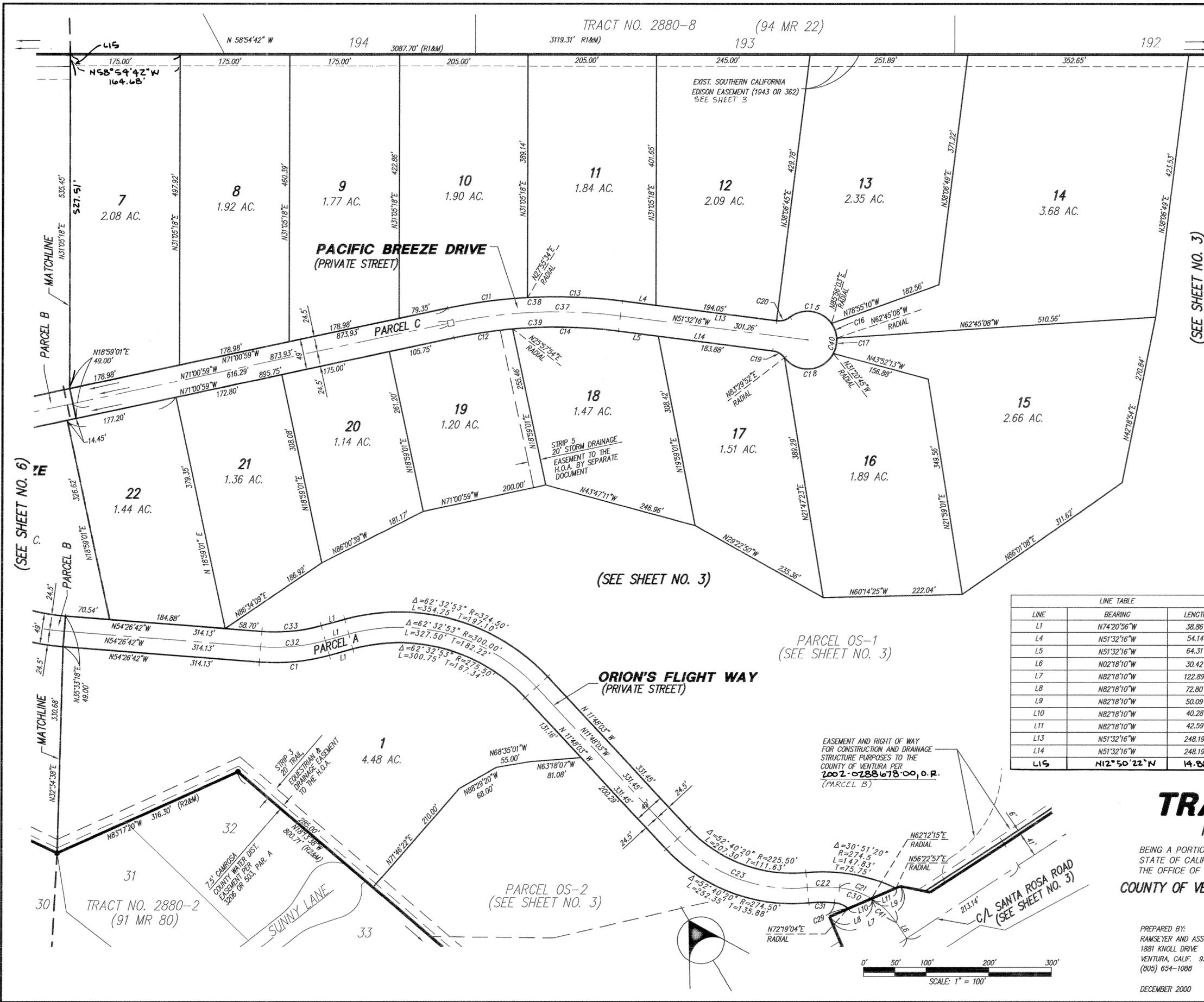
BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA STATE OF CALIFORNIA

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

SHEET 4 OF 6 SHEETS



RECORD REFERENCES

- R1 = TRACT NO. 2880-8 (94 MR 22)
- R2 = TRACT NO. 2880-2 (91 MR 80)
- R3 = TRACT NO. 2880-3 (91 MR 84)

MONUMENT LEGEND

- SET 1 1/2" I.P. TAGGED "RCE 19268"
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- ▲ FOUND V.C.S.M. PER R-5
- FRONT LOT CORNER - SET LEAD AND TAG "RCE 19268"
- REAR LOT CORNER - SET 3/4" I.P. TAGGED "RCE 19268"
- SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTERLINE BC'S, EC'S, AND CUL-DE-SAC RADIUS POINT.
- SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT, STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4.

LEGEND

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- CF = CALCULATED FROM CONC. = CONCRETE
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- OS = OPEN SPACE
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- PROP. = PROPOSED
- H.O.A. = HOME OWNERS ASSOCIATION
- V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
- N.T.S. = NOT TO SCALE

SEE EASEMENT INFORMATION NOTE ON SHEET 3

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	19°54'14"	324.50'	112.73'	56.94'
C11	8°56'33"	824.50'	128.68'	64.47'
C12	6°58'53"	775.50'	94.49'	47.30'
C13	10°32'10"	824.50'	151.62'	76.02'
C14	12°29'50"	775.50'	169.15'	84.91'
C15	92°30'28"	46.50'	75.08'	48.58'
C16	31°18'49"	46.50'	25.41'	13.03'
C17	31°24'23"	46.50'	25.49'	13.07'
C18	114°50'37"	46.50'	93.20'	72.77'
C19	45°02'08"	28.50'	22.40'	11.82'
C20	45°02'08"	28.50'	22.40'	11.82'
C21	50°21'51"	125.00'	109.88'	58.77'
C22	11°48'21"	250.00'	51.51'	25.85'
C23	52°40'20"	250.00'	229.82'	123.75'
C29	36°22'03"	38.50'	24.44'	12.65'
C30	24°52'16"	125.00'	54.26'	27.56'
C31	10°25'23"	225.50'	41.02'	20.57'
C32	19°54'14"	300.00'	104.22'	52.64'
C33	19°54'14"	275.50'	95.71'	48.34'
C37	19°28'43"	800.00'	271.97'	137.31'
C38	19°28'43"	824.50'	280.30'	141.52'
C39	19°28'43"	775.50'	263.64'	133.11'
C40	27°04'17"	46.50'	219.18'	—
C41	25°29'35"	125.00'	55.62'	28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°20'56"W	38.86'
L4	N51°32'16"W	54.14'
L5	N51°32'16"W	64.31'
L6	N02°18'10"W	30.42'
L7	N82°18'10"W	122.89'
L8	N82°18'10"W	72.80'
L9	N82°18'10"W	50.09'
L10	N82°18'10"W	40.28'
L11	N82°18'10"W	42.59'
L13	N51°32'16"W	248.19'
L14	N51°32'16"W	248.19'
L15	N12°50'22"N	14.88'

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

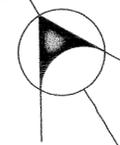
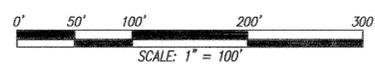
BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COUNTY OF VENTURA STATE OF CALIFORNIA

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

SHEET 5 OF 6 SHEETS



EASEMENT INFORMATION

ACCESS EASEMENT OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.

EASEMENTS OVER PARCELS A THROUGH C AND STRIP 2, INCLUSIVE, GRANTED TO CAMROSA COUNTY WATERWORKS DISTRICT FOR ACCESS AND WATER PIPELINE PURPOSES BY SEPARATE DOCUMENT.

TRACT NO. 2880-8
(94 MR 22)

214

RECORD REFERENCES

- R1 = TRACT NO. 2880-8 (94 MR 22)
- R2 = TRACT NO. 2880-2 (91 MR 80)
- R3 = TRACT NO. 2880-3 (91 MR 84)

MONUMENT LEGEND

- SET 1 1/2" I.P. TAGGED "RCE 19268"
- FOUND 1 1/2" I.P. TAGGED "RCE 19268" PER R2, UNLESS NOTED OTHERWISE.
- ▲ FOUND V.C.S.M. PER R-5
- FRONT LOT CORNER - SET LEAD AND TAG "RCE 19268"
- REAR LOT CORNER - SET 3/4" I.P. TAGGED "RCE 19268"
- SET 1 1/2" I.P. TAGGED "RCE 19268" AT ALL STREET CENTER LINE BC'S, EC'S AND CUL-DE-SAC RADIUS POINTS.
- SET VENTURA COUNTY STANDARD SURVEY MONUMENT WITH BRASS TOP MONUMENT STAMPED "RCE 19268" PER VENTURA COUNTY STD. PLATE E-4.

LEGEND

- FD = FOUND
- CF = CALCULATED FROM
- CONC. = CONCRETE
- M = MEASURED
- OS = OPEN SPACE
- V.C.F.C.D. = VENTURA COUNTY FLOOD CONTROL DISTRICT
- PROP. = PROPOSED
- H.O.A. = HOMEOWNERS ASSOCIATION
- V.C.S.M. = VENTURA COUNTY STANDARD MONUMENT
- N.T.S. = NOT TO SCALE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C2	10°27'08"	374.50'	68.32'	34.25'
C3	10°29'59"	35.50'	6.51'	3.26'
C4	47°18'14"	84.50'	69.76'	37.01'
C5	49°25'07"	30.00'	25.88'	13.80'
C6	28°44'02"	84.50'	42.38'	21.64'
C7	4°41'28"	470.00'	38.48'	19.25'
C8	46°52'10"	84.50'	69.12'	36.53'
C9	10°28'31"	35.50'	6.49'	3.25'
C10	101°57'24"	33.50'	59.61'	41.34'
C24	10°29'59"	60.00'	11.00'	5.51'
C25	122°54'26"	60.00'	128.71'	110.29'
C26	61°08'01"	60.00'	64.02'	35.44'
C27	61°46'25"	60.00'	64.69'	35.89'
C28	10°28'31"	60.00'	10.97'	5.50'
C34	61°29'47"	350.00'	375.66'	208.21'
C35	61°29'47"	374.50'	401.96'	222.79'
C36	122°54'26"	84.50'	181.26'	155.33'
C41	47°11'22"	30.00'	24.71'	13.10'
C42	4°26'19"	45.00'	3.49'	1.74'
C43	101°53'29"	50.00'	88.92'	61.63'
C44	52°01'22"	45.00'	40.86'	21.96'
C45	71°58'12"	20.00'	25.12'	14.52'
C46	140°57'28"	45.00'	110.71'	126.93'
C47	108°51'48"	45.00'	85.50'	62.93'
C48	23°07'18"	30.00'	12.11'	6.14'

(SEE SHEET NO. 5)

TRACT NO. 5175

IN UNINCORPORATED TERRITORY

BEING A PORTION OF TRACT G, RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

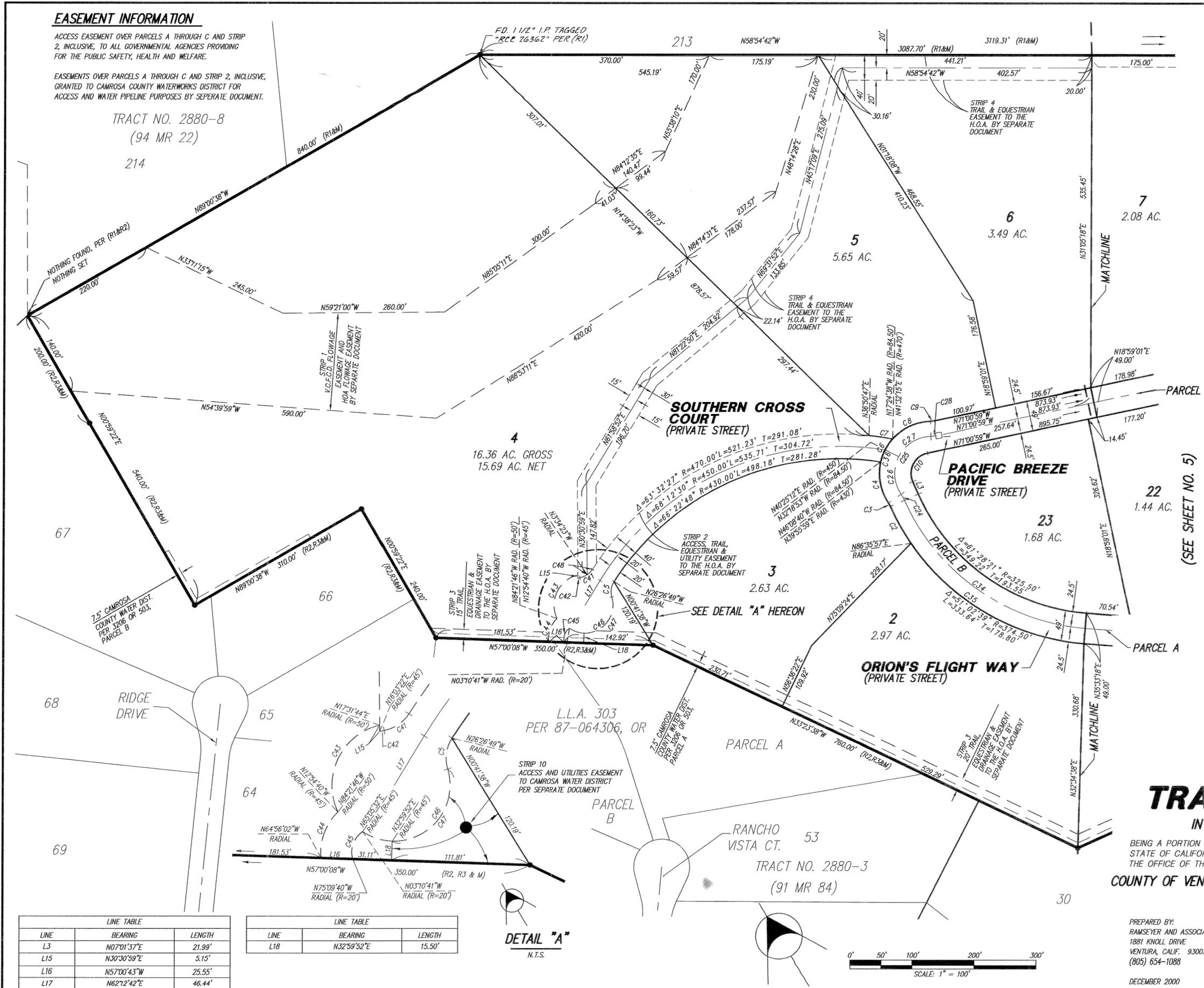
COUNTY OF VENTURA

STATE OF CALIFORNIA

PREPARED BY:
RAMSEYER AND ASSOCIATES, INC.
1881 KNOLL DRIVE
VENTURA, CALIF. 93003
(805) 654-1088

DECEMBER 2000

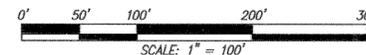
SHEET 6 OF 6 SHEETS



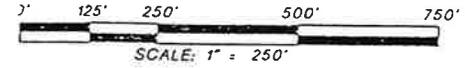
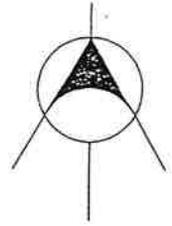
LINE TABLE		
LINE	BEARING	LENGTH
L3	N07°01'37"E	21.99'
L15	N30°30'59"E	5.15'
L16	N57°00'43"W	25.55'
L17	N62°12'42"E	46.44'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N32°39'52"E	15.50'

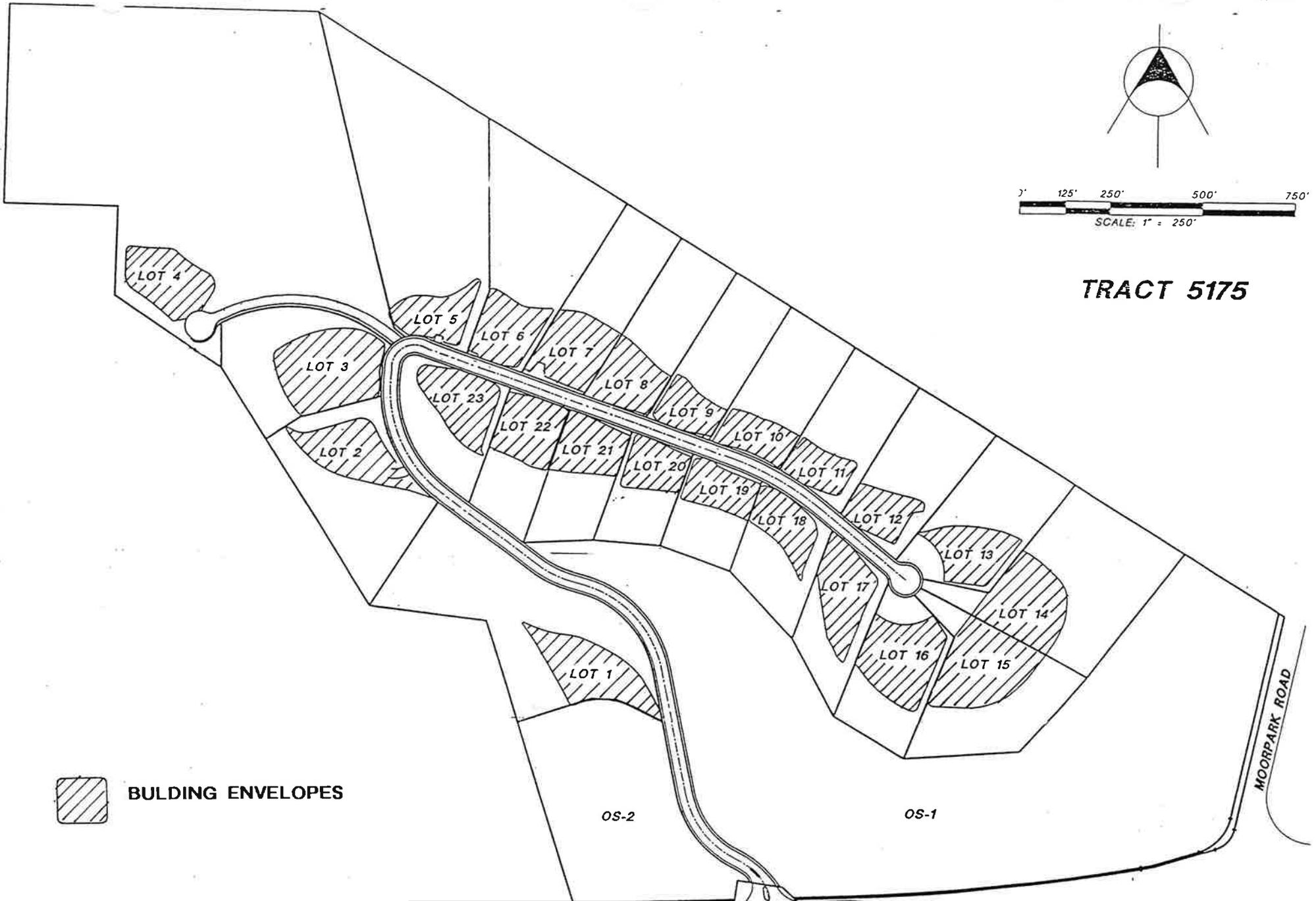
DETAIL "A"
N.T.S.



SANTA ROSA HIG. LANDS



TRACT 5175



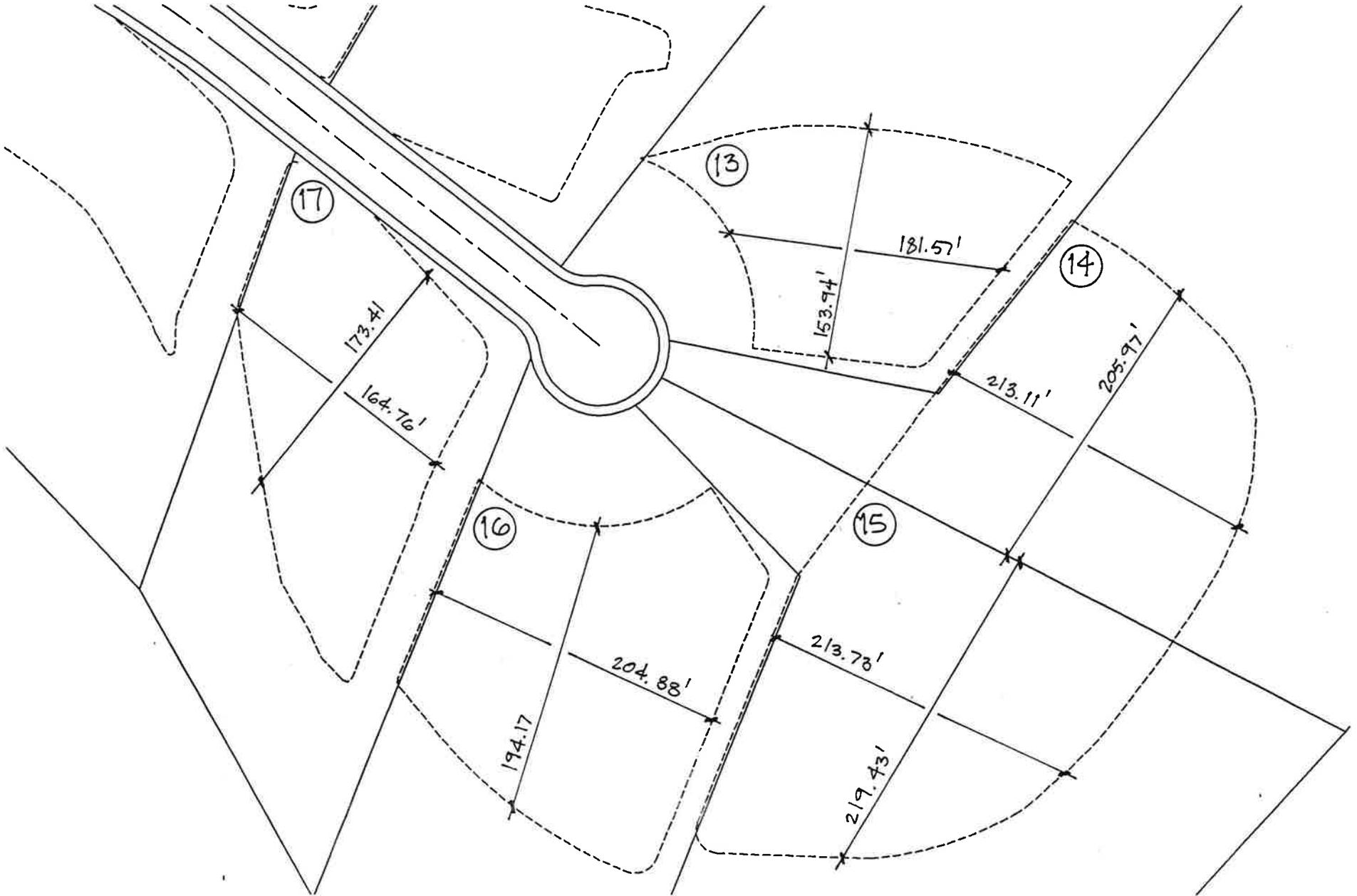
BULDING ENVELOPES

County of Ventura
Planning Director Hearing
Case No. PL22-0050
Exhibit 4 - Plans

SANTA ROSA ROAD

MOORPARK ROAD

EXHIBIT A



PHOTOVOLTAIC GENERAL NOTES

- ALL MATERIALS, EQUIPMENT, INSTALLATION AND WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
 - 2019 CBC / 2018 IBC
 - 2019 CRC / 2018 IRC
 - 2019 CEC / 2017 NEC
 - 2019 CMC / 2018 IMC
 - 2019 CPC / 2018 IPC
 - 2019 CFC / 2018 IFC
 - 2019 BUILDING ENERGY EFFICIENCY STANDARDS
- ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY AND L.A. TEST LAB. EQUIPMENT INSTALLED SHALL BE PER ITS LISTING REQUIREMENTS AND THE MANUFACTURER'S INSTRUCTIONS. [NEC 110.2, 110.3, 690.4(B), 690.12(D)]
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED, INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.
- ALL PV CIRCUITS CONNECTED AND EQUIPMENT SHALL BE PROTECTED AGAINST OVERCURRENT. OVERCURRENT DEVICES SHALL BE LISTED FOR USE IN PV SYSTEMS. OVERCURRENT PROTECTIVE DEVICES SHALL NOT BE REQUIRED FOR CIRCUITS WITH SUFFICIENT AMPACITY FOR THE HIGHEST AVAILABLE CURRENT. CIRCUITS CONNECTED TO CURRENT LIMITED SUPPLIES AND ALSO CONNECTED TO SOURCES HAVING HIGHER CURRENT AVAILABILITY SHALL BE PROTECTED AT THE HIGHER CURRENT SOURCE CONNECTION. [NEC 690.9]
- DISCONNECTING MEANS OF THE PV SYSTEM (INCLUDING RAPID SHUTDOWN INITIATION) SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION NEAR THE EQUIPMENT. [NEC 690.13, 690.15]
- RAPID SHUTDOWN EQUIPMENT TO COMPLY WITH NEC 690.12.
- ENERGY STORAGE SYSTEM TERMINALS LOCATED MORE THAN 5 FEET AWAY OR ON OPPOSITE SIDE OF WALL FROM CONNECTED EQUIPMENT MUST HAVE DISCONNECTING MEANS IN ACCORDANCE WITH NEC 706.7(E) AND LABELED PER 706.7(D). A SECOND DISCONNECTING MEANS LOCATED AT THE CONNECTED EQUIPMENT SHALL BE INSTALLED WHERE THE DISCONNECTING MEANS AT THE ESS END OF THE CIRCUIT IS NOT WITHIN SIGHT.
- THE UTILITY-INTERACTIVE INVERTERS SHALL AUTOMATICALLY DE-ENERGIZE ITS OUTPUT TO THE CONNECTED ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK VOLTAGE HAS BEEN RESTORED. [NEC 705.40]
- ALL CONDUCTORS IN EXPOSED OUTDOOR LOCATIONS SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT AND FOR THE APPLICATION. [NEC 690.31(C) THROUGH (F), 310.10(D)]
- INSULATION OF EXPOSED CONDUCTORS UNDER THE MODULES SHALL BE USE-2 OR PV-WIRE TYPE FOR PV SYSTEMS (UL 4703 & 854 LISTED) [NEC 690.31(C)]
- FINE-STRANDED CABLE CONNECTIONS MUST BE MADE IN LUGS AND TERMINALS TO ENSURE A THOROUGHLY GOOD CONNECTION WITHOUT DAMAGING THE CONDUCTORS. [NEC 110.14(A)]
- FLEXIBLE, FINE-STRANDED CABLES SHALL BE TERMINATED ONLY WITH TERMINALS, LUGS, DEVICES, OR CONNECTORS THAT ARE IDENTIFIED AND LISTED FOR SUCH USE. [NEC 690.31(H), 110.14]
- ALL PV CIRCUIT CONDUCTORS SHALL BE MARKED ON EACH END AND GROUPED FOR UNIQUE IDENTIFICATION. [NEC 690.31(B)]
- ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE RAIN TIGHT AND APPROVED FOR USE IN WET LOCATIONS. [NEC 314.15]
- ALL GROUNDED, (NEUTRAL), CONDUCTORS' INSULATION SHALL BE SOLID WHITE, GRAY, OR WITH 3-WHITE STRIPES. [NEC 200.6, 200.7, 400.22]; ALL GROUNDING CONDUCTORS SHALL BE OF BARE WIRE WITHOUT COVERING, OR WITH INSULATION OF GREEN OR GREEN WITH YELLOW STRIPES, NEC 250.119 & 400.23. THE COLOR OF **UNGROUND**ED CONDUCTORS SHALL BE OTHER THAN FOR GROUNDED, (NEUTRAL), AND GROUNDING CONDUCTORS. [NEC 310.110(C)]
- MAXIMUM CONDUCTOR LENGTH BETWEEN SUPPLY SIDE CONNECTION AND OVERCURRENT PROTECTION IS 10FT. [NEC 705.31]
- CONNECTIONS ON THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS OF THE OTHER SOURCE(S) AT ANY DISTRIBUTION EQUIPMENT ON THE PREMISES SHALL BE IN ACCORDANCE WITH NEC 705.12(B).
- DC WIRING INSIDE A BUILDING MUST BE IN METALLIC TYPE RACEWAYS, CONDUITS, ENCLOSURES, OR CABLE SHEATHINGS. [NEC 690.31(G)]
- METALLIC TYPE RACEWAYS, CONDUITS, ENCLOSURES, AND CABLE SHEATHS CONTAINING CIRCUITS OVER 250-VOLTS TO GROUND MUST BE BONDED IN ACCORDANCE WITH NEC 250.97.
- CONNECTORS SHALL BE OF LATCHING OR LOCKING TYPE. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING AT OVER 30-VOLTS SHALL REQUIRE A TOOL TO OPEN AND MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING." [NEC 690.33(C) & (E)(2)]
- FOR PV MODULES, EQUIPMENT GROUNDING CONDUCTOR (EGC) SMALLER THAN #6-AWG SHALL BE PROTECTED FROM PHYSICAL DAMAGE BY AN IDENTIFIED RACEWAY OR CABLE ARMOR, UNLESS INSTALLED WITHIN HOLLOW SPACES OF THE FRAMING MEMBERS OF BUILDINGS OR STRUCTURES AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE. [NEC 690.46, 250.120(C)]
- THE INTERCONNECTION POINT SHALL BE ON THE SUPPLY SIDE OF ALL GROUND-FAULT PROTECTION EQUIPMENT. [NEC 705.32]
- CABLES/WIRES THAT ARE SUBJECT TO PHYSICAL DAMAGE, SUCH AS THOSE NOT LOCATED UNDER THE MODULES, MUST BE PROTECTED. [NEC 300.4]
- FOR ELECTRICAL SERVICE REPLACEMENTS, BONDING TO THE METAL PIPES OF NATURAL GAS, HOT WATER, AND COLD WATER MUST BE PROVIDED. [NEC 250.104]
- GROUNDING ROD ELECTRODES SHALL BE INSTALLED 8-FT MINIMUM IN CONTACT WITH SOIL AND MINIMUM 5/8-INCH DIAMETER. [NEC 250.52(A)(5), 250.53(G)]
- THE MARKINGS, "WARNING: PHOTOVOLTAIC POWER SOURCE", FOR DC RACEWAYS AND CABLE ASSEMBLIES MUST BE NO MORE THAN 10-FT O.C.; AND IS SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, FLOORS, OR BENDS ABOVE OR BELOW PENETRATIONS. [NEC 690.31(G)(3)&(4)]
- WORKING CLEARANCES TO BE PROVIDED AT NEW AND EXISTING ELECTRICAL EQUIPMENT. [NEC 110.26]
- POWER PRODUCTION SYSTEMS, AND ALL ASSOCIATED WIRING AND INTERCONNECTIONS OPERATING IN PARALLEL WITH A PRIMARY POWER SOURCE SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS. [NEC 690.4(C), 705.8]
- LABELS SHALL BE REFLECTIVE, AND ALL LETTERS SHALL BE CAPITALIZED AND SHALL BE A MINIMUM HEIGHT OF 3/8" IN WHITE ON A RED BACKGROUND. [NEC 690.31(G)(4)]
- IDENTIFICATION OF POWER SOURCE RAPID SHUTDOWN AND LABELING SHALL BE IN ACCORDANCE WITH NEC 690.56(C).
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED ONTO THE EXISTING DWELLING AS PER THE 2019 CRC. THESE SMOKE ALARMS ARE REQUIRED TO BE IN ALL BEDROOMS, OUTSIDE EACH BEDROOM, AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED OUTSIDE EACH BEDROOM AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. (CRC 314.315)
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED PER CRC SECTIONS 314 AND 315 TO BE VERIFIED AND INSPECTED BY THE INSPECTOR IN THE FIELD.
- A LADDER MUST BE PROVIDED FOR INSPECTIONS IN ACCORDANCE WITH Cal-OSHA REGULATIONS, SECURED AND EXTENDING 3-FT ABOVE THE ROOF.
- ALL OF THE REQUIRED MARKINGS, SIGNS, AND LABELS MUST BE INSTALLED ON ALL EQUIPMENT PRIOR TO ANY INSPECTIONS.

PROJECT INFORMATION	
NAME:	BARAKAT, NADER
ADDRESS:	13792 PACIFIC BREEZE DR, SANTA ROSA VALLEY, CA 93012
APN:	5190190105
JURISDICTION:	VENTURA COUNTY

CONTRACTOR INFORMATION	
CONTRACTOR:	CROWN SOLAR ELECTRIC INC
ADDRESS:	205 WALTER AVE, NEWBURY PARK, CA 91320
PHONE:	(800) 441-6157
LICENSE #/TYPE:	#1014425/C10

SYSTEM INFORMATION		
SIZE(kw):	29.600 (DC) / 26.225 (CEC-AC)	
MODULE TYPE:	80	SOLARIA POWERXT-370R-PD
INVERTERS(S):	80	ENPHASE IQ7PLUS-72-2-US
INVERTER TYPE:	MICRO-INVERTER	

SCOPE OF WORK:
INSTALL (80) GROUND MOUNTED PV SOLAR MODULES, (80) ENPHASE IQ7PLUS-72-2-US INVERTER(S)(240V).

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PAGE 1	COVER PAGE
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PAGE 4	SINGLE LINE DIAGRAM
PAGE 5	STRUCTURAL ATTACHMENT DETAIL
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PAGE 7	PV MODULE SPEC SHEET
PAGE 8	INVERTER SPEC SHEET
PAGE 9	UL LISTING
PAGE 10	GROUNDING

PHOTOVOLTAIC MODULES AND PANEL SYSTEMS INSTALLED ON OR INTEGRAL WITH BUILDINGS, OR TO BE FREESTANDING (NOT ATTACHED TO BUILDINGS) SHALL BE TESTED, LISTED, AND IDENTIFIED WITH A FIRE CLASSIFICATION (CLASS C MINIMUM) IN ACCORDANCE WITH UL1703. WHERE CLASS A OR B ROOFING IS REQUIRED, THE PV SOLAR SYSTEM (PV PANEL & RACK) SHALL HAVE THE SAME CLASS/TYPE RATING OR BETTER.

OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: V-B

REVISIONS:
R1 06.09.21(AS)
R2 06.10.21(AS)
R4 06.21.21(AS)
R5 06.22.21(CV)
R6 06.24.21(AS)

Project Name
BARAKAT, NADER
13792 PACIFIC BREEZE DR,
SANTA ROSA VALLEY, CA 93012
APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
PHOTOVOLTAIC SYSTEM

DATE: 06/28/2021

COVER PAGE

DRAWN BY: ZM

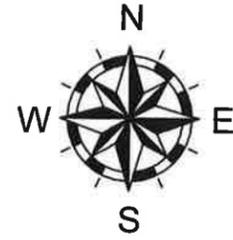
CROWN SOLAR ELECTRIC INC
205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10

 **Crown Solar Electric**
Residential Solar Experts

Contractors Signature:

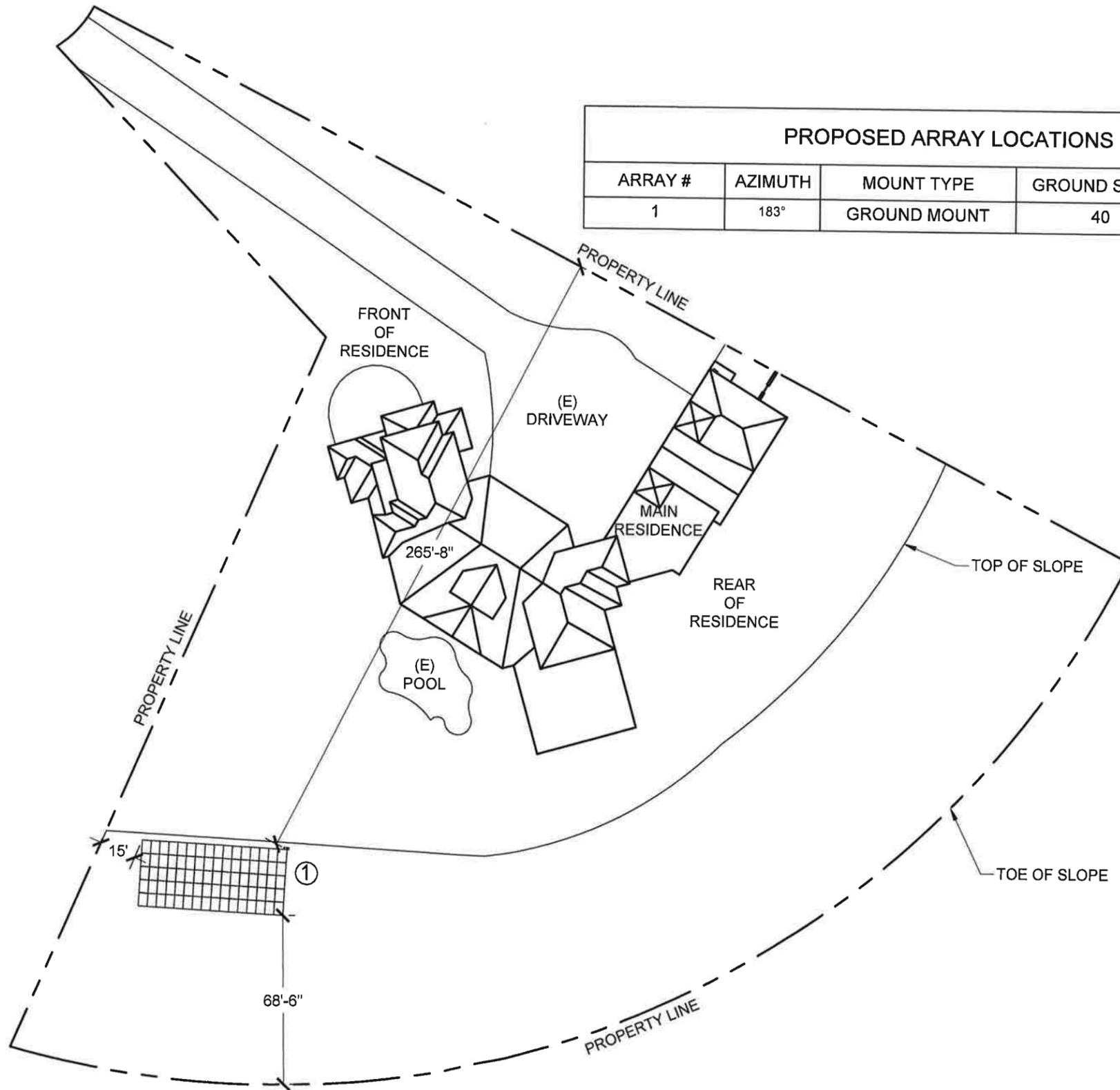
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13792 PACIFIC BREEZE DR



NOTE:
 THE PROPERTY LINES SHOWN ARE AN APPROXIMATION BASED UPON THE VENTURA COUNTY DATABASE AND ARE NOT NECESSARILY ACCURATE TO SURVEYING OR ENGINEERING STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UP-TO-DATE INFORMATION AND INSTALLING THE ARRAY WITHIN ALL PROPERTY LINES AND SETBACKS AS REQUIRED BY THE LOCAL JURISDICTION. ELECTRIC POWER AND GROUNDING TO ANY STAND-ALONE STRUCTURES ARE TO BE VERIFIED IN THE FIELD FOR ACCURACY IF NECESSARY.

PROPOSED ARRAY LOCATIONS				
ARRAY #	AZIMUTH	MOUNT TYPE	GROUND SLOPE	ARRAY TILT
1	183°	GROUND MOUNT	40	40



REVISIONS:
 R1 06.08.21(AS)
 R2 06.10.21(AS)
 R3 06.21.21(HS)
 R4 06.22.21(CS)
 R5 06.24.21(HS)

Project Name
 BARAKAT, NADER
 13792 PACIFIC BREEZE DR,
 SANTA ROSA VALLEY, CA 93012
 APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
 PHOTOVOLTAIC SYSTEM

DRAWN BY: ZM
 DATE: 06/28/2021
 SITE PLAN

Crown Solar Electric
 Residential Solar Experts
 CROWN SOLAR ELECTRIC INC
 205 WALTER AVE
 NEWBURY PARK, CA 91320
 PHONE: (800) 441-6157
 CSLB: #1014425/C10

Contractors Signature: _____

Scale: 1" = 50'
 (For 11x17 Print)

SYSTEM SPECIFICATIONS

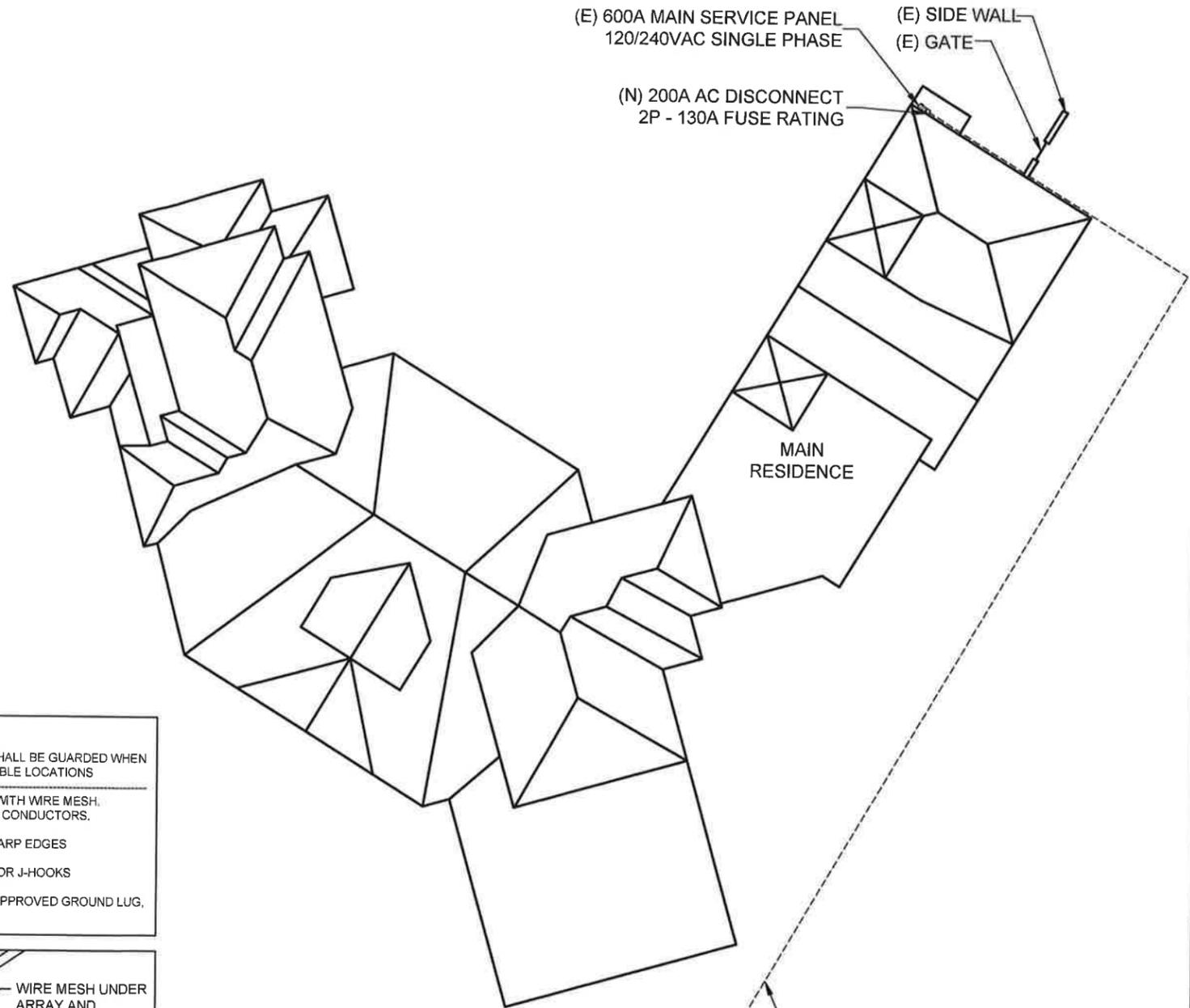
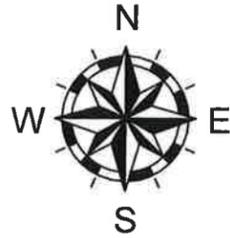
SIZE(kW):	29.600
MODULE:	(80) SOLARIA POWERXT-370R-PD
INVERTER(S):	(80) ENPHASE IQ7PLUS-72-2-US
INVERTER TYPE:	MICRO-INVERTER
STRING SCHEDULE:	5 CIRCUITS OF 12 MODULES 2 CIRCUITS OF 10 MODULES
SYSTEM WEIGHT(LBS):	4080.00
ARRAY AREA(SQ.FT):	1557.92
ARRAY AZIMUTH(°):	183°
LBS/SQ.FT:	2.62

MOUNTING AND STANDOFF SPECIFICATIONS

MOUNTING TYPE:	GROUND MOUNT
RACKING SYSTEM:	IRONRIDGE XR1000
ARRAY TILT ANGLE:	40°
EAST TO WEST PIER SPACING:	4'-9"
NORTH TO SOUTH PIER SPACING:	7'-6"
MAX CANTILEVER EAST TO WEST:	1'-1"
MAX CANTILEVER NORTH TO SOUTH:	2'-10"
HEIGHT OF PV MODULE ABOVE GROUND SURFACE:	2'-5"
PIER WIDTH / DIAMETER:	12"
PIER DEPTH:	4'-9"

PHOTOVOLTAIC NOTES:

- SOLAR PHOTOVOLTAIC SYSTEM TO BE INSTALLED ON GROUND MOUNTED STRUCTURE.
- THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND THE UTILITY IS OBTAINED.
- IF THE EXISTING MAIN SERVICE PANEL DOES NOT HAVE VERIFIABLE GROUNDING ELECTRODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
- EACH MODULE WILL BE GROUNDING USING THE SUPPLIED CONNECTIONS POINTS IDENTIFIED ON THE MODULE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- PHOTOVOLTAIC SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL NOT BE CONTAINED IN THE SAME RACEWAY, CABLE TRAY, CABLE OUTLET BOX, OR SIMILAR FITTING AS CONDUCTORS, FEEDERS, OR BRANCH CIRCUITS OF OTHER NON-PV SYSTEMS, UNLESS THE CONDUCTORS OF THE DIFFERENT SYSTEMS ARE SEPARATED BY A PARTITION. (NEC 690.31 (B))
- ALL FIELD INSTALLED JUNCTION, PULL, AND OUTLET BOXES LOCATED BEHIND MODULES OR PANEL SHALL BE ACCESSIBLE DIRECTLY OR BY DISPLACEMENT OF MODULE(S) OR PANEL(S) SECURED BY REMOVABLE FASTENERS.
- ONE-AND TWO-FAMILY DWELLING, LIVE PARTS IN PV SOURCE CIRCUITS AND PV OUTPUT CIRCUITS OVER 150 VOLTS TO GROUND SHALL NOT BE ACCESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED.



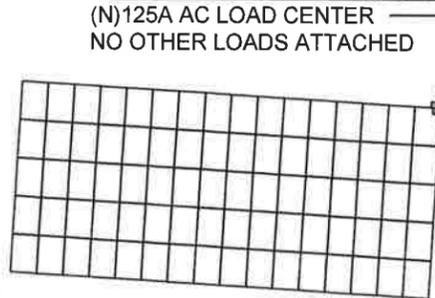
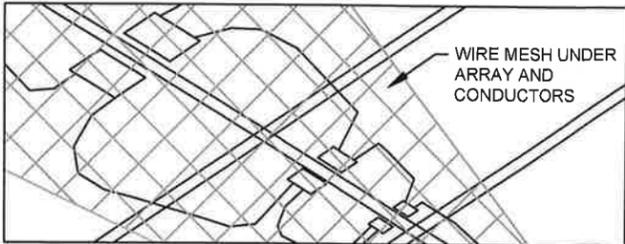
GUARDING OF CONDUCTORS:
 PER NEC 690.31(A), PV SOURCE AND OUTPUT CIRCUITS SHALL BE GUARDED WHEN GREATER THAN 30V AND INSTALLED IN READILY ACCESSIBLE LOCATIONS

GROUND-MOUNTED PV SOLAR ARRAY TO BE ENCLOSED WITH WIRE MESH. ALTERNATIVELY, AFFIXED TO UNDERSIDE OF ARRAY AND CONDUCTORS.

WIRE MESH OPENINGS NO LARGER THAN 1/2" AND NO SHARP EDGES

TO BE SECURED TO RAIL WITH LAG BOLT AND WASHERS OR J-HOOKS

WIRE MESH TO BE GROUND TO STRUCTURE WITH UL APPROVED GROUND LUG, (I.E. ILSCO GBL-4DBT)



REVISIONS:
 R1 06.08.21(AS)
 R2 06.10.21(AS)
 R4 06.21.21(AS)
 R5 06.22.21(CV)
 R6 06.24.21(HS)

Project Name
 BARAKAT, NADER
 13792 PACIFIC BREEZE DR,
 SANTA ROSA VALLEY, CA 93012
 APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
 PHOTOVOLTAIC SYSTEM

DRAWN BY: ZM
 DATE: 06/28/2021
 PLOT PLAN

CROWN SOLAR ELECTRIC INC
 205 WALTER AVE
 NEWBURY PARK, CA 91320
 PHONE: (800) 441-6157
 CSLB: #1014425/C10
 Residential Solar Experts
Crown Solar Electric

Contractors Signature:
 Page
 03 OF 10

Scale: 1" = 25"
 (For 11x17 Print)

MICROINVERTER TO JBOX

ITEM	NUMBER OF MODULES IN CIRCUIT	ADJUSTED	TEMP. ADJUSTMENT (7/8" ABOVE ROOF)	CORRECTED I _{fc} (A) FOR WIRE SIZING	AWG NEEDED	NUMBER OF CONDUCTORS	EGC SIZE	CONDUIT
1.1	12	18.15	0.91	19.95	#12 THWN-2	L1, L2, G	#6	ENPHASE Q CABLE
1.2	10	15.13	0.91	16.62	#12 THWN-2	L1, L2, G	#6	ENPHASE Q CABLE

MICRO INVERTER INPUT (DC SIDE)
 POWER: 370W < MAX INPUT POWER OK
 VOLTAGE: 48.3 x 1.14 x 1 = 55.06V < 60V OK
 SHORT CIRCUIT: 9.6 x 1.25 = 12.00A < 15A OK
WIRE CHECK FROM ABOVE TABLE
 ENPHASE Q CABLE CONTAINS (2) #12 THWN-2 AWG WIRES: 21.91A < 30A OK

J-BOX TO LOAD CENTER CALCULATION

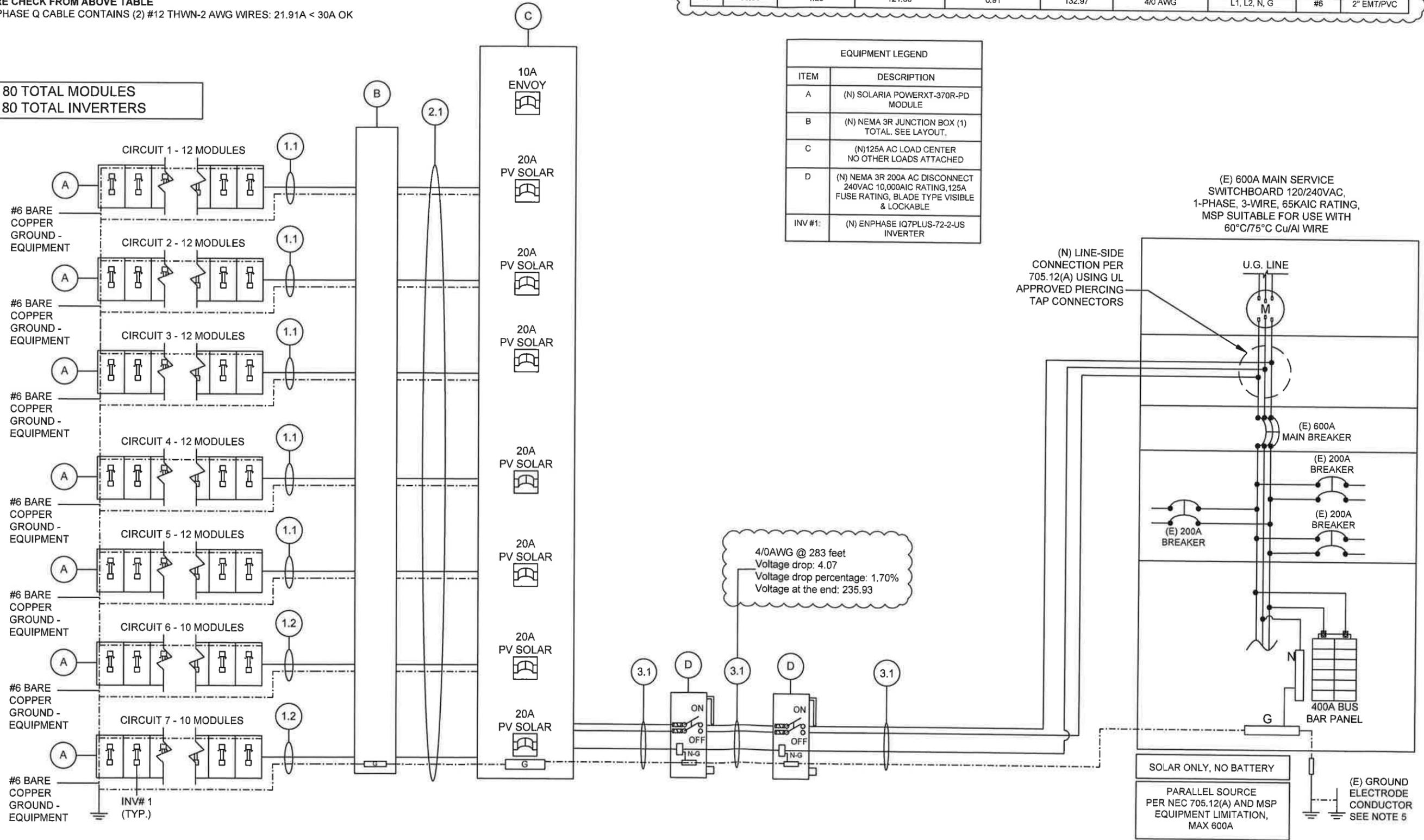
ITEM	ADJUSTED (A)	TEMP. ADJUSTMENT (7/8" ABOVE ROOF)	ADJUSTED (A) I _{fc}	# ENERGIZED CONDUCTORS IN RACEWAY	RACEWAY ADJUSTMENT FACTOR	ADJUSTED (A)	AWG NEEDED	NUMBER OF CONDUCTORS	EGC SIZE	CONDUIT
2.1	15.13	0.91	16.63	14	0.50	33.25	#10 THWN-2	(7)L1, (7)L2, G	#8	1-1/2" EMT

LOAD CENTER TO MSP CALCULATION

ITEM	TOTAL INVERTER OUTPUT (A)	CONTINUOUS	RESULT (A)	TEMPERATURE CORRECTION	CORRECTED (A)	KCMIL NEEDED	NUMBER OF CONDUCTORS	EGC/GEC	CONDUIT
3.1	96.80	1.25	121.00	0.91	132.97	4/0 AWG	L1, L2, N, G	#6	2" EMT/PVC

EQUIPMENT LEGEND	
ITEM	DESCRIPTION
A	(N) SOLARIA POWERXT-370R-PD MODULE
B	(N) NEMA 3R JUNCTION BOX (1) TOTAL. SEE LAYOUT.
C	(N) 125A AC LOAD CENTER NO OTHER LOADS ATTACHED
D	(N) NEMA 3R 200A AC DISCONNECT 240VAC 10,000AIC RATING, 125A FUSE RATING, BLADE TYPE VISIBLE & LOCKABLE
INV #1	(N) ENPHASE IQ7PLUS-72-2-US INVERTER

80 TOTAL MODULES
80 TOTAL INVERTERS



REVISIONS:
 R1 06.08.21(AS)
 R2 06.10.21(AS)
 R3 06.21.21(HS)
 R4 06.22.21(CV)
 R5 06.24.21(HS)

Project Name
 BARAKAT, NADER
 13792 PACIFIC BREEZE DR.,
 SANTA ROSA VALLEY, CA 93012
 APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
 PHOTOVOLTAIC SYSTEM
 DATE: 06/28/2021
 DRAWN BY: ZM
 SINGLE LINE DIAGRAM

CROWN SOLAR ELECTRIC INC
 205 WALTER AVE
 NEWBURY PARK, CA 91320
 PHONE: (800) 441-6157
 CSLB: #1014425/C10
 Residential Solar Experts
 Contractors Signature: _____

PV MODULE RATINGS	
BRAND AND MODEL:	SOLARIA POWERXT-370R-PD
MAX POWER [Pmax] (w):	370
MAX POWER-POINT VOLTAGE [Vmp] (V):	40.2
OPEN CIRCUIT VOLTAGE [Voc] (V):	48.3
MAX POWER-POINT CURRENT [Imp] (A):	9.2
SHORT CIRCUIT CURRENT [Isc] (A):	9.6
MAX SERIES FUSE [OCPD] (A):	15
MAX SYSTEM VOLTAGE (V):	600

INVERTER VALUES:	
BRAND AND MODEL:	ENPHASE IQ7PLUS-72-2-US
INVERTER TYPE:	MICRO-INVERTER
MAX INPUT VOLTAGE (V):	60
MAX INPUT CURRENT (A):	15
NOMINAL OUTPUT VOLTAGE (V):	240
MAX CONT. OUTPUT CURRENT (A):	1.21
INVERTER OCPD (A):	15
MAX POWER AT 25°C (W):	290
AMBIENT TEMPERATURE °F:	-40

SYSTEM RATINGS	
NOMINAL SYSTEM VOLTAGE (V):	240Vac
AC INVERTER OUTPUT (A):	96.80
OPERATING TEMP (°C)	-7°C TO 39°C
MAXIMUM VOLTAGE & VOLTAGE CORRECTION FACTOR (DC SIDE) MICRO-INVERTER INPUT [CEC 690.7]	
LOWEST EXPECTED AMBIENT TEMPERATURE (°C):	-7 °C
VOLTAGE CORRECTION FACTOR:	1.14
MODULE OPEN CIRCUIT VOLTAGE:	48.3
MODULE PER MICRO-INVERTER	1
ADJUSTED VOLTAGE:	55.06
MAXIMUM VOLTAGE:	60 V

NOTES:

- 1- ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS (NEC 250.90, 250.96).
 - 2- GROUNDING BUSHINGS ARE REQUIRED AROUND PREPUNCHED CONCENTRIC KNOCKOUTS ON THE DC SIDE OF THE SYSTEM (NEC 250.97)
 - 3- THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT. (NEC 250.64)
 - 4- THE EQUIPMENT GROUNDING CONDUCTOR MAY BE USED AS A GROUNDING ELECTRODE CONDUCTOR. (NEC 250.121 EXCEPTION, INSTALLED PER 250.6(A), II, III, VI.)
 - 5- INSTALLER TO IDENTIFY THE EXISTING GROUNDING ELECTRODE TYPE (I.E. DRIVEN ROD, UFER, WATER PIPE, OR COMBINATION OF SOME OR ALL OF THE PREVIOUSLY MENTIONED). IN EXISTING ELECTRICAL SYSTEMS THAT USE ONLY A WATER PIPING GROUNDING ELECTRODE SYSTEM, AN ADDITIONAL GROUNDING ELECTRODE (I.E. DRIVEN ROD) SHALL BE PROVIDED. (NEC 250.50)
- PER NEC 250.53(2), A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8) SPACED NO LESS THAN 6FT APART. EXCEPTION, IF A SINGLE ROD, PIPE OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 25 OHMS OR LESS, THE SUPPLEMENTAL ELECTRODE SHALL NOT BE REQUIRED.
- #4 AWG CU TO UNDERGROUND METAL WATER PIPE THAT IS A MINIMUM 10 FOOT BURIAL IN PIPE LENGTH. CONNECT GROUNDING ELECTRODE CONDUCTOR WITHIN FIVE FEET OF WHERE IT ENTERS BUILDING. 250.52(A)(1), 250.68(C).
- ADDITIONAL #4 AWG CONNECTION TO UFER IF AVAILABLE PER 250.66. IF UFER NOT AVAILABLE THEN TWO #6 AWG CU CONNECTIONS TO GROUND RODS SEPARATED BY AT LEAST 6 FT IS NEEDED 250.33.

REVISIONS: R1 06.08.21(AS) R2 06.10.21(AS) R3 06.22.21(CS) R4 06.24.21(HS)	
Project Name BARAKAT, NADER 13792 PACIFIC BREEZE DR. SANTA ROSA VALLEY, CA 93012 APN: 5190190105	
29.600 KW (DC) / 26.225 KW (CEC-AC) PHOTOVOLTAIC SYSTEM	DATE: 06/28/2021
DRAWN BY: ZM	ELECTRICAL CALCULATIONS
	
CROWN SOLAR ELECTRIC INC 205 WALTER AVE NEWBURY PARK, CA 91320 PHONE: (800) 441-6157 CSLB: #1014425/C10 Contractors Signature:	
Page 4B OF 10	



Ground Mount System

Datasheet



Mount on all terrains, in no time.

The IronRidge Ground Mount System combines our XR1000 rails with locally-sourced steel pipes to create a cost-effective structure capable of handling any site or terrain challenge.

Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options, including concrete piers and driven piles.

Rugged Construction
Engineered steel and aluminum components ensure durability.

PE Certified
Pre-stamped engineering letters available in most states.

Simple Assembly
Just a few simple components and no heavy equipment.

Design Software
Online tool generates engineering values and bill of materials.

Flexible Architecture
Multiple foundation and array configuration options.

20 Year Warranty
Twice the protection offered by competitors.



Datasheet

360° Product Tour
Visit ironridge.com

Substructure

Top Caps



Connect vertical and horizontal pipes.

Rail Connectors



Attach Rail Assembly to horizontal pipes.

Diagonal Braces



Provide additional support where required.

Schedule 40 Pipes



Locally-sourced pipes serve as primary structure.

Rail Assembly

XR1000 Rails



Curved rails increase spanning capabilities.

Top-Down Clamps



Secure modules to rails and substructure.

Under Clamps



Alternative clamps for pre-attaching modules to rails.

Accessories



Wire Clips and End Caps provide a finished look.

Resources



Design Assistant
Go from rough layout to fully engineered system. For free.
Go to ironridge.com/gm



NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
Go to ironridge.com/training

REVISIONS:
R1 06-09-21(AS)
R2 06-10-21(AS)
R3 06-21-21(AS)
R4 06-21-21(AS)
R5 06-21-21(AS)
R6 06-24-21(PS)

Project Name
BARAKAT, NADER
13792 PACIFIC BREEZE DR.
SANTA ROSA VALLEY, CA 93012
APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
PHOTOVOLTAIC SYSTEM

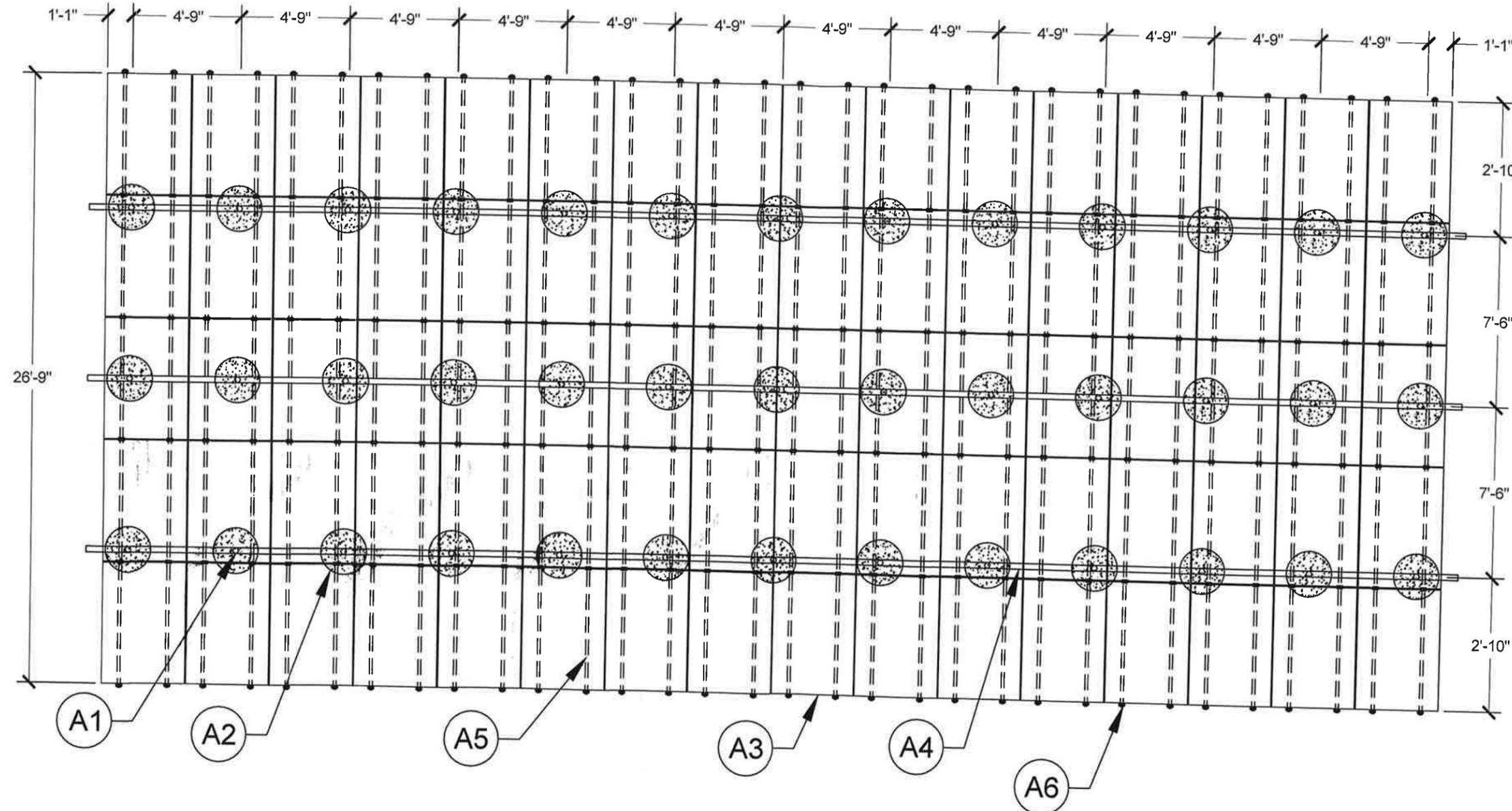
DRAWN BY: ZM
DATE: 06/28/2021
STRUCTURAL ATTACHMENT



CROWN SOLAR ELECTRIC INC
205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10

Contractors Signature:

**GROUND MOUNT
PLAN VIEW
SCALE: 3/16" = 1'-0"**



- A1** 2" SCHEDULE 40 STEEL PIPE (VERT.) DIRECT BURIAL
- A2** 1'x4'-9" (DiaxDepth) CONCRETE FOOTING
- A3** PV SOLAR MODULE

- A4** 2" SCHEDULE 40 STEEL PIPE (HORIZ.)
- A5** IRONRIDGE RAIL XRS 1000
- A6** MODULE END/MID CLAMP



REVISIONS:
R1 06/08/21(AS)
R2 06/21/21(AS)
R3 06/22/21(CS)
R4 06/24/21(HS)

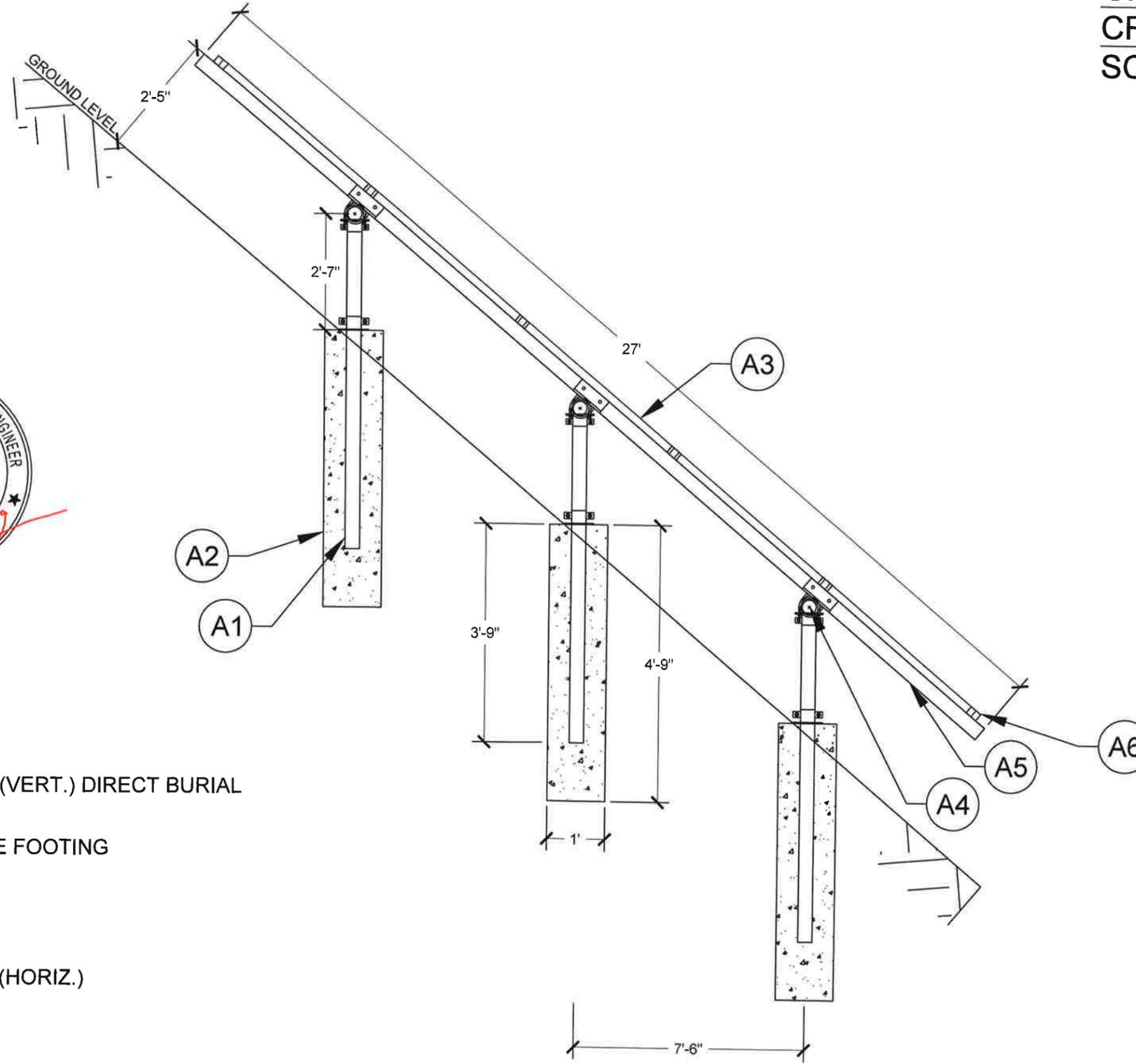
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205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10
Contractors Signature: _____

**GROUND MOUNT
CROSS-SECTION
SCALE: 1/2" = 1'-0"**



- (A1)** 2" SCHEDULE 40 STEEL PIPE (VERT.) DIRECT BURIAL
- (A2)** 1'x4'-9" (DiaxDepth) CONCRETE FOOTING
- (A3)** PV SOLAR MODULE
- (A4)** 2" SCHEDULE 40 STEEL PIPE (HORIZ.)
- (A5)** IRONRIDGE RAIL XRS 1000
- (A6)** MODULE END/MID CLAMP

REVISIONS:
R1 06/08/21(AS)
R2 06/10/21(AS)
R4 06/21/21(HS)
R5 06/22/21(CV)
R6 06/24/21(HS)

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13792 PACIFIC BREEZE DR,
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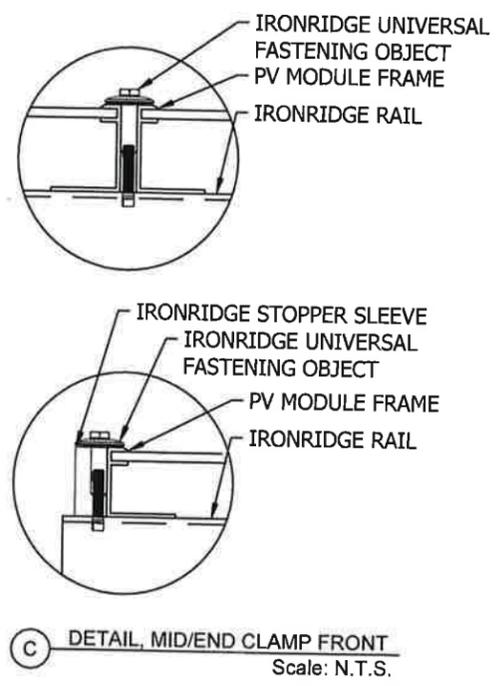
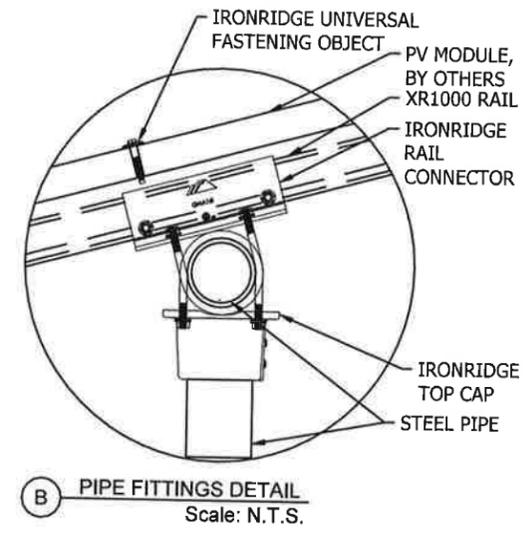
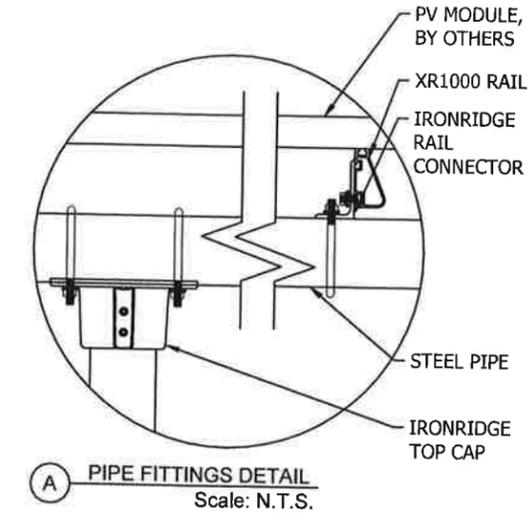
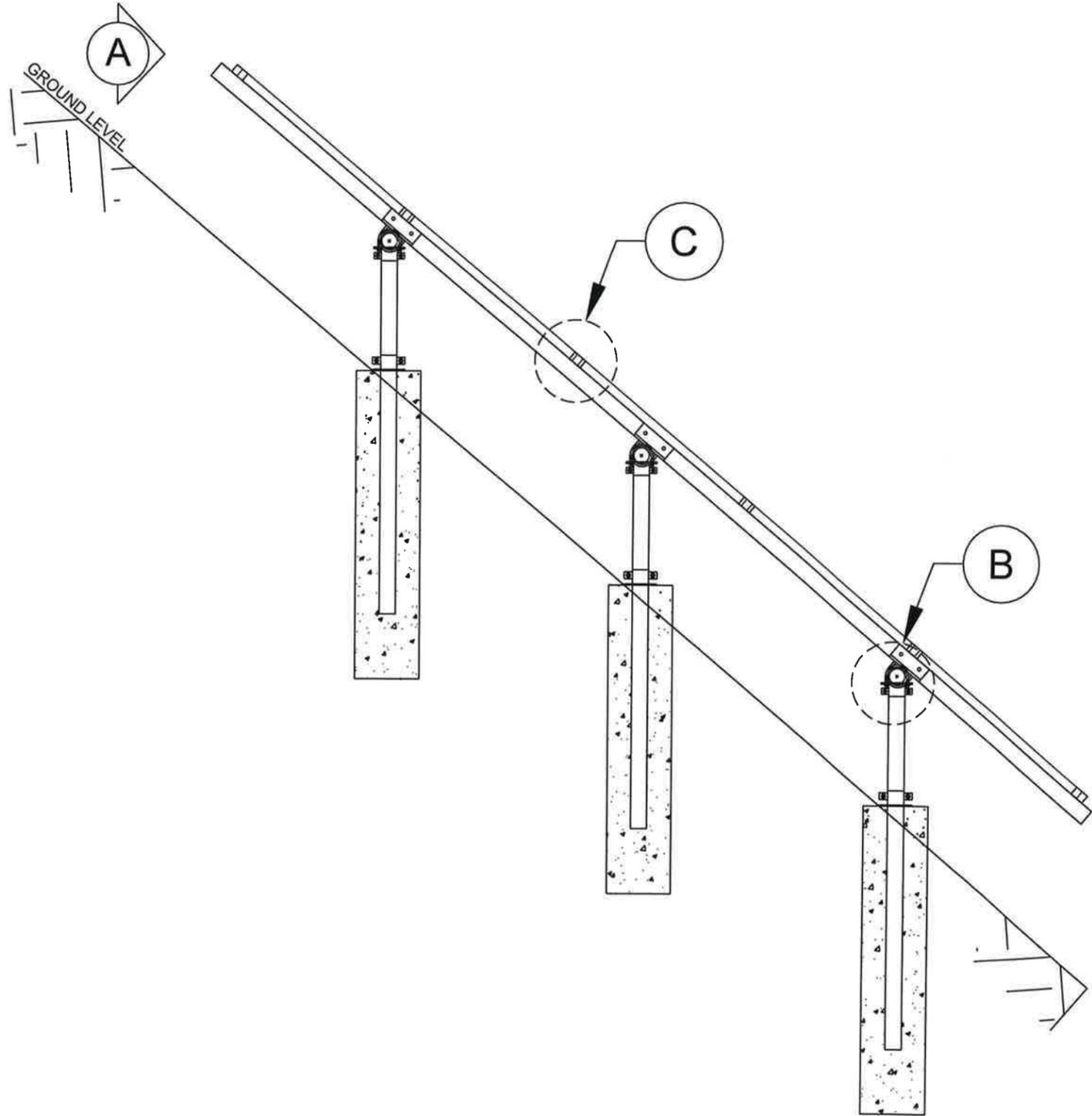
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205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10
Residential Solar Experts
Crown Solar Electric

Contractors Signature: _____

GROUND MOUNT ELEVATION N.T.S.



REVISIONS:
R1 06 08 21 (AS)
R2 06 10 21 (AS)
R3 06 21 21 (HS)
R4 06 22 21 (CV)
R5 06 24 21 (HS)

Project Name
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Crown Solar Electric
Residential Solar Experts

Contractors Signature:
Page
5D OF 10

ALL PLAQUES AND SIGNAGE REQUIRED BY THE LATEST EDITION OF CALIFORNIA ELECTRICAL CODE WILL BE INSTALLED AS REQUIRED.

ALTERNATE POWER SOURCE PLACARD SHALL BE METALLIC OR PLASTIC, ENGRAVED, OR MACHINE PRINTED LETTERS IN A CONTRASTING COLOR TO THE PLAQUE. THIS PLAQUE WILL BE ATTACHED BY POP RIVETS OR SCREWS OR OTHER APPROVED METHOD. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT.

PHOTOVOLTAIC DC CONDUCTORS SHALL BE LABELED, "WARNING PHOTOVOLTAIC DC POWER SOURCE" OR EQUIVALENT EVERY 10 FT AND KEPT MINIMUM 18" BELOW THE ROOF SURFACE. PV DC CIRCUIT LABELS SHALL APPEAR ON EVERY SECTION OF THE WIRING SYSTEM THAT IS SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS. PV DC LABELS SHALL BE REFLECTIVE, SUITABLE FOR SURROUNDING ENVIRONMENT, AND WHITE LETTERING ON A RED BACKGROUND. [690.31(G)]

EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENTS, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A) REGARDLESS OF VOLTAGE.

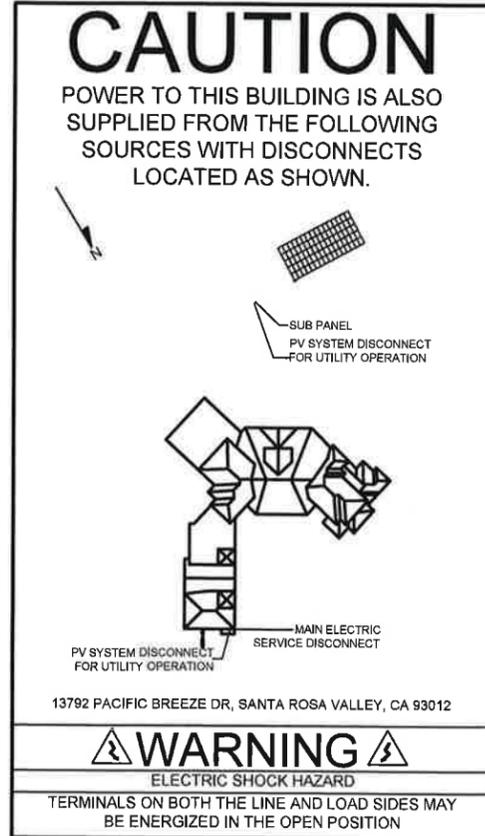
EACH MODULE SHALL BE GROUNDED USING THE SUPPLIED CONNECTION POINT IDENTIFIED ON THE MODULE AND THE MANUFACTURER'S INSTRUCTIONS.

IF THE EXISTING GROUNDING ELECTRODE SYSTEM CANNOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.

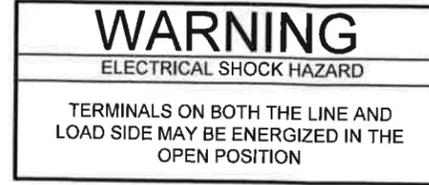
EQUIPMENT COMPLIES WITH RAPID SHUTDOWN REQUIREMENTS. [690.12]

PLAQUES SHALL BE PLASTIC ENGRAVED IN A CONTRASTING COLOR TO THE PLAQUE.

NEC 705.10 - ON MAIN SERVICE PANEL:



NEC 690.13, 690.15 - AT J-BOXES, ENCLOSURES, DISTRIBUTION EQUIPMENT, AND AC/DC DISCONNECTS



NEC 705.12(B)(2)(3)(b) - BY BREAKER AT DISTRIBUTION EQUIPMENT:



NEC 705.12(B)(2)(3)(c) - BY BREAKER AT DISTRIBUTION EQUIPMENT:



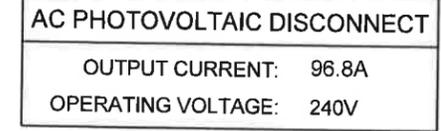
NEC 705.12(B)(3) - AT DISTRIBUTION EQUIPMENT:



NEC 690.13, 690.15 - ON AC/DC DISCONNECT
NEC 690.53, 690.54 - ON AC/DC DISCONNECT

AC PHOTOVOLTAIC DISCONNECT

NEC 690.54 - ON AC DISCONNECT:



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DRAWN BY: ZM
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SIGNAGE

CROWN SOLAR ELECTRIC INC
205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10
Contractors Signature: _____
Crown Solar Electric
Residential Solar Experts



Solaria PowerXT® | DC Panel



Achieving 20.5% efficiency, Solaria PowerXT solar panels are one of the highest power panels in the residential and commercial solar market. Compared to conventional panels, Solaria PowerXT panels have fewer gaps between the solar cells; this leads to higher power and superior aesthetics. Solaria PowerXT Pure Black™ panels are manufactured with black backsheet and frames, enhancing a home or building's architectural beauty.

Higher Efficiency, Higher Power

Solaria PowerXT panels achieve up to 20.5% efficiency; conventional panels achieve 15% – 17% efficiency. Solaria PowerXT panels are one of the highest power panels available.

Lower System Costs

Solaria PowerXT panels produce more power per square meter area. This reduces installation costs due to fewer balance of system components.

Improved Shading Tolerance

Sub-strings are interconnected in parallel, within each of the four panel quadrants, which dramatically lowers the shading losses and boosts energy yield.

Improved Aesthetics

Compared to conventional panels, Solaria PowerXT panels have a more uniform appearance and superior aesthetics.

Durability and Reliability

Solder-less cell interconnections are highly reliable and designed to far exceed the industry leading 25 year warranty.

PID Resistant

Solaria PowerXT panels are PID resistant. This insures stable and predictable energy production over time.

About Solaria

Established in 2000, The Solaria Corporation has created one of the industry's most respected IP portfolios, with over 250 issued and pending patents in PV solar cell and module technology. Headquartered in Oakland, California, Solaria has developed a technology platform that unlocks the potential of solar energy.



The Solaria Corporation 1700 Broadway, Oakland, CA 94612 P: (510) 270-2507 www.solaria.com
Product specifications are subject to change without notice.

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SOL-DAT-0003 Rev 04 3-2020



Solaria PowerXT®-370R-PD

Performance at STC (1000W/m², 25° C, AM 1.5)

Solaria PowerXT-	365R-PD	370R-PD
Max Power (P _{max}) [W]	365	370
Efficiency [%]	20.2	20.5
Open Circuit Voltage (V _{oc}) [V]	48.0	48.3
Short Circuit Current (I _{sc}) [A]	9.58	9.60
Max Power Voltage (V _{mp}) [V]	39.9	40.2
Max Power Current (I _{mp}) [A]	9.16	9.20
Power Tolerance [%]	-0/+3	-0/+3

Performance at NOCT (800W/m², 20°C Amb, Wind 1 m/s, AM 1.5)

Max Power (P _{max}) [W]	269	272
Open Circuit Voltage (V _{oc}) [V]	45.1	45.4
Short Circuit Current (I _{sc}) [A]	7.73	7.74
Max Power Voltage (V _{mp}) [V]	36.7	37.0
Max Power Current (I _{mp}) [A]	7.32	7.35

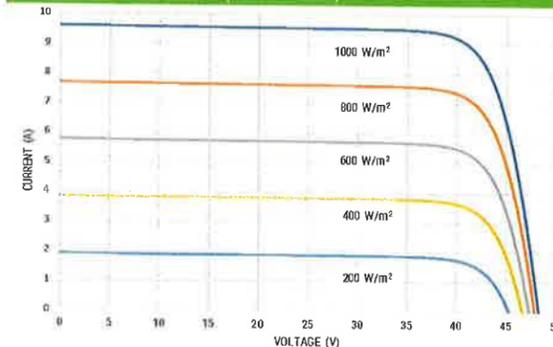
Temperature Characteristics

NOCT [°C]	45 +/-2
Temp. Coeff. of P _{max} [% / °C]	-0.39
Temp. Coeff. of V _{oc} [% / °C]	-0.29
Temp. Coeff. of I _{sc} [% / °C]	0.04

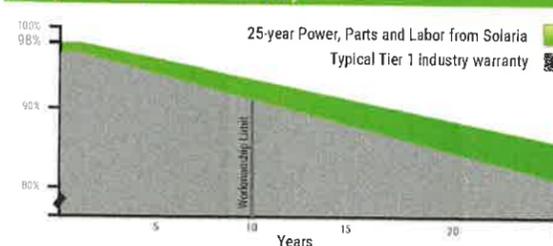
Design Parameters

Operating temperature [°C]	-40 to +85
Max System Voltage [V]	1000
Max Fuse Rating [A]	15
Bypass Diodes [#]	4

IV Curves vs. Irradiance (370W Panel)



Comprehensive 25-Year Warranty



Mechanical Characteristics

Cell Type	Monocrystalline Silicon
Dimensions (L x W x H)	63.8" x 43.9" x 1.57"
Weight	1621mm x 1116mm x 40mm 21 kg / 46 lbs
Glass Type / Thickness	AR Coated, Tempered / 3.2mm
Frame Type	Black Anodized Aluminum
Cable Type / Length	12 AWG PV Wire (UL) / 1000mm
Connector Type	MC4
Junction Box	IP67 / 4 diodes
Front Load	5400 Pa / 113 psf*
Rear Load	3600 Pa / 75 psf*

* Refer to Solaria Installation Manual for details

Certifications / Warranty

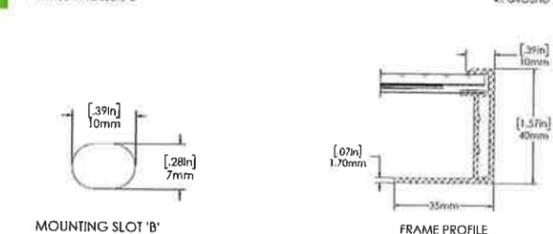
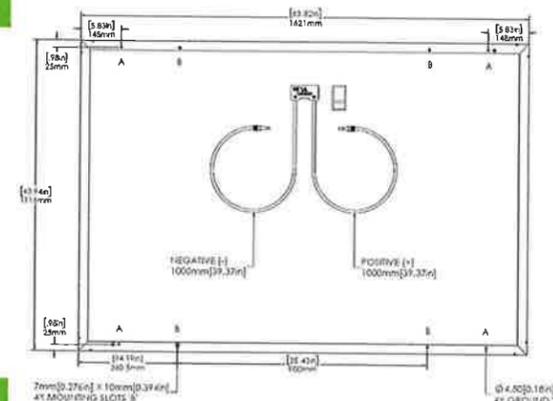
Certifications UL 1703/IEC 61215/IEC 61730/CEC CAN/CSA-C22.2

Fire Type (UL 1703) 1
Warranty 25 years*

* Warranty details at www.solaria.com

Packaging

Stacking Method	Horizontal / Palletized
Panels/ Pallet	25
Pallet Dims (L x W x H)	65.7" x 45.3" x 48.4" 1668mm x 1150mm x 1230 mm
Pallet Weight	590 kg / 1300 lbs
Pallets / 40-ft Container	28
Panels / 40-ft Container	700



The Solaria Corporation 1700 Broadway, Oakland, CA 94612 P: (510) 270-2507 www.solaria.com
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R6 06.24.21(AS)

Project Name
BARAKAT, NADER
13792 PACIFIC BREEZE DR,
SANTA ROSA VALLEY, CA 93012
APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
PHOTOVOLTAIC SYSTEM

DATE: 06/28/2021
MODULE SPECIFICATIONS

Crown Solar Electric
Residential Solar Experts

CROWN SOLAR ELECTRIC INC
205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10

Contractors Signature:

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.

Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

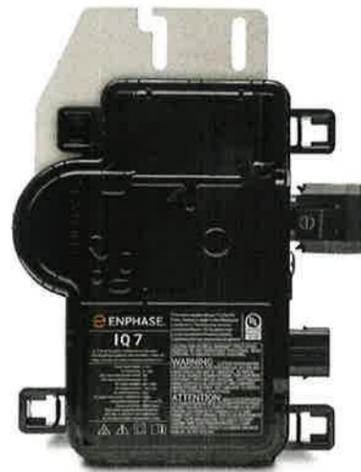
Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.



To learn more about Enphase offerings, visit enphase.com



Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US		IQ7PLUS-72-2-US / IQ7PLUS-72-B-US	
Commonly used module pairings ¹	235 W - 350 W +		235 W - 440 W +	
Module compatibility	60-cell PV modules only		60-cell and 72-cell PV modules	
Maximum input DC voltage	48 V		60 V	
Peak power tracking voltage	27 V - 37 V		27 V - 45 V	
Operating range	16 V - 48 V		16 V - 60 V	
Min/Max start voltage	22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module isc)	15 A		15 A	
Overvoltage class DC port	II		II	
DC port backfeed current	0 A		0 A	
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit			
OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range ²	240 V / 211-264 V		240 V / 211-264 V	
Maximum continuous output current	1.0 A (240 V)		1.39 A (208 V)	
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit ³	16 (240 VAC)		11 (208 VAC)	
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.7 leading ... 0.7 lagging		0.7 leading ... 0.7 lagging	
EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA				
Ambient temperature range	-40°C to +65°C			
Relative humidity range	4% to 100% (condensing)			
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable). Adaptors for modules with MC4 or UTX connectors: - PV2 to MC4: order ECA-S20-S22 - PV2 to UTX: order ECA-S20-S25			
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)			
Weight	1.08 kg (2.38 lbs)			
Cooling	Natural convection - No fans			
Approved for wet locations	Yes			
Pollution degree	PD3			
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating	NEMA Type 6 / outdoor			
FEATURES				
Communication	Power Line Communication (PLC)			
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>
 2. Nominal voltage range can be extended beyond nominal if required by the utility.
 3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit enphase.com

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 205 WALTER AVE
 NEWBURY PARK, CA 91320
 PHONE: (800) 441-6157
 CSLB: #1014425/C10
 Residential Solar Experts
 Crown Solar Electric
 Contractors Signature:



Certificate of Compliance

Certificate: 2462554 Master Contract: 254141
 Project: 2692509 Date Issued: January 28, 2014
 Issued to: Hanwha Q.CELLS GmbH
 17-21 Sonnenallee
 Bitterfeld-Wolfen, Saxony-Anhalt 06766
 Germany

The products listed below are eligible to bear the CSA Mark shown with adjacent indicators 'C' and 'US' for Canada and US or with adjacent indicator 'US' for US only or without either indicator for Canada only.



Brij Aggarwal
 Issued by: Brij Aggarwal, P.Eng.

PRODUCTS

CLASS 5311 10 - POWER SUPPLIES - Photovoltaic Modules and Panels
 CLASS 5311 90 - POWER SUPPLIES - Photovoltaic Modules and Panels - Certified to US Standards

Photovoltaic Modules with maximum system voltage of 600 V dc or 1000 V dc, and Class C fire class rating, Model Series Q.BASE GY XXX; Q.PRO GY XXX; Q.PLUS-G3 XXX; Q.PRO BFR-G3 XXX; Q.PRO BLK-G3 XXX where XXX is the power output from 205 W to 280 W; Q.PEAK XXX, Q.PEAK - GY XXX and Q.PEAK BLK XXX, Q.PEAK BLK - GY XXX where XXX is the power output from 245 W to 295 W and Q.PRO L XXX where XXX is the power output from 280 W to 335 W (in steps of 5 W) with the following electrical ratings typical at 230 W for Q.BASE/Q.PRO, 270 W for Q.PLUS-G3, 240 W for Q.PRO BFR-G3/ Q.PRO BLK, 245 W for Q.PEAK and 300 W for Q.PRO L respectively @ Standard Test Condition (STC):

Open Circuit Voltage (Voc): 36.69/36.79/38.73/36.64/36.55/45.4 V
 Short Circuit Current (Isc): 8.58/8.63/9.44/8.24/8.99/8.82 A
 Operating Voltage (Vpmax): 28.96/29.07/30.62/30.73/29.55/35.8 V
 Current at Operating Voltage (Ipmax): 7.99/8.04/8.82/7.81/8.29/8.38 A



8431 Murphy Drive
 Middleton, WI 53562 USA
 Telephone: 608.836.4400
 Facsimile: 608.831.9279
 www.intertek.com

Test Verification of Conformity

In the basis of the tests undertaken, the sample(s) of the below product have been found to comply with the requirements of the referenced specifications at the time the tests were carried out.

Applicant Name & Address:	IronRidge, Inc. 1495 Zephyr Ave. Hayward, CA 94544 USA
Product Description:	XR Rails with Integrated Grounding.
Ratings & Principle Characteristics:	<u>Fire Class Resistance Rating:</u> -Flush Mount (Symmetrical). Class A Fire Rated for Low Slope applications when using Type 1, 2 and 3, listed photovoltaic modules. Class A Fire Rated for Steep Slope applications with Type1, 2 and 3, listed photovoltaic modules. Tested with a 5" gap (distance between the bottom the module frame and the roof covering), per the standard this system can be installed at any gap allowed by the manufacturers installation instructions. No perimeter guarding is required.
Models:	51-61GD-005, 51-61GD-005B, 51-5000-001 and 51-65-001
Brand Name:	IronRidge Roof Mount
Relevant Standards:	UL 2703 (Section 15.2 and 15.3) Standard for Safety Mounting Systems, Mounting Devices, Clamping/Retention Devices, and Ground Lugs for Use with Flat-Plate Photovoltaic Modules and Panels, First Edition dated Jan. 28, 2015 Referencing UL1703 Third Edition dated Nov. 18, 2014, (Section 31.2) Standard for Safety for Flat-Plate Photovoltaic Modules and Panels.
Verification Issuing Office:	Intertek Testing Services NA, Inc. 8431 Murphy Drive Middleton, WI 53562
Date of Tests:	08/27/2014 to 03/17/2015
Test Report Number(s):	101769343MID-001r1, 101769343MID-001a, 101915978MID-001 & 101999492MID-001ar1-cr1.

This verification is part of the full test report(s) and should be read in conjunction with them. This report does not automatically imply product certification.

Completed by: Chad Naggs Title: Technician II, Fire Resistance Signature: Date: 03/30/2015	Reviewed by: Gregory Allen Title: Engineering Team Lead, Fire Resistance Signature: Date: 03/30/2015
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This Verification is for the exclusive use of Intertek's client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Verification. Only the Client is authorized to permit copying or distribution of this Verification. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. The observations and test/inspection results referenced in this Verification are relevant only to the sample tested/inspected. This Verification by itself does not imply that the material, product, or service is or has ever been under an Intertek certification program.

REVISIONS:
 R1 06 08 21 (AS)
 R2 06 10 21 (AS)
 R3 06 21 21 (HS)
 R6 06 24 21 (HS)

Project Name
 BARAKAT, NADER
 13792 PACIFIC BREEZE DR,
 SANTA ROSA VALLEY, CA 93012
 APN: 5190190105

29.600 KW (DC) / 26.225 KW (CEC-AC)
 PHOTOVOLTAIC SYSTEM

DRAWN BY: ZM
 DATE: 06/28/2021
 UL LISTING

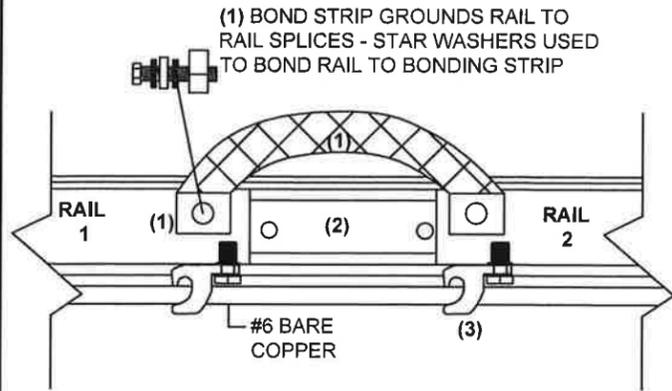


CROWN SOLAR ELECTRIC INC
 205 WALTER AVE
 NEWBURY PARK, CA 91320
 PHONE: (800) 441-6157
 CSLB: #1014425/C10

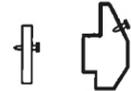
Contractors Signature: _____

(C) RAIL SPLICE GROUNDING

EITHER METHOD 1-3 PER MANUFACTURERS INSTALL INSTRUCTIONS



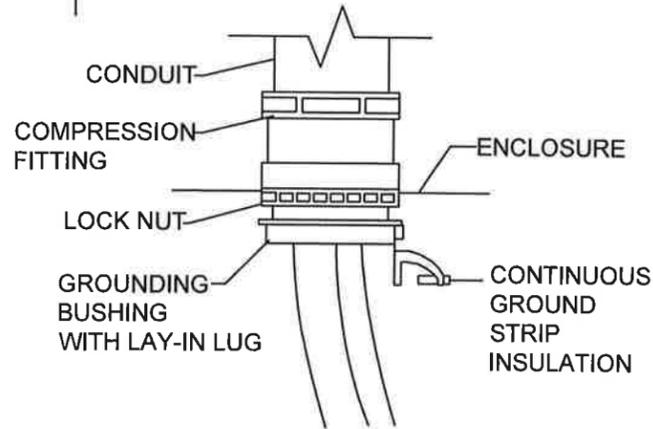
(2) SPLICE BAR, SELF-TAP SCREWS JOIN RAILS. BONDING STRIPS USED ON RAILS WITH GROUND LUGS.



IF SPLICE BAR HAS INTEGRATED GROUND, BONDING STRIP IS NOT NECESSARY.

(3) WHERE NEITHER BONDING STRIP, INTEGRATED GROUNDING SPLICE BAR, OR INTEGRATED GROUNDING MIDCLAMP ARE USED, UL 2703 APPROVED GROUND LUG WITH #6 BARE COPPER SHALL BE USED TO GROUND SPLICED RAILS.

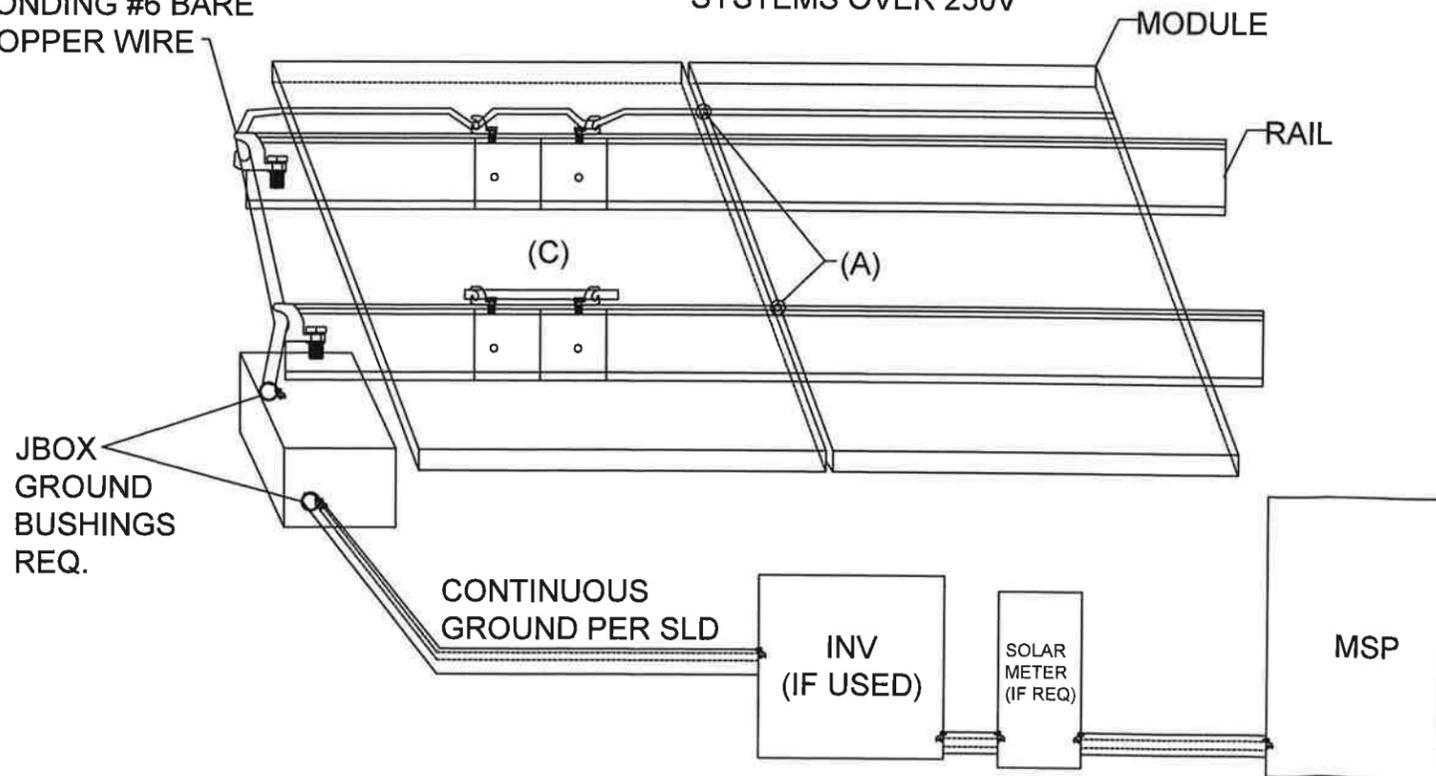
USE METHOD (2)



CONDUIT GROUNDING DETAIL

EQUIPMENT GROUND BUSHINGS REQ. FOR SYSTEMS OVER 250V

RAIL TO RAIL BONDING #6 BARE COPPER WIRE

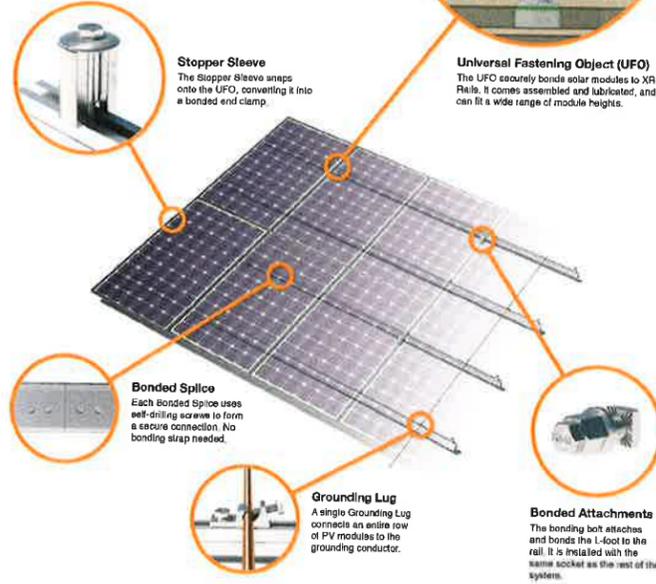


UFO Family of Components

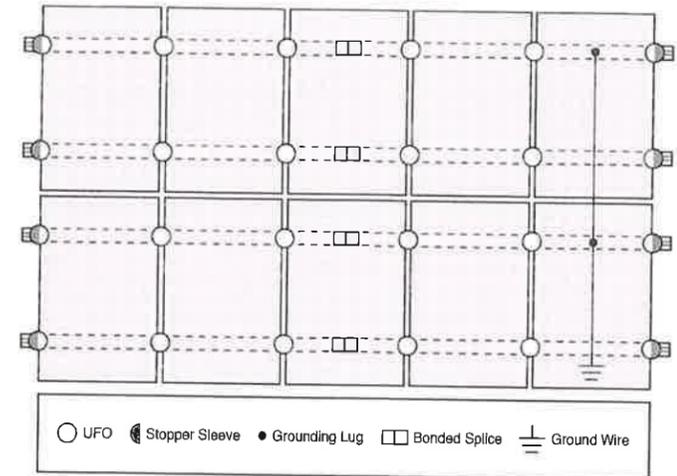
Simplified Grounding for Every Application

The UFO family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge XR Rails. All system types that feature the UFO family—Flush Mount, Tilt Mount and Ground Mount—are fully listed to the UL 2703 standard.

UFO hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.



System Diagram



Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

UL Certification

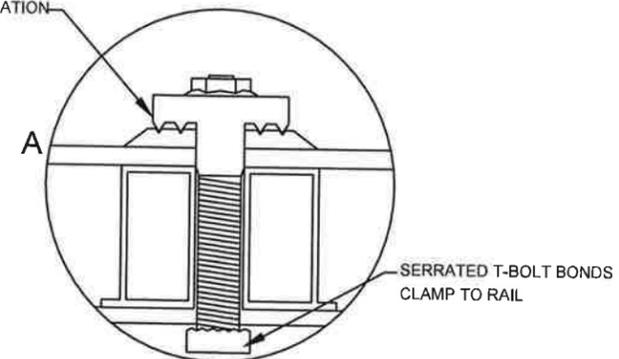
The IronRidge Flush Mount, Tilt Mount, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

Go to IronRidge.com/UFO

Cross-System Compatibility			
Feature	Flush Mount	Tilt Mount	Ground Mount
XR Rails	✓	✓	XR1000 Only
UFO/Stopper	✓	✓	✓
Bonded Splice	✓	✓	N/A
Grounding Lugs	1 per Row	1 per Row	1 per Array
Microinverters & Power Optimizers	Enphase - M250-72, M250-60, M215-60, C250-72 Darton - MIG240, MIG300, G320, G640 SolarEdge - P300, P320, P400, P405, P600, P700, P730		
Fire Rating	Class A	Class A	N/A
Modules	Tested or Evaluated with over 400 Framed Modules Refer to installation manuals for a detailed list.		

MIDCLAMP TEETH MODULE PENETRATION



GROUNDING MID CLAMP

EACH GROUNDING MID CLAMP PIERCES THROUGH THE ANODIZED COATINGS OF BOTH THE MODULE FRAME AND THE MOUNTING RAIL TO FORM SECURE ELECTRICAL BONDS, WHICH ARE REPEATED THROUGHOUT THE ARRAY.

REVISIONS:
R1 06.08.21(AS)
R2 06.10.21(AS)
R3 06.21.21(HS)
R4 06.21.21(HS)
R5 06.22.21(CV)
R6 06.24.21(HS)

Project Name
BARAKAT, NADER
13792 PACIFIC BREEZE DR,
SANTA ROSA VALLEY, CA 93012
APN: 5190190105

29.600 kW (DC) / 26.225 kW (CEC-AC)
PHOTOVOLTAIC SYSTEM
DATE: 06/28/2021
DRAWN BY: ZM
GROUNDING

Crown Solar Electric
Residential Solar Experts
CROWN SOLAR ELECTRIC INC
205 WALTER AVE
NEWBURY PARK, CA 91320
PHONE: (800) 441-6157
CSLB: #1014425/C10
Contractors Signature: _____

COUNTY OF VENTURA

RESOURCE MANAGEMENT AGENCY

Planning Division
Keith Turner, Director

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. **Entitlement:** Tentative Tract Map 5175
2. **Applicant:** Hilltop Builders LLC
760 Las Posas Road. B4
Camarillo, CA 93010
3. **Location:** Adjacent to and north of Santa Rosa and Moorpark Roads, Santa Rosa Valley (Exhibit "A") in the unincorporated area of the County of Ventura
4. **Assessor Parcel No(s):** 519-0-010-015
5. **Parcel Size:** 99.37 Acres
6. **General Plan Designation:** Existing Community
7. **Existing Zoning:** Residential Exclusive 1 Acre minimum lot size (RE-1 Acre) and Rural Agricultural 1 Acre minimum lot size (RA-1 Acre)
8. **Project Description:** The subdivision of a 99.37 acre parcel into 23 residential lots, one Open Space lot and private streets, drives and trails to be held in common ownership. Lot sizes range from 1.3 Acres to 15 Acres with an average lot size of 4.12 Acres.
9. **Responsible Agencies:** County of Ventura, Planning Department

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

California State Law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based upon the findings contained in the attached Initial Study, it has been determined that this project could have a significant effect on the environment. Therefore, a Mitigated Negative Declaration (MND) has been prepared pursuant to the provisions of the California Environmental Quality Act (Section 15-73). The potentially significant effects identified can be reduced to a level less than significant if the proposed Mitigation Measures are adopted as Conditions of Approval.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

- Air Quality
- Biological Resources
- Visual Resources
- Water Resources
- Transportation/Circulation
- Flood Control / Drainage
- Noise Hazards
- Cultural Resources

800 So

County of Ventura
Planning Director Hearing
Case No. PL22-0050
Exhibit 5 - 1999 Mitigated Negative Declaration

a CA 93009
09

D. PUBLIC REVIEW:

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation. The public review period was identified as being from August 27, 1999 to 5:00 p.m. on September 15, 1999
2. Document Posting Period: August 27, 1999 to September 15, 1999
3. Comments: The public is encouraged to submit written comments regarding this **Mitigated Negative Declaration** no later than 5:00 p.m. on the last day of the above posting period to the Case Planner listed below, Ventura County Planning Division, 800 South Victoria Avenue, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509.

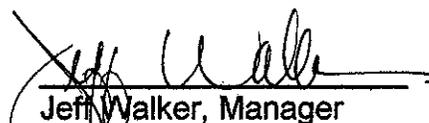
E. CONSIDERATION AND APPROVAL:

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

Prepared by:

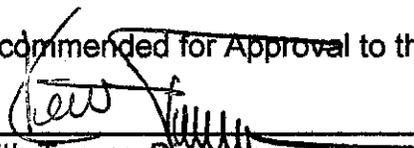

Patrick Richards, Case Planner
Phone No. (805) 654-5192

Reviewed by:


Jeff Walker, Manager
Land Use Permit/Program Manager

The Planning Director recommends that the decision-making body find that the above environmental document has been completed in compliance with the California Environmental Quality Act.

Recommended for Approval to the Lead Agency by:


Keith Turner, Director
Planning Division

Attachments:

1. Location Map - Exhibit "A"
2. Tentative Tract Map - Exhibit "B"
3. Initial Study
4. Proposed Mitigation Measures for TT 5175

TENTATIVE TRACT NO. 5175

MITIGATION MONITORING PROGRAM

AIR QUALITY:

Impact: Generation of PM₁₀ dust during grading and construction activities.

Mitigation Measure: Control fugitive dust at all times. The project's applicant or successors in interest will include the following conditions in the grading and improvement plans prepared for the project:

1. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour average over one (1) hour) to prevent excessive amounts of fugitive dust.
2. All unpaved on-site roads shall be periodically watered or treated, during any construction activity, with environmentally-safe dust suppressants to prevent excessive amounts of dust.
3. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.
4. All active portions of the site shall be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.
5. On-site construction vehicle speeds shall not exceed 15 miles per hour.
6. All construction equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.
7. If any portion of the project site is graded and left undeveloped or unimproved for over four (4) weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by the Air Pollution Control District (APCD) or the Planning Division.
8. If grading activities are discontinued for over four (4) weeks, the applicant shall contact both the Permit Compliance, Planning Division, staff, and the County grading inspector to site inspect revegetation/soil binding.

Timing of Verification: During improvement plan/grading plan check.

Responsible for Implementation: Applicant, building contractor and grading contractor.

Responsible for Monitoring: APCD and Planning Division.

BIOLOGICAL RESOURCES:

Impact: A reduction of the Coastal sage scrub and Southern Cactus Scrub plant communities.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions into the grading and construction plans, CC&R's, deed restrictions or other means found acceptable to the Planning Division of Ventura County:

1. The applicant shall create a note on the final Tract Map, and a deed restriction notice, within the tract's CC&Rs, a prohibition on the use of the common open space area and that area within each lot to remain in perpetual open space.

The project shall include an undeveloped (no above grade structure or utility feature) buffer of at least 100 feet from the top of each bank along the Arroyo Santa Rosa to the north. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal or the like, shall be prohibited within the buffer area, with the exception of required underground transmission lines for utilities. All disturbed areas, due to underground utility placement, shall be re-seeded with native plant species and returned to their original contour.

The applicant shall preserve a majority of the existing cactus scrub habitat on the subject site to serve as nesting areas for the Coastal Cactus Wren.

4. Landscaping in all common areas and those areas held in perpetual open space shall be maintained for the life of the project by the Homeowners Association.

5. Perimeter landscaping and access shall be the shared maintenance and assessment responsibility of all parcels under the provisions of a Homeowners Association. Prior to recordation, the applicant shall record CC&R's or other documents which provide for such shared maintenance and assessment responsibility. Prior to recordation, the applicant shall include this condition and record CC&R's or other documents.

6. A tree protection and replacement program, prepared by the Planning Division approved arborist/biologist, shall be implemented. The program shall include applicable components from the following list:

a. Program elements to be graphically depicted on final grading and building plans:

i. The location and extent of driplines for all trees and the type and location of any fencing.

Construction envelopes shall be designated on all parcels located outside the driplines of all eucalyptus trees.

Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.

ii. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits.

iii. Drainage plans shall be designed so that eucalyptus tree trunk areas are properly drained to avoid ponding.

iv. All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees.

b. Program elements to be printed as conditions on final grading and building plans:

i. No grading or development shall occur within the driplines of eucalyptus trees that occur in the construction area.

ii. All eucalyptus trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link throughout all grading and construction activities. The fencing shall be installed six (6) feet outside the dripline of each eucalyptus tree, and shall be staked every six (6) feet.

iii. No construction equipment shall be parked, stored or operated within six (6) feet of any eucalyptus tree dripline.

iv. No fill soil, rocks, or construction materials shall be stored or placed within six (6) feet of the dripline of all eucalyptus trees.

v. No permanent irrigation shall occur within the dripline of any existing eucalyptus tree.

vi. Only designated trees shall be removed.

vii. Any eucalyptus trees, which are removed and/or damaged (more than 25% of root zone disturbed), shall be replaced on a 5:1 basis with 5-gallon size saplings grown from locally obtained seed. The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

viii. Maintenance of eucalyptus trees shall be accomplished through water-conserving irrigation techniques.

ix. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.

7. An open space easement reviewed and approved by the Planning Division and County Counsel shall be dedicated to the Homeowners Association. Appropriate signage shall be required to prevent encroachment prior to the first occupancy clearance.

Timing of Verification: Prior to recording the final map, the applicant shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit three (3) copies of a final landscape and water-conserving irrigation plan to the Planning Division for review and approval. Prior to the first occupancy clearance, landscape and irrigation shall be installed.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Divisions, Building and Safety Division, PWA Development Services.

VISUAL RESOURCES:

Impact: Potential impacts to a designated future scenic highway and local viewsheds.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in CC&R's, deed restrictions and construction plans or other means found acceptable to the Ventura County Planning Director:

1. The applicant shall provide, within the tract's CC&Rs, and as a deed restriction, a minimum of 40 foot setback from the downward slopes of Lots 3, 6, 7, 8, 13, 14, 15, 16 and 22.
2. The applicant shall create CC&Rs to limit the heights of all structures to 29 feet within the project. Structures on Lots 1 & 2 shall be limited to one story in height.
3. The CC&R's for this project shall require split level residential dwelling unit design any time the "building envelope" contains two (2) elevations.
4. The CC&R's for this project shall require that building materials and colors used on the exterior of future residential units shall be compatible with surrounding residential development.
5. Any exterior street lighting installed on the project site shall be of low intensity (sodium or equivalent), low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. No glare shall be seen from any off-site location. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m.
6. The locations of all street lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Photometric Lighting Plan to be reviewed and approved by the Planning Division prior to the recording of the final tract map.
7. The CC&R's for this project shall require that the design, scale and character of the project architecture shall be compatible with adjacent residential development in the vicinity. Grading plans shall be submitted to the Planning Division for review and comment prior to submitted to County PWA.
8. Project landscaping, in all areas under the control of the HOA, shall consist of drought-tolerant native and/or Mediterranean type species, which will assist with screening Lots 1, 2, 3, and 4 from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structures.

Timing of Verification: All property owners shall receive final approval from the new onsite Homeowners Association for the design and location of all structures prior to receiving a Zone Clearance from the Planning Division.

Responsible for Implementation: Applicant and building contractor(s).

Responsible for Monitoring: Planning Division.

WATER RESOURCES:

Impact: Project related increase in runoff that will affect surface water quantity.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in grading, construction and drainage plans or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowners' Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.
7. CC&R's shall require annual reporting by the Homeowners' Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.
8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Timing for Verification: Conditions 5, 6 and 7 shall be accomplished prior to recording the final map. Prior to issuance of a Zoning Clearance or grading permit for all other conditions.

Responsible for Implementation: Applicant, grading and/or improvement construction contractor(s).

Responsible for Monitoring: Ventura County Planning Division and Flood Control Department.

TRANSPORTATION/CIRCULATION:

Impact: Project related increase in vehicle trips.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in CC&R's, deed restrictions, or other means found acceptable to the Ventura County Planning Director:

1. The developer shall pay to the Ventura County Public Works Transportation Department a Traffic Impact Mitigation Fee in accordance with Ordinance 4071.
2. The developer shall dedicate to the County of Ventura a 55-foot public easement for roadway purposed along the project's frontage of Santa Rosa Road and a 47 foot public easement along the project's Moorpark Road frontage. The developer shall also dedicate right-of-way for the future construction of the Santa Rosa Road and Moorpark Road intersection.
3. The developer shall submit to the County Public Works Agency all right-of-way processing fees for cost incurred in the processing of the dedication.
4. The developer shall provide a driveway entrance to the property along Santa Rosa Road according to Ventura County Design No. 304, Detail "C", including any requirements for a gated entry.
5. The developer shall obtain an Encroachment Permit from the appropriate County agency prior to any work in the public right-of-way.
6. Applicant shall specify a contact/coordinator for hauling and traffic concerns and applicant shall pay for any road damage associated with construction trucks.

Timing for Verification: Prior to recording the final map.

Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Transportation Department.

FLOOD CONTROL/DRAINAGE:

Impact: The project's potential to increase surface water pollution.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in CC&R's, deed restrictions, or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowners' Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.

7. CC&R's shall require annual reporting by the Homeowners' Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.

8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Timing for Verification: Prior to recording the final map.

Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Flood Control Department.

NOISE HAZARDS:

Impacts: Increased noise levels to surrounding properties during construction. Future traffic noise levels exceeding 65 dBA for those houses within 600 feet of either Moorpark or Santa Rosa Roads.

Mitigation Measure: Implement noise-reducing construction practices. The applicant or successors in interest will incorporate the following measures into all construction contract specifications:

1. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to RMA's satisfaction and shall be located a minimum of 100 feet from occupied residences.
2. All residences within 600 feet of either Moorpark or Santa Rosa Road shall incorporate design features to reduce noise. Such mitigations may include, but are not limited to features such as multi-pane glass and sound insulation on exterior walls.
3. A grading and construction workday schedule of 7:30 a.m. to 5:30 p.m., Monday through Friday, will be adopted in the CC&R's with fines for violating these work hour restrictions.
4. All equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an unmuffled exhaust.
5. All equipment shall comply with pertinent equipment noise standards of the U. S. Environmental Protection Agency.
6. If complaints of noisy grading operations or construction activities are received by the County Planning Division, the County will direct the contractor to implement appropriate additional noise mitigation measures including, but not limited to, changing the hours of such activity, shutting off idling equipment or installing acoustic barriers around the stationary construction noise source.

Impact: Predicted noise levels exceeding a CNEL of 65 adjacent to Santa Rosa and Moorpark Roads.

Mitigation Measure: Apply State noise insulation standards to all residential structures within 600 feet of Santa Rosa or Moorpark Roads. Residential structures within 600 feet of Santa Rosa or Moorpark Roads will need to be in compliance with the State noise insulation standards (California Admin. Code, Title 24) with respect to traffic noise.

Timing of Verification: Prior to the issuance of a grading or building permit. During residential dwelling unit plan check for those dwellings within 600 feet of Moorpark or Santa Rosa Roads.

Responsible for Implementation: Applicant and County Building and Safety Division.

Responsible for Monitoring: County Public Works Agency and County Building and Safety Division.

CULTURAL RESOURCES:

Impact: Possible impacts to unknown cultural resources.

Mitigation Measure: Stop work if cultural resources are discovered during grading or construction and consult with the Ventura County Planning Division. The applicant or successors in interest shall incorporate the following conditions into the grading and construction plans:

1. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a Planning Division qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.
2. If any bones are uncovered, State law requires that the Native American Heritage Commission in Sacramento and the County Coroner be notified.

Timing of Verification: This condition shall be printed on all grading and construction plans.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Division, Building and Safety Division and PWA Development Services.



MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

BARAKAT MAP AMENDMENT Amendment of Tract Map 5175 Case No. PL22-0050

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Amendment of Tract Map (TM) 5175 (23-Lot Residential Subdivision) to allow development of a solar system outside the building envelope on Lot 15 (Case No. PL22-0050)
2. **Applicant:** Nader and Randa Barakat, 13792 Pacific Breeze Drive, Santa Rosa Valley, CA 93012
3. **Applicant's Representative:** Melissa Narro, Crown Solar Electric, 3321-D Kimber Drive, Newbury Park, CA 91320
4. **Location:** 13792 Pacific Breeze Drive, Santa Rosa Valley, Lot 15 of TM 5175 (Santa Rosa Highlands). TM 5175 is located directly north of Santa Rosa Road and directly west of Moorpark Road, in the Santa Rosa Valley, in the unincorporated area of the County of Ventura (Attachment 1)
5. **Tax Assessor's Parcel Number:** 519-0-190-105
6. **Lot Size:** 2.66 acres
7. **General Plan Land Use Designation:** Very Low Density Residential
8. **Zoning Designation:** Rural Exclusive – 1 acre minimum lot size (RE-1 ac.)
9. **Responsible and/or Trustee Agencies:** None
10. **Project Description:** The applicant requests that Condition of Approval No. 7(c) of Tract Map 5175 be amended to authorize development of a solar system outside of the building envelope on Lot 15 in a designated open space area.

The requested amendment would allow for the development of a ground-mounted solar array and conduit outside of the building envelope. The solar array would be approximately 1,533 square feet (sq. ft.) in area (26 feet, 9 inches by 59 feet, 2 inches) with 330 linear feet of trenching for the conduit to the point of connection located northeast of the existing garage. The solar array will be located on the south-facing slope, just outside the designated building envelope and 15 feet from the westerly property line.

The applicant will also implement several avoidance and impact minimization techniques under the guidance of an approved biologist including the following: (1) hand clearing of vegetation; (2) biological monitoring during soil disturbance activities; (3) nesting bird surveys if work is done during the nesting season; (4) if nests are located, establishment of an exclusionary zone; and (5) implementing wildlife protection protocols during construction.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On November 16, 1999 the Board of Supervisors adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of Tract Map 5175, a subdivision consisting of 23 parcels. The MND identified potentially significant impacts on air quality, biological resources, visual resources, water resources, transportation / circulation, flood control / drainage, noise hazards, and cultural resources. However, the Board of Supervisors adopted feasible mitigation measures as conditions of approval for the proposed subdivision that reduced the project's impacts to a less-than-significant level. As discussed in Section A.10, above, the proposed tract map amendment would authorize development of a solar system outside the building envelope on Lot 15 of TM 5175. This proposal requires modification of Condition of Approval No. 7(c) of TM 5175.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

Introduction

TM 5175 includes 23 residential lots within an approximately 99-acre area in the Santa Rosa Valley. Currently, 21 of the 23 lots are developed with single-family dwellings and accessory structures. As a condition of the tract, each lot includes a specified building envelope for development. The proposed project includes a request to construct a ground-mounted solar energy system outside of the building envelope of Lot 15 of TM 5175.

The 1999 adopted MND for this subdivision identified several potentially significant impacts, including impacts on Biological Resources and Visual Resources. As a condition of approval of TM 5175 (Condition No. 9), a homeowners' association was created to implement mitigation measures and conditions related to fire protection, biological and visual resource protection, access and circulation, air quality, noise, and drainage. To mitigate these potentially significant project-specific impacts, the Santa Rosa Highlands Homeowners' Association (SRH HOA) was formed and Covenants, Conditions, and Restrictions (CC&Rs) were recorded which require

specific improvements to be installed and maintained within the subdivision. These include equestrian trails, drainage easements, private roads, recreational facilities, landscaping areas, and common open space areas.

As discussed below, the proposed project would not have a new significant environmental effect or cumulative impacts to biological and visual resources and no major revisions of the previous MND are required.

Biological Resources

The MND prepared for TM 5175 identified Coastal Sage Scrub and Southern California Cactus Scrub vegetation within the approximately 99-acre project area. A majority (approximately 70 percent) of the existing cactus scrub habitat within the tract serves as nesting areas for the Coastal Cactus Wren and is required to be preserved. The Arroyo Santa Rosa is located approximately 1,125 feet northwest of Lot 15 and the East Tributary to Arroyo Santa Rosa is located approximately 490 feet south of Lot 15.

The MND establishes the following biological resource mitigation measures:

- CC&Rs that limit development in the common open space area and the area on each lot to remain in perpetual open space.
- A 100-foot buffer from Arroyo Santa Rosa.
- Preservation of cactus scrub habitat.
- A requirement that the HOA maintain landscaping.
- A tree protection plan.
- An open space easement dedicated to the HOA.

TM 5175 includes designated open space parcels (Parcels OS-1 and OS-2), which are being maintained and have not been encroached into. In addition, the areas between the designated building envelope on each residential lot and the open space parcels are considered a “landscaped buffer area” to be held in perpetual open space. Pursuant to the Condition No. 9 of TM 5175, the landscaping in these areas are to be maintained in perpetuity by the SRH HOA. Since approval of the tract, the County has approved limited development in the landscape buffer area, including solar electric systems and retaining walls.

In 2016, the Planning Director approved a modification of the original 2002 landscape plans (Case No. PL14-0078). Under the revised plan, the landscape buffer area is to be maintained with vegetation grown from a native seed mix compatible with the adjacent native vegetation located in the open space parcel and with fire safety standards.

The applicant prepared an Initial Study Biological Assessment (ISBA) (Attachment 4; Werner Biological Consulting; March 20, 2022). The proposed project is located in the “landscape buffer area.” The proposed project does not include the removal of

cactus scrub habitat, or any other protected native vegetation. The required 30-foot fuel modification zone would not encroach into the open space parcel. Approximately 1,533 sq. ft. (0.035 acres) of sparse native and non-native vegetation would be removed from the landscape buffer area to accommodate the solar array. This area is characterized in the ISBA as disturbed Lemonade Berry Scrub. Additionally, the project will require installation of a conduit running approximately 330 feet along the existing fence line just outside the building envelope. The ISBA indicates that the conduit's routing is on "bare ground or in weedy vegetation that is regularly trimmed." Vegetation impacts along the conduit route would be temporary.

Planning Division's contract biologist reviewed the ISBA and concurred that construction of the solar energy system, as proposed, would not reduce the effectiveness of the Biological Resources MM 1 and would not result in a significant adverse effect on biological resources.

Based on the above discussion, the proposed project would not result in any new potentially significant impacts on biological resources or an increase in the severity of the potentially significant impacts identified in the original MND.

Visual Resources

The project site is located adjacent to Santa Rosa and Moorpark Roads in the Santa Rosa Valley. These roadways are both identified as "Eligible County Scenic Highways" in the Ventura County General Plan. Any new development or proposed changes to existing development within view of an eligible scenic highway must be reviewed for potential adverse effects on public views. The applicant's representative prepared a visual impact analysis to assist in evaluating the potential for visual impacts (Attachment 5). The visual impact analysis indicates that a new potentially significant impact on visual resources would not result from the proposed project. The proposed solar system would not be visually incompatible with the surrounding land uses and views from the public roadways since the solar system will use dark, non-reflective materials.

The MND included a mitigation measure for visual resources that required all project landscaping in areas under control of the SRH HOA (i.e., hillside slopes) to consist of drought-tolerant or Mediterranean species (TM 5175, Visual Resources Mitigation Measure No. 8) to assist in screening of development in view of public roadways. The landscaping required by this mitigation measure was originally planted pursuant to the 2002 approved landscape plan but has since died. In 2016, the Planning Director approved a landscape plan modification which focused on re-establishment of native vegetation through a hydro-seed mix. The mix included fire-resistant plant species that are compatible with native vegetation located in the open space parcel. Although the Ventura County Fire Protection District requires a 30-foot brush clearance area around the proposed solar energy system, the recommended condition would not require that the area be completely denuded of vegetation, but

rather maintained pursuant to the tract’s approved landscape plans. The vegetation in this landscape buffer area is comprised of shrubs and ground-level plants, including lemonade berry, California sagebrush, mule fat, arroyo willow, and paloverde. These plants reach variable heights at maturity. California sagebrush grows from one to eight feet tall, and lemonade berry and arroyo willow can grow from seven to over 20 feet tall. Because the proposed solar panels would be mounted only three feet above ground surface, these plants would partially screen the system from off-site view.

Based on the above discussion, the proposed project will not result in any new potentially significant impact on visual resources or increase in the severity of the potentially significant impacts identified in the MND.

Cumulative Impact

The cumulative impacts of the proposed project have been evaluated by considering the incremental effects of the proposed project in connection with the effects of approved and probable future projects. Based on the proximity of the proposed project site and potential to contribute to environmental effects of the project, the following projects were included in the evaluation of cumulative impacts of the proposed project:

Case No.	Application Type	Status	Project Description
PL14-0078	Landscape Plan Modification	Approved	Modification of the approved landscape plan of Tract Map 5175 to allow the replacement of the existing plants with a hydroseed mix which contain native and fire-resistant plants along the north and south facing slopes within the boundaries of TM 5175.
PL14-0131	Map Amendment	Approved	Map Amendment of Tract Map 5175 to allow development of a solar energy system outside of the building envelope of Lot 20.
PL16-0042	Map Amendment	Approved	Map Amendment of Tract Map 5175 to allow development of retaining walls outside of the building envelopes of Lots 11 and 12 of this subdivision.

The cumulative effects of the four projects (the three projects referenced above and the proposed project), within the Santa Rosa Highlands development on biological resources and visual appearance would be less than significant. Because all projects have been located outside of the sensitive plant communities, they do not

cumulatively impact those communities. Additionally, the development authorized by these projects has been limited to low-profile structures such as retaining walls and solar arrays, which are only partially visible from off site. The proposed changes in land use are minor and do not substantially alter the approved development of TM 5175.

Summary

As indicated in the above analysis, the proposed revisions in the TM 5175 project do not require major changes to the adopted MND. The proposed project would not result in a new potentially significant effect, or an increase in the severity of a previously identified significant effect.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The environmental conditions that existed at the project site at the time the County prepared the original MND have not changed to the extent that the proposed project would require major revisions to the MND. No other new reasonably foreseeable, recently approved, or possible future projects exist within the vicinity of the proposed project that either were not analyzed in the original MND or would result in the project making a potentially significant contribution to a cumulative impact.

- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous MND, shows any of the following:**
 - a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].**

No new information that would affect the MND's environmental analysis has come to light since the MND was adopted. Similarly, there are no new mitigation measures that were unknown and could not have been known when the MND was adopted. Aside from the subdivision improvements and development of 21 of the 23 lots in the tract, the environmental conditions that currently exist in TM 5175 are substantially the same as those that existed at the time when the MND was prepared and adopted. No further impacts have been identified.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the adopted MND prior to making a decision on the project.

C. PUBLIC REVIEW:

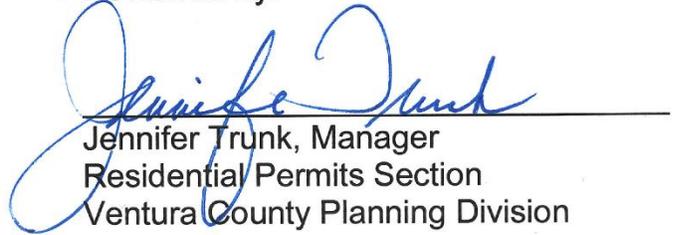
Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the MND does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND.

Prepared by:



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

Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – 1999 MND
- Attachment 4 – ISBA
- Attachment 5 – Visual Impact Analysis

EXHIBIT 7 MODIFIED TRACT MAP 5175 CONDITIONS OF APPROVAL (Map Amendment No. PL22-0050)

These conditions of approval represent conditions as modified by Map Amendment PL14-0131, specifically Condition 7(c) and Biological Mitigation Measure No. 1, and supersede all previous conditions of approval of the subject tract.

PLANNING CONDITIONS

1. Permitted Land Uses:

- a. The development shall be subject to all applicable regulations of the RE-1AC and RA-1AC zones.

2. Time Limits:

- a. Sixty (60) days after conditional approval by the Board of Supervisors of the County of Ventura for the preparation of the CEQA environmental documents associated with this project shall be paid.
- b. The tentative tract map shall expire five years from the date of its approval. Failure to record a final parcel map with the County Recorder shall terminate all proceedings, and any subdivision of the land shall require the filing and processing of a new tentative map.

[Note: On December 17, 2002, Tract Map 5175 was recorded.]

3. Acceptance of Conditions:

- a. The conditions of approval supersede all conflicting notations, specifications, dimensions, typical sections and the like which may be shown on this tentative tract map.
- b. The recordation of this map and/or commencement of construction and/or operations as a result of this map shall be deemed to be acceptance by applicant of all conditions of this map.

- c. All applicable requirements of any law or agency of the State, Ventura County, and any other governmental entity shall be met, and all such requirements and enactments shall, by reference, become conditions of this entitlement.

- d. Recordation of this subdivision shall be deemed to be acceptance by the property owner(s) of all conditions of this map.

- e. The subdivider shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attacks, set aside, void, or annul any approval by the County or any of its agencies, departments, commissions, agents, officers or employees concerning the subdivision, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37. The County will promptly notify the subdivider of any such claim, action or proceeding, and, if the County should fail to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify and hold harmless the County or its agents, officers and employees pursuant to this condition. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:
 - (1) The County bears its own attorney's fees and costs; and,
 - (2) The County defends the claim, action or proceeding in good faith.

The subdivider shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the subdivider. The subdivider's obligations under this condition shall apply regardless of whether a final map is ultimately recorded with respect to the subdivision.

4. Prior to Recordation:

- a. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the developer shall demonstrate by possession of a District Release from the Calleguas Municipal Water District that arrangement for payment of the Capital Construction Charge applicable to the proposed subdivision has been made.

- b. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the applicant or successor's-in-interest shall submit to the Resource Management Agency

the fee established by the Board of Supervisors to cover the costs incurred by the County for condition compliance checks and shall submit a letter to the Planning Division requesting that all Resource Management Agency "prior to recordation" conditions be checked for completion

- c. **PRIOR TO RECORDING THE FINAL TRACT MAP**, all processing fees associated with Tentative Tract Map No. 5175 must be paid.

5. Responsibilities Prior to Construction:

- a. The applicant for any building permit for construction within the subdivision may be required to pay, as a condition precedent to the issuance of the building permit (or, if the provisions of subdivision (a) of Government Code Section 66007 apply, as a condition precedent to the issuance of a final inspection release or certificate of occupancy), all applicable fees (including, without limitation, any school facilities fees and any area of benefit fees) which are at that time lawfully imposed by any public entity as a condition precedent to the issuance of like building permits (or final inspection release or certificates of occupancy) generally. This condition shall apply without regard to when the ordinance or resolution imposing the fees was adopted.
- b. No Zoning Clearance(s) shall be issued for this entitlement or residential construction until the final map or subdivision has been recorded. Prior to construction, a zoning clearance shall be obtained from the Planning Division and a building permit shall be obtained from the Building and Safety Division.

6. Utilities:

All utility conduits shall be placed underground.

7. Building Standards:

- a. Building standards for residential structures as provided under Title 24, Part 1, Article 1 and its Subdivisions shall be imposed on any future residential units constructed in this subdivision.
- b. Perimeter masonry fences over three feet in height, and fences of similar height constructed of composite materials wherein masonry is the principal structural element, shall be designed in accordance with Building and Safety Division standards. Permits shall be obtained prior to construction, and all work shall be inspected and approved by Building and Safety.

- c. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the applicant shall have illustrated on the map sheets specific “building envelopes” for the purpose of limiting all future structures and uses to occur within such building envelopes. For those areas outside the building envelope, future structures and uses shall be excluded under the provisions of a recorded Deed Restriction. The exclusion of use for the area outside the building envelope shall also be addressed within the CC&Rs for this tract (See Condition 9. Homeowners Association). The Planning Director shall approve the location of the building envelopes for each lot prior to recordation.

Notwithstanding the foregoing, the following development and uses shall be allowed outside of the building envelopes of the following specified lots:

[Map Amendment PL22-0050 was granted by the Planning Director on \[DATE\] for the following development to be permitted in accordance with Non-Coastal Zoning Ordinance Section 8105-4:](#)

[The authorization to construct a ground-mounted solar array and conduit outside of the building envelope on Lot 15. The solar array is 1,533 square feet \(sq. ft.\) \(26 feet, 9 inches by 59 feet, 2 inches\) with 330 feet of linear trenching for the conduit. The solar array is to be located on the south-facing slope, immediately outside the building envelope and 15 feet from the westerly property line. The applicant agrees to implement the impact minimization techniques recommended in the Initial Study Biological Assessment \(Biological Assessment for a Solar Array Installation and Tract Map Amendment \(Case No. ZC21-0891\) at 13792 Pacific Breeze Drive \(APN 519-0-190-015\); Werner Biological Consulting; March 20, 2022\), which include, but are not limited to, the following:](#)

- [\(1\) Hand clearing of vegetation using chainsaws or other handheld tools;](#)
- [\(2\) Biological monitoring during all vegetation removal and initial soil disturbance activities;](#)
- [\(3\) Completion of nesting bird surveys if work is done during the nesting season \(February 1 through September 30\) by a biologist familiar with California gnatcatcher vocalizations and life history;](#)
- [\(4\) If nesting birds are located, establishment of an exclusionary zone;](#)
- [\(5\) Completion of a pre-construction survey to detect presence of terrestrial wildlife;](#)
- [\(6\) Installation of temporary wildlife fencing to exclude wildlife from the construction area; and](#)

(7) Consistent with Condition 7.e, below, consultation with US Fish and Wildlife Service and the California Department of Fish and Wildlife and halting of construction activities if the California gnatcatcher is observed.

Map Amendment PL16-0042 was granted by the Board of Supervisors on September 27, 2016, for the following development to be permitted in accordance with applicable Non-Coastal Zoning Ordinance standards:

- (1) The authorization to construct a retaining wall along the easterly and southerly slopes of Lot 11 (currently vacant building pad) outside of the Planning Director-approved front and side building envelope. (Exhibit 6 of the September 27, 2016 Board of Supervisors' Board Letter).
- (2) The authorization to construct a one-story, approximately 400 square feet (sq. ft.) pool house, an approximately 400 sq. ft. bedroom/bathroom addition to the existing single-family dwelling, and to legalize (validate) an existing retaining wall located along the easterly and southerly slopes of Lot 12 outside of the Planning Director-approved side building envelope (Exhibit 7 of the September 27, 2016 Board of Supervisors' Board Letter).
- (3) Other construction as may be allowed by applicable Non-Coastal Zoning Ordinance setback standards and other regulations.

Map Amendment PL14-0131 was granted by the Board of Supervisors on November 8, 2016, for the following development to be permitted in accordance with applicable Non-Coastal Zoning Ordinance standards:

The authorization to legalize a ground-mounted solar energy system on Lot 20 of Tract Map 5175 that was installed without permits to abate Planning Division Violation Case No. PV13-0016. The solar energy system is 1,078 square feet (sq. ft.) [16 feet, 8 inches wide, and 65 feet long] in area and located 25 feet outside of the building envelope of Lot 20 along the south facing slope of this subdivision.

d. Development outside of the building envelope on Lot 15, as authorized under Condition 7.c, above, shall comply with the following:

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:

1. 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
2. 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.

- e. Development outside of the building envelope on Lot 15, as authorized under Condition 7.c, above, shall comply with the following:

Purpose: In order to prevent impacts to coastal California gnatcatcher, land clearing activities shall be regulated.

Requirement: Prior to all tree removal/trimming, vegetation clearing, and grading activities (collectively, “land clearing activities”), a County-approved biologist authorized under § 10(a)(1)(A) of the Endangered Species Act shall conduct protocol surveys for coastal California gnatcatcher, in accordance with the United States Fish and Wildlife Service’s (USFWS’) “Coastal California Gnatcatcher (*Polioptila californica*) Presence/Absence Survey Guidelines” (February 28, 1997). The biologist shall conduct the surveys within one-year of initiating land clearing activities. The survey area must include all areas that will be subject to land clearing activities and the area within 500’ of the area that will be subject to land clearing activities. The biologist shall follow this protocol unless otherwise authorized by the US Fish and Wildlife Service (USFWS) in writing.

If surveys confirm the presence of coastal California gnatcatcher on the site, then the Permittee shall implement either one of the following procedures:

- a. If the Project involves federal permitting or funding (collectively, “federal nexus”), then the Permittee must complete consultation with the federal agency and USFWS pursuant to § 7(a)(2) of the Endangered Species Act; or
- b. If the Project does not involve a federal nexus, but may result in the take of coastal California gnatcatcher, the Permittee shall apply to the USFWS for an incidental take permit, pursuant to § 10(a)(1)(B) of the Endangered Species Act. To qualify for the incidental take permit, the Permittee shall submit an application to the USFWS together with a habitat conservation plan (HCP) that describes (at a minimum) how the impacts of the proposed taking of coastal California gnatcatcher shall be minimized and mitigated, and how the plan will be funded. See 50 CFR 17.32 for a complete description of the requirements for a HCP.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist with a Section 10(a)(1)(A) permit under the Endangered Species Act documenting the results of the protocol surveys for coastal California gnatcatcher.

If coastal California gnatcatchers are found during the protocol surveys, the Permittee shall submit the following to the Planning Division:

- a. If the Project involves federal permitting or funding, the Permittee shall submit a copy of one of the following documents: (a) a Biological Opinion issued by the USFWS; or (b) a written concurrence letter from the USFWS stating the Project is unlikely to adversely affect the coastal California gnatcatcher; or
- b. If the Project does not involve federal permitting or funding, the Permittee shall submit a copy of one of the following documents: (a) an incidental take permit and HCP; or (b) a written concurrence letter from the USFWS stating that the Project is unlikely to adversely affect the coastal California gnatcatcher.

If (1) the Project site is located within 1 mile of a recorded occurrence of coastal California gnatcatcher, (2) the Project will result in the removal of coastal sage scrub vegetation, and (3) surveys produced no observations

of the species, then the Permittee shall submit a letter to the Planning Division prior to the issuance of a Zoning Clearance from USFWS stating:

- a. The project is not likely to adversely affect the coastal California gnatcatcher pursuant to Section 7 of the Federal Endangered Species Act; and
- b. The project is not likely to result in take of the coastal California gnatcatcher pursuant to Section 10 of the Federal Endangered Species Act.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide to the Planning Division a copy of the Survey Report and—if coastal California gnatcatchers are confirmed to be present during the protocol surveys—the Permittee shall also provide a copy of one of the following as appropriate give the requirements set forth above: (a) the Biological Opinion issued by the USFWS; (b) the written concurrence letter from the USFWS stating that the Project is unlikely to adversely affect the coastal California gnatcatcher; or (c) the incidental take permit and HCP.

The biologist shall conduct the protocol surveys within one-year of initiating land clearing activities. If the surveys reveal the presence of coastal California gnatcatcher, then the survey results shall remain valid for three years. If the surveys do not reveal the presence of coastal California gnatcatcher, then the survey results shall remain valid for one year.

If (1) the Project site is located within 1 mile of a recorded occurrence of coastal California gnatcatcher, (2) the Project will result in the removal of coastal sage scrub vegetation, and (3) surveys produced no observations of the species, then the Permittee shall submit the letter to the Planning Division prior to the issuance of a Zoning Clearance.

Monitoring and Reporting: The Planning Division reviews for adequacy the Survey Report and documents issued by the USFWS prior to issuance of a Zoning Clearance for construction. The Planning Division has the authority to inspect the Project site to ensure that the Permittee implements the mitigation measures set forth in the Biological Opinion or HCP (as applicable). If the Planning Division confirms that the Permittee is not maintaining the Project site in compliance with the Biological Opinion or HCP, Planning Division staff has the authority to initiate enforcement actions pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

8. Archeology:

- a. If any archeological or historical artifacts are uncovered during grading or excavation operations, the permittee shall stop all grading operations, obtain the services of a qualified archeologist to determine the significance of the artifacts and recommend proper disposition of the site. The applicant shall obtain the Planning Director's written concurrence of the recommended disposition before resuming operations.
- b. Should human burial remains be encountered during any grading or excavation activities, the permittee shall cease operation and shall notify Planning Division staff. Following notification, the permittee shall obtain the services of a qualified archeologist consultant and Native American Monitor(s) who shall assess the remains and recommend proper disposition of the site. The applicant shall obtain the Planning Director's written concurrence of the recommended disposition before resuming operations.

9. Homeowner's Association:

PRIOR TO RECORDING THE FINAL TRACT MAP, a Homeowner's Association shall be created, and copies of the By-Laws, Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to and approved by the Planning Director. The purpose of the Homeowner's Association shall be to oversee and maintain items, such as: equestrian trails, drainage easements, private roads, recreational facilities, landscaping areas, or open space areas common to all homeowners. The CC&Rs shall prevent further subdivision of properties to create any additional lots within Tract 5175. The CC&Rs shall provide for reciprocal hiking/equestrian trail agreements to allow continuous trail use between adjacent tracts and homeowners associations.

All future changes to the CC&Rs with respect to the above items must be approved by the County Planning Director in writing.

10. Grading:

- a. The aesthetic goal of grading for this project is to emulate its natural landforms. Long, uniform slopes, with sever grade breaks, which result in unnatural, man-made appearance, should be avoided. Cut and/or fill slopes in excess of 100 feet in horizontal length, shall be designed to undulate so as to emulate natural slopes.

- b. Prior to obtaining a Grading Permit, the developer shall submit grading plans to the Planning Division for approval to ensure that they meet with the intent expressed above for this tentative map. Contour-grading techniques should be employed to emulate natural landforms, where feasible. Existing ridge landform should be re-contoured to provide a smooth and gradual transition to graded slopes. Where contour-grading is not feasible, special attention shall be given to landscape materials as an alternative means of creating a natural hillside appearance.
- c. In order to reduce the visual impact of constructed slopes, the top and toe of these slopes shall be rounded off. Also, the grading plan shall indicate the manner in which the graded slopes shall be blended with the natural slope of the site.
- d. Graded slopes over 30 feet in vertical height shall be treated with special aesthetic techniques to reduce visual impacts. These techniques include variable gradients, clustered landscaping, and rounded slope edges. All privately (non-homeowners association) maintained slopes in excess of 15 vertical feet in height shall be avoided.
- e. Manufactured slopes adjacent to roadways shall be undulated to create visually interesting streetscapes.
- f. Drainage devices should be placed on a graded slope as inconspicuously as possible. The side of any drainage device which is visible from off-site should be bermed to conceal the drain as much as possible or be made of colored (Omaha Tan, or the like) concrete.
- g. Split pads, stepped footings, grade separations shall be used, where feasible, to permit future dwellings to blend with the slope of the land.
- h. Graded slopes shall be planted and stabilized in compliance with County approved landscape, irrigation, and maintenance plans. Cut and/or fill slopes in excess of five (5) feet in height will require that landscape and irrigation plans be submitted to and approved by the Planning Division and Ventura County Public Works Agency. The plans will include type and density of ground cover, seed mix, hydro-mulch mix, plant sizes, and irrigation systems. All planting and irrigation of manufactured slopes shall be completed and approved by the Planning Division prior to final grading acceptance.
- i. Prior to the issuance of grading permits, the applicant shall submit a grading traffic control plan that identifies travel routes and work hours of any off-site export of materials. At a minimum, this plan shall require that

truck trips not travel on any A.M or P.M. peak travel periods for Moorpark or Santa Rosa Roads.

- j. From the first day of grading on subject site, the subdivider shall install a temporary snake fence along the entire Western boundary of the subject site and also to run along the southern flood control area to entry gate. The purpose of the snake fence is to retard the migration of rodents and reptiles from entering the adjacent properties. The subdivider shall inspect the fence at the beginning and at the end of each day of grading activity to make certain that gopher or other rodents have not dug holes under the fence, which might allow passage of reptiles to adjacent properties. Subdivider will immediately fill in all such holes found. These inspections shall occur until all grading for pad certification on the subject property is complete.
- k. Within 30 days following the grading for pad certification of Tract 5175, subdivider shall construct a five (5) foot high wrought iron pool specification type fence which will completely encircle the water filtration lot. A gate will be retained by the HOA and any County agency which retains jurisdiction over the lot. This fence shall be painted Omaha Tan or the like and be maintained by the HOA.

11. Access:

- a. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the access easement(s) shown on the tentative map shall be recorded as non-exclusive easement(s) insuring for all property owners the right of ingress and egress at all times.
- b. The secondary access road shall be gated to confine its uses to emergency situations only. The gate or gates shall be locked with a system acceptable to the Fire Department and affected property owner's associations. The location, design, and locking system for said gate or gates shall be approved by the Fire Department prior to recordation of the final map. This condition shall not prevent the secondary access road right-of-way from use as an equestrian trail. The purpose of the condition is to prevent unauthorized vehicular use of the secondary access road, and to reserve it for emergency vehicles and egress. The secondary access road shall not be used for any construction activity (except for one day to haul only grading equipment into the tract), deliveries or service entry at any time both as a condition of this tract approval and for future use as restricted by the tract's CC&Rs and/or deed restrictions.

12. Noise Mitigation:

- a. The noise levels affecting dwelling units on Lot Nos. 1, 15, 16 and 17 shall be constructed to meet the noise insulation standards under California Code of Regulations, Title 24, Part 1, Article 1, and its subdivisions. Noise source levels shall be based upon the ultimate 2020 traffic volumes projected along Santa Rosa Road and Moorpark Road for this project. Determination as to whether the architectural design for these dwelling units complies with this condition shall be made by the Building and Safety Division prior to issuance of building permits.
- b. In order to mitigate noise from future traffic volumes along Santa Rosa Road and Moorpark Road, the subdivider shall record deed restrictions on Lot Nos. 1, 15, 16 and 17 such that any dwelling unit within 600 feet of the centerline of the above roads shall be constructed so that the interior noise levels of such dwelling units shall be in conformance with the noise insulation standards under California Code of Regulations, Title 24, Part 1, Article 1, and its subdivisions. Said deed restrictions shall be approved by the Planning Director prior to recordation. If interior noise insulating is to be utilized, a determination as to whether the insulation is sufficient to comply with this condition shall be made by the Building and Safety Division prior to recordation.
- c. To minimize noise impacts related to grading equipment, the following conditions shall be imposed:
 1. Grading equipment shall be permitted to operate only during the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday.
 2. Mufflers shall be used on all grading equipment engines and shall be maintained according to the engine manufactures requirements.
 3. All grading and construction equipment shall not be left in an idle position for more than 5 minutes at any one location within 300 feet of a residential use.

13. Equestrian Easements:

The final map shall indicate all equestrian trail easements as shown on the tentative map. The minimum widths of said easements shall be 12 feet and they shall be deeded to the Homeowner's Association who shall be responsible for maintenance. The final map shall note all recorded reciprocal trail agreements with adjacent homeowners associations (See Condition 9. Homeowners Association, above).

14. Fencing/Entry Gate:

- a. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a fencing and Entry Gate plan identifying the location and materials to be used shall be submitted to the Planning Division. Fencing or decorative block wall, etc. shall be located for the purpose of insuring compatibility with adjacent properties. Said plan shall be subject to approval of the Planning Director. No perimeter fences or walls shall be allowed within any portion of a residential lot designated to remain in permanent open space, except as authorized in the recorded CC&Rs.
- b. All fencing shall be completed no later than 30 days following the completion and acceptance of all on-site streets or other time limits.
- c. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a rear and side yard fencing plan identifying the location and materials to be used, shall be submitted to the Planning Division. Said plan shall be subject to the approval of the Planning Director and all tract perimeter fences shall be installed prior to occupancy or other time limit.

15. **Landscaping:**

- a. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a landscaping plan, together with specifications and a maintenance program, shall be prepared by a State Licensed Landscape Architect. The main purpose of the landscaping will be to protect and rehabilitate the Coastal sage brush, chaparral, and cactus. Said plan shall identify all existing Coastal sage brush, chaparral, and cactus to be removed or remain, and specific rehabilitation and/or protection measures shall be recommended for the remaining areas.

Specifically prohibited is the disturbance, damage, or removal of any Coastal sage brush, chaparral or cactus areas within the identified common open space parcel without prior written approval of the Planning Director. Prior to recordation, three sets of plans shall be submitted to and approved by the Planning Director following review by the County's Landscape Consultant and the County Conservationist. The applicant shall bear the total cost of such review and inspections. A \$200 deposit for this purpose is required at the time plans are submitted.

Bonds or other forms of financial guarantee shall be posted prior to recordation to insure the implementation of the approved landscaping plan, and/or the rectification of any unauthorized damage to the Coastal sage brush, chaparral, and cactus areas.

- b. No encroachment of any type shall be allowed which may damage or disturb the Coastal sage brush, chaparral, and cactus areas (except as specified by the landscaping plan) without the written authorization of the Homeowner's Association.
- c. Fifty-two 1-gallon walnut and fifty-two 1-gallon elderberry trees shall be planted on the property in order to mitigate the removal of the riparian habitat. The location of these seedlings will be subject to review by the Planning Director prior to recordation of the map. The subdividers shall be responsible for providing supplemental watering, weeding and replacement for the first year following planting.
- d. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a landscaping plan, together with specifications and a maintenance program, shall be prepared by a State Licensed Landscape Architect. The purpose of the plan will be to create a future visual barrier/buffer between adjacent properties and this subdivision, reduce erosion on slope areas and enhance native habitat. Prior to preparation of the plan, the developer will consult with the Planning Division staff in regard to the specific species to be planted and the overall landscape concepts to be used. Three sets of plans shall be submitted to and approved by the Planning Director following review by the County's Landscape Consultant. The applicant shall bear the total cost of such review and of final installation inspection. The fee established by Resolution No. 222 is required at the time plans are submitted.

The posting and acceptance of a bond or other form of financial guarantee, of an appropriate amount to be determined by the Planning Director, to guarantee the completion of the landscaping, shall be a condition precedent to the recordation of/issuance of a grading permit for this subdivision. All landscaping installation shall be completed no later than 30 days following completion of grading activities or other time limit.

- e. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a landscaping plan, together with specifications and a maintenance program, shall be prepared by a State Licensed Landscape Architect. The purpose of the landscaping will be to control erosion and mitigate the visual impacts of all man-made slopes three feet or more in height. Landscaping should consist of naturalistic and/or native ground covers and shrubs that do not require irrigation. Three sets of plans shall be submitted to and approved by the Planning Director following review by the County's Landscape Consultant. The applicant shall bear the total cost of such review and of final installation inspection. A \$200 deposit for this purpose is required at the time plans are submitted.

The posting and acceptance of a bond or other form of financial guarantee, of an appropriate amount to be determined by the Planning Director, to guarantee the completion of the landscaping, shall be a condition precedent to the recordation of/issuance of a grading permit for this subdivision. All landscaping installation shall be completed no later than 30 days following completion of grading activities or other time limit.

- f. Prior to recordation, the final parcel map shall indicate a landscaping planting and maintenance easement for all HOA lots or areas of responsibility. Said areas encompass all man-made slopes and those slope areas to remain in permanent open space adjacent to residential lots.

16. **Surety Requirements:**

- a. No Certificate of Occupancy shall be granted prior to acceptance or completion of landscaping or other site improvements unless a Performance Bond in an amount which is equal to the estimated cost of the required improvements, has been filed and accepted by the Planning Director. In case of failure to comply with conditions which require improvements or landscaping, or failure to renew the Performance Bond as required, the Planning Director shall draw upon the surety to complete the required improvements.

Upon completion and acceptance of all required improvements, the Performance Bond shall be released.

FIRE DEPARTMENT CONDITIONS

17. Private driveways, serving up to two (2) structures shall be constructed 15 feet wide and be able to support a 20-ton Fire District vehicle. A width of 20 feet shall be provided on an access road serving 3 or more structures.
18. Access roads shall be installed with an all-weather surface, suitable for access by Fire Department apparatus.
19. The access roadway(s) shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.
20. Access roads shall not exceed 15% grade. Grades steeper than 15% shall be approved by both the Fire Protection District and the Public Works Agency.

21. All driveways shall have a minimum vertical clearance of 13 feet 6 inches (13'-6").
22. Two (2) means of ingress/egress shall be provided to the development in accordance with Fire District Private Road Guidelines.
23. The access road(s)/driveway(s) shall be certified by a registered civil engineer as having an all-weather surface in conformance with Public Works standards. This certification shall be submitted to the Fire District prior to occupancy.
24. Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the public roadway. The method of gate control shall be subject to review by the Fire Prevention Division. A minimum clear open width of 15 feet in each direction shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plan details shall be submitted to the Fire District for approval prior to recordation.
25. Prior to recordation of street names, proposed names shall be submitted to the Fire District's Communication Center for review.
26. Street name signs shall be installed in conjunction with the road improvements. The type of sign shall be in accordance with Plate F-4 of the Ventura County Road Standards.
27. Address numbers, a minimum of 4 inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Where structures are set back more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance.
28. Prior to construction, the applicant shall submit plans to the Fire District for approval of the locations of hydrants. On plans, show existing hydrants within 300 feet of the development.
29. Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standard of the Ventura County Water Works Manual.
 - a. Each hydrant shall be a 6 inch wet barrel design and shall have one 4 inch and two 2 ½ inch outlet(s).
 - b. The required fire flow shall be achieved at no less than 20 psi residual pressure.

- c. Fire hydrants shall be spaced 300 feet on center and so located that no structure will be farther than 150 feet from any one hydrant.
 - d. Fire hydrants shall be set back in from the curb face 24 inches on center.
30. A minimum fire flow of 1,000 gallons per minute at 20 psi shall be provided at this location.
31. All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to framing, according to the Ventura County Fire Protection Ordinance.
32. An approved spark arrester shall be installed on the chimney of any structure(s).
33. Submit water plans to the Fire Department showing location of new hydrants, size of water mains and location of control valves.
34. Subdivider shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structure or additions to existing structures.
35. Additional requirements to mitigate long cul-de-sac (1500 feet) are as follows:
- a. All homes protected by residential automatic fire sprinkler systems.
 - b. Creation of 150-foot buffer from homes to combustible growth (brush).
 - c. Homeowners association to maintain buffer area (area subject to Ventura County Fire Department's Fire Hazard Reduction Program).
 - d. All structures to meet construction standards for High Fire Hazard areas as specified in the Ventura County Building Code.
 - e. Items 1, 2, 3, and 4 shall be recorded on the deed in order to inform buyers.
 - f. Provide proof of non-revocable access easement to Tract 2880-3 for second access.
 - g. Second access is required to meet same conditions as primary access.
 - h. Gates shall meet Fire District requirements and shall be approved prior to installation.
 - i. Street width shall be 36 feet and shall meet design of Ventura County Road Standards.
 - j. Driveways shall not serve more than 4 structures.

GENERAL SERVICES AGENCY CONDITIONS

36. That prior to issuance of occupancy permit, the applicant shall pay all fees as determined by GSA pursuant to Ventura County Ordinance Code, Section 8297-

4 et seq. For the purpose of providing fees in lieu of land dedication for local park acquisition and/or development for the future residents of the subdivision.

PUBLIC WORKS AGENCY – TRANSPORTATION DEPARTMENT

37. Before the issuance of a Building Permit for new construction or (a Zoning Clearance to initiate a new use or to increase an existing use), and pursuant to the Traffic Impact Mitigation Fee Ordinance, the developer/permittee shall deposit with the Transportation Department a Traffic Impact Mitigation Fee. Based on the developer/permittee's traffic information, the Traffic Impact Mitigation Fee due the County would be:

23 DU (single family residential) X \$1,370 per DU = \$31, 510.00

The above fee may be subjected to adjustment at the time of deposit, due to provisions in the Traffic Impact Mitigation Ordinance allowing the Fee to be adjusted for inflation based on the Caltrans District 7 construction cost index.

38. The developer/permittee shall dedicate to the County of Ventura a 55-foot public easement for roadway purposed (half street width as measured from the existing centerline) along the project's frontage of Santa Rosa Road in accordance with Ventura County Road Standard Plate B2-B. The developer/permittee shall dedicate to the County of Ventura a 47-foot public easement for roadway purposes (half street as measured from the existing centerline) along the project's frontage of Moorpark Road in accordance with Ventura County Road Standard Plate B2-B. The developer/permittee shall also dedicate right-of-way for the future construction of the Santa Rosa Road and Moorpark Road intersection in accordance with Ventura County Road Standard Plate B-6 (street improvements are waived due to the rural character of the area).
39. The developer/permittee shall submit to the Public Works Agency a County right-of-way processing fee for the costs incurred in the processing of the dedication.
40. The developer/permittee shall provide a driveway entrance to the property along Santa Rosa Road according to the Ventura County Standard Design No. 3-4, Detail C. (If a security gate is constructed at the private driveway, adequate stacking distance shall be provided so as not to impede traffic flow along Santa Rosa Road and shall consider the future widening of Santa Rosa Road).
41. Prior to any work being conducted within the County or State right-of-way, the developer/permittee shall obtain an Encroachment Permit from the appropriate Agency.

SCHOOL DISTRICT FEES

42. Prior to obtaining building permits, all required school fees shall be paid to all the various districts which serve the subject tract.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

43. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
44. All unpaved on-site roads shall be periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust twice a day watering, except during rainy days. Also, the strictest adherence per County Grading Permit requirements will be applied.
45. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust. Also, the strictest adherence per County Grading Permit requirements will be applied.
46. All active portions of the site shall be either periodically watered twice a day except, during rainy days or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust. Also, the strictest adherence per County Grading Permit requirements will be applied.
47. On-site vehicle speeds shall not exceed 15 miles per hour during construction. Also, the strictest adherence per County Grading Permit requirements will be applied.

TENTATIVE TRACT NO. 5175 MITIGATION MONITORING PROGRAM

The following conditions are environmental mitigation measures to reduce the cumulative and/or project specific impacts resulting from project construction or future operations. These conditions/mitigation measures were derived from the mitigation measures and environmental analysis discussed in the Mitigated Negative Declaration for Tentative Tract 5175, Hilltop Builders LLC, dated August 27, 1999 and are to be considered an integral part of the entitlement conditions for Tract 5175.

Modification to these Mitigation Monitoring Program conditions can only be made if: (1) it does not reduce the effectiveness of these conditions as environmental mitigation measures; or (2) a new environmental document is prepared to reflect the changed project description and/or conditions.

These conditions are subject to Public Resources Code 21081.6. The Mitigation Monitoring Program shall be implemented by various Ventura County agencies. The results of the monitoring program shall be reported to the Planning Division, which is responsible for maintaining the reporting files.

AIR QUALITY

Impact: Generation of PM10 dust during grading and construction activities.

Mitigation Measure: Control fugitive dust at all times. The project's applicant or successors-in-interest will include the following conditions in the grading and improvement plans prepared for the project:

1. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour average over one (1) hour) to prevent excessive amounts of fugitive dust.
2. All unpaved on-site roads shall be periodically watered twice a day, except during rainy days, or treated, during any construction activity, with environmentally-safe dust suppressants to prevent excessive amounts of dust.
3. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.
4. All active portions of the site shall be either periodically watered twice a day, except during rainy days, or treated with environmentally safe dust suppressants to prevent excessive amounts of dust.
5. On-site construction vehicle speeds shall not exceed 15 miles per hour.
6. All construction equipment engines shall be maintained in good and proper condition as per manufacturer's specifications.
7. If any portion of the project site is graded and left undeveloped or unimproved for over four (4) weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by the Air Pollution Control District (APCD) or the Planning Division.

Conditions for Tentative Tract (TT) Map 5175
Original TT Approval Date: November 16, 1999
Permit Adjustment No. 2 Approval Date: September 6, 2002
Map Amendment PL16-0042 Approval Date: September 27, 2016
Map Amendment PL14-0131 Approval Date: November 8, 2016
Map Amendment PL20-0050 Approval Date:

Santa Rosa Highlands Tract 5175
Original TT Resolution No. R-99-21
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8. If grading activities are discontinued for over four (4) weeks, the applicant shall contact both the Permit Compliance, Planning Division, staff, and the County grading inspector to site inspect revegetation/soil binding.

Timing of Verification: During improvement plan/grading plan check.

Responsible for Implementation: Applicant, building contractor and grading contractor.

BIOLOGICAL RESOURCES

Impact: A reduction of the Coastal sage scrub and Southern Cactus Scrub plant communities.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions into the grading and construction plans, CC&R's, deed restrictions or other means found acceptable to the Planning Division of Ventura County:

1. The applicant shall create a note on the final Tract Map, and a deed restriction notice, within the tract's CC&Rs, a prohibition on the use of the common open space area and that area within each lot to remain in perpetual open space, except for such structures and improvements that are expressly authorized pursuant to Condition No. 7(c), above.
2. The project shall include an undeveloped (no above grade structure or utility feature) buffer of at least 100 feet from the top of each bank along the Arroyo Santa Rosa to the north. All ground disturbances including grading for buildings, access ways, easements, subsurface grading, sewage disposal or the like, shall be prohibited within the buffer area, with the exception of required underground transmission lines for utilities. All disturbed areas, due to underground utility placement, shall be re-seeded with native plant species and returned to their original contour.
3. The applicant shall preserve a majority of the existing cactus scrub habitat on the subject site to serve as nesting areas for the Coastal Cactus Wren.
4. Landscaping in all common areas and those areas held in perpetual open space shall be maintained for the life of the project by the Homeowners Association.
5. Perimeter landscaping and access shall be the shared maintenance and assessment responsibility of all parcels under the provisions of a Homeowners Association. Prior to recordation, the applicant shall record CC&Rs or other

documents which provide for such shared maintenance and assessment responsibility. Prior to recordation, the applicant shall include this condition and record CC&Rs or other documents.

6. A tree protection and replacement program, prepared by the Planning Division approved arborist/biologist, shall be implemented. The program shall include applicable components from the following list:
 - a. Program elements to be graphically depicted on final grading and building plans:
 - i. The location and extent of driplines for all trees and the type and location of any fencing. Construction envelopes shall be designated on all parcels located outside the driplines of all eucalyptus trees. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
 - ii. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits.
 - iii. Drainage plans shall be designed so that eucalyptus tree trunk areas are properly drained to avoid ponding.
 - iv. All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees.
 - b. Program elements to be printed as conditions on final grading and building plans:
 - i. No grading or development shall occur within the driplines of eucalyptus trees that occur in the construction area.
 - ii. All eucalyptus trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link throughout all grading and construction activities. The fencing shall be installed six (6) feet outside the dripline of each eucalyptus tree, and shall be staked every six (6) feet.
 - iii. No construction equipment shall be parked, stored or operated within six (6) feet of any eucalyptus tree dripline.
 - iv. No fill soil, rocks, or construction materials shall be stored or placed within six (6) feet of the dripline of all eucalyptus trees.
 - v. No permanent irrigation shall occur within the dripline of any existing eucalyptus tree.
 - vi. Only designated trees shall be removed.
 - vii. Any eucalyptus trees, which are removed and/or damaged (more than 25% of root zone disturbed), shall be replaced on a 5:1 basis with 5-gallon size Coastal Live Oak. The plantings shall be protected from predation by wild and domestic animals, and from

- human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- viii. Maintenance of eucalyptus trees shall be accomplished through water-conserving irrigation techniques.
 - ix. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
7. An open space easement reviewed and approved by the Planning Division and County Counsel shall be dedicated to the Homeowners Association. Appropriate signage shall be required to prevent encroachment prior to the first occupancy clearance.

Timing of Verification: PRIOR TO RECORDING THE FINAL TRACT MAP, the applicant shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit three (3) copies of a final landscape and water-conserving irrigation plan to the Planning Division for review and approval. Prior to the first occupancy clearance, landscape and irrigation shall be installed.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Divisions, Building and Safety Division, PWA Development Services.

VISUAL RESOURCES

Impact: Potential impacts to a designated future scenic highway and local viewsheds.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions in the CC&R's, deed restrictions and construction plans or other means found acceptable to the Ventura County Planning Director:

1. The applicant shall provide, within the tract's CC&Rs, and as a deed restriction, a minimum of 40-foot setback from the downward slopes of Lots 3, 6, 7, 8, 13, 14, 15, 16 and 22.
2. The applicant shall create CC&Rs to limit the heights of all structures to 29 feet within the project. Structures on Lots 1 & 2 shall be limited to one story, twenty (20) foot in height.
3. The CC&R's for this project shall require split-level residential dwelling unit design any time the "building envelope" contains two (2) elevations.

4. The CC&R's for this project shall require that building materials and colors used on the exterior of future residential units shall be compatible with surrounding residential development.
5. Any exterior street lighting installed on the project site shall be of low intensity (sodium or equivalent), low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. No glare shall be seen from any off-site location. Applicant shall develop a Lighting Plan incorporating these requirements.
6. The locations of all street lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Photometric Lighting Plan to be reviewed and approved by the Planning Division PRIOR TO THE RECORDING OF THE FINAL TRACT MAP.
7. The CC&Rs for this project shall require that the design, scale and character of the project architecture shall be compatible with adjacent residential development in the vicinity. Grading plans shall be submitted to the Planning Division for review and comment prior to submittal to County PWA.
8. Project landscaping in all areas under control of the HOA shall consist of drought tolerant native and/or Mediterranean species, which will assist with screening Lots 1, 2, 3, and 4 and the water filtration lot from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structures. To assist with the screening of the roadway as viewed from Sunny Lane a natural native California landscape setting to blend into the existing environment will be planted along the hillside west of the main entrance road.

This roadway area will be bounded by the equestrian easement on the west, the new entrance road on the east, the southern boundary of Lot 2 on the north and the flood control channel to the south. Plants within this area will be a type that requires low to zero water once established. A plant key (see attachment A) is included with a final decision on each species to be made by County Fire Department, Flood Control, and Planning Division. If a species on the plant key is disallowed by any of the above County agencies, then a substitute species will be used if possible. Sizes of the plants will be as follows: trees - 15 gallons, shrubs - 5 gallons. The planting in this described roadway screening area will begin immediately upon completion of pad certification for all lots within Tract 5175.

Timing of Verification: All property owners shall receive final approval from the new onsite Homeowners Association for the design and location of all structures prior to receiving a Zone Clearance from the Planning Division.

Responsible for Implementation: Applicant and building contractors.

Responsible for Monitoring: Planning Division.

WATER RESOURCES

Impact: Project related increase in runoff that will affect surface water quantity.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in grading, construction and drainage plans or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowner's Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.
7. CC&R's shall require annual reporting by the Homeowner's Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.
8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Conditions for Tentative Tract (TT) Map 5175
Original TT Approval Date: November 16, 1999
Permit Adjustment No. 2 Approval Date: September 6, 2002
Map Amendment PL16-0042 Approval Date: September 27, 2016
Map Amendment PL14-0131 Approval Date: November 8, 2016
Map Amendment PL20-0050 Approval Date:

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Timing of Verification: Conditions 5, 6 and 7 shall be accomplished PRIOR TO RECORDING THE FINAL TRACT MAP. Prior to issuance of a Zoning Clearance or grading permit for all other conditions.

Responsible for Implementation: Applicant, grading and/or improvement construction contractors.

Responsible for Monitoring: Ventura County Planning Division and Flood Control Department.

TRANSPORTATION/CIRCULATION:

Impact: Project related increase in vehicle trips.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions in the CC&R's, deed restrictions, or other means found acceptable to the Ventura County Planning Director:

1. The developer shall pay to the Ventura County Public Works Transportation Department a Traffic Impact Mitigation Fee in accordance with Ordinance 4071.
2. The developer shall dedicate to the County of Ventura a 55-foot public easement for roadway purposed along the project's frontage of Santa Rosa Road and a 47-foot public easement along the project's Moorpark Road frontage. The developer shall also dedicate right-of-way for the future construction of the Santa Rosa Road and Moorpark Road intersection.
3. The developer shall submit to the County Public Works Agency all right-of-way processing fees for cost incurred in the processing of the dedication.
4. The developer shall provide a driveway entrance to the property along Santa Rosa Road according to Ventura County Design No. 304, Detail "C", including any requirements for a gated entry.
5. The developer shall obtain an Encroachment Permit from the appropriate County agency prior to any work in the public right-of-way.
6. Applicant shall specify a contact/coordinator for hauling and traffic concerns and applicant shall pay for any road damage associated with construction trucks.

Timing of Verification: PRIOR TO RECORDING THE FINAL TRACT MAP.

Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Transportation Department.

FLOOD CONTROL/DRAINAGE

Impact: The project's potential to increase surface water pollution.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions in the CC&R's, deed restrictions, or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowner's Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.
7. CC&R's shall require annual reporting by the Homeowner's Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.
8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Timing of Verification: PRIOR TO RECORDING THE FINAL TRACT MAP.

Conditions for Tentative Tract (TT) Map 5175
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Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Flood Control Department.

NOISE HAZARDS

Impacts: Increased noise levels to surrounding properties during construction. Future traffic noise levels exceeding 65 dBA for those houses within 600 feet of either Moorpark or Santa Rosa Roads.

Mitigation Measure: Implement noise-reducing construction practices. The applicant or successors-in-interest will incorporate the following measures into all construction contract specifications:

1. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to RMA's satisfaction and shall be located a minimum of 100 feet from occupied residences.
2. All residences within 600 feet of either Moorpark or Santa Rosa Road shall incorporate design features to reduce inside noise to 45 CNEL. Such mitigations may include, but are not limited to features such as multi-pane glass and sound insulation on exterior walls.
3. A grading and construction workday schedule of 7:30 a.m. to 5:30 p.m., Monday through Friday, will be adopted in the CC&Rs with fines for violating these work hour restrictions.
4. All equipment shall have sound control devices no less effective than those provided on the original equipment. No equipment shall have an un-muffled exhaust.
5. All equipment shall comply with pertinent equipment noise standards of the U. S. Environmental Protection Agency.
6. If complaints of noisy grading operations or construction activities are received by the County Planning Division, the County will direct the contractor to implement appropriate additional noise mitigation measures including, but not limited to, changing the hours of such activity, shutting off idling equipment or installing acoustic barriers around the stationary construction noise source.

Impact: Predicted noise levels exceeding a CNEL of 65 adjacent to Santa Rosa and Moorpark Roads.

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Mitigation Measure: Apply State noise insulation standards to all residential structures within 600 feet of Santa Rosa or Moorpark Roads. Residential structures within 600 feet of Santa Rosa or Moorpark Roads will need to be in compliance with the State noise insulation standards (California Code of Regulations, Title 24, Part 1, Article 1 and its Subchapters) with respect to traffic noise.

Timing of Verification: Prior to the issuance of a grading or building permit. During residential dwelling unit plan check for those dwellings within 600 feet of Moorpark or Santa Rosa Roads.

Responsible for Implementation: Applicant and County Building and Safety Division.

Responsible for Monitoring: County Public Works Agency and County Building and Safety Division.

CULTURAL RESOURCES

Impact: Possible impacts to unknown cultural resources.

Mitigation Measure: Stop work if cultural resources are discovered during grading or construction and consult with the Ventura County Planning Division. The applicant or successors-in-interest shall incorporate the following conditions into the grading and construction plans:

1. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a Planning Division qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.
2. If any bones are uncovered, State law requires that the Native American Heritage Commission in Sacramento and the County Coroner be notified.

Timing of Verification: This condition shall be printed on all grading and construction plans.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Division, Building and Safety Division and PWA Development Services.

EXHIBIT 8 MODIFIED TRACT MAP 5175 CONDITIONS OF APPROVAL (Map Amendment No. PL22-0050)

These conditions of approval represent conditions as modified by Map Amendment PL14-0131, specifically Condition 7(c) and Biological Mitigation Measure No. 1, and supersede all previous conditions of approval of the subject tract.

PLANNING CONDITIONS

1. Permitted Land Uses:

- a. The development shall be subject to all applicable regulations of the RE-1AC and RA-1AC zones.

2. Time Limits:

- a. Sixty (60) days after conditional approval by the Board of Supervisors of the County of Ventura for the preparation of the CEQA environmental documents associated with this project shall be paid.
- b. The tentative tract map shall expire five years from the date of its approval. Failure to record a final parcel map with the County Recorder shall terminate all proceedings, and any subdivision of the land shall require the filing and processing of a new tentative map.

[Note: On December 17, 2002, Tract Map 5175 was recorded.]

3. Acceptance of Conditions:

- a. The conditions of approval supersede all conflicting notations, specifications, dimensions, typical sections and the like which may be shown on this tentative tract map.
- b. The recordation of this map and/or commencement of construction and/or operations as a result of this map shall be deemed to be acceptance by applicant of all conditions of this map.

County of Ventura Planning Director Hearing PL22-0050 Exhibit 8 - Modified Tract Conditions of Approval- Clean Version
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- c. All applicable requirements of any law or agency of the State, Ventura County, and any other governmental entity shall be met, and all such requirements and enactments shall, by reference, become conditions of this entitlement.
- d. Recordation of this subdivision shall be deemed to be acceptance by the property owner(s) of all conditions of this map.
- e. The subdivider shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attacks, set aside, void, or annul any approval by the County or any of its agencies, departments, commissions, agents, officers or employees concerning the subdivision, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37. The County will promptly notify the subdivider of any such claim, action or proceeding, and, if the County should fail to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify and hold harmless the County or its agents, officers and employees pursuant to this condition. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:
 - (1) The County bears its own attorney's fees and costs; and,
 - (2) The County defends the claim, action or proceeding in good faith.

The subdivider shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the subdivider. The subdivider's obligations under this condition shall apply regardless of whether a final map is ultimately recorded with respect to the subdivision.

4. Prior to Recordation:

- a. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the developer shall demonstrate by possession of a District Release from the Calleguas Municipal Water District that arrangement for payment of the Capital Construction Charge applicable to the proposed subdivision has been made.
- b. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the applicant or successor's-in-interest shall submit to the Resource Management Agency

the fee established by the Board of Supervisors to cover the costs incurred by the County for condition compliance checks and shall submit a letter to the Planning Division requesting that all Resource Management Agency "prior to recordation" conditions be checked for completion

- c. **PRIOR TO RECORDING THE FINAL TRACT MAP**, all processing fees associated with Tentative Tract Map No. 5175 must be paid.

5. Responsibilities Prior to Construction:

- a. The applicant for any building permit for construction within the subdivision may be required to pay, as a condition precedent to the issuance of the building permit (or, if the provisions of subdivision (a) of Government Code Section 66007 apply, as a condition precedent to the issuance of a final inspection release or certificate of occupancy), all applicable fees (including, without limitation, any school facilities fees and any area of benefit fees) which are at that time lawfully imposed by any public entity as a condition precedent to the issuance of like building permits (or final inspection release or certificates of occupancy) generally. This condition shall apply without regard to when the ordinance or resolution imposing the fees was adopted.
- b. No Zoning Clearance(s) shall be issued for this entitlement or residential construction until the final map or subdivision has been recorded. Prior to construction, a zoning clearance shall be obtained from the Planning Division and a building permit shall be obtained from the Building and Safety Division.

6. Utilities:

All utility conduits shall be placed underground.

7. Building Standards:

- a. Building standards for residential structures as provided under Title 24, Part 1, Article 1 and its Subdivisions shall be imposed on any future residential units constructed in this subdivision.
- b. Perimeter masonry fences over three feet in height, and fences of similar height constructed of composite materials wherein masonry is the principal structural element, shall be designed in accordance with Building and Safety Division standards. Permits shall be obtained prior to construction, and all work shall be inspected and approved by Building and Safety.

- c. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the applicant shall have illustrated on the map sheets specific “building envelopes” for the purpose of limiting all future structures and uses to occur within such building envelopes. For those areas outside the building envelope, future structures and uses shall be excluded under the provisions of a recorded Deed Restriction. The exclusion of use for the area outside the building envelope shall also be addressed within the CC&Rs for this tract (See Condition 9. Homeowners Association). The Planning Director shall approve the location of the building envelopes for each lot prior to recordation.

Notwithstanding the foregoing, the following development and uses shall be allowed outside of the building envelopes of the following specified lots:

Map Amendment PL22-0050 was granted by the Planning Director on [DATE] for the following development to be permitted in accordance with Non-Coastal Zoning Ordinance Section 8105-4:

The authorization to construct a ground-mounted solar array and conduit outside of the building envelope on Lot 15. The solar array is 1,533 square feet (sq. ft.) (26 feet, 9 inches by 59 feet, 2 inches) with 330 feet of linear trenching for the conduit. The solar array is to be located on the south-facing slope, immediately outside the building envelope and 15 feet from the westerly property line. The applicant agrees to implement the impact minimization techniques recommended in the Initial Study Biological Assessment (Biological Assessment for a Solar Array Installation and Tract Map Amendment (Case No. ZC21-0891) at 13792 Pacific Breeze Drive (APN 519-0-190-015); Werner Biological Consulting; March 20, 2022), which include, but are not limited to, the following:

- (1) Hand clearing of vegetation using chainsaws or other handheld tools;
- (2) Biological monitoring during all vegetation removal and initial soil disturbance activities;
- (3) Completion of nesting bird surveys if work is done during the nesting season (February 1 through September 30) by a biologist familiar with California gnatcatcher vocalizations and life history;
- (4) If nesting birds are located, establishment of an exclusionary zone;
- (5) Completion of a pre-construction survey to detect presence of terrestrial wildlife;
- (6) Installation of temporary wildlife fencing to exclude wildlife from the construction area; and

- (7) Consistent with Condition 7.e, below, consultation with US Fish and Wildlife Service and the California Department of Fish and Wildlife and halting of construction activities if the California gnatcatcher is observed.

Map Amendment PL16-0042 was granted by the Board of Supervisors on September 27, 2016, for the following development to be permitted in accordance with applicable Non-Coastal Zoning Ordinance standards:

- (1) The authorization to construct a retaining wall along the easterly and southerly slopes of Lot 11 (currently vacant building pad) outside of the Planning Director-approved front and side building envelope. (Exhibit 6 of the September 27, 2016 Board of Supervisors' Board Letter).
- (2) The authorization to construct a one-story, approximately 400 square feet (sq. ft.) pool house, an approximately 400 sq. ft. bedroom/bathroom addition to the existing single-family dwelling, and to legalize (validate) an existing retaining wall located along the easterly and southerly slopes of Lot 12 outside of the Planning Director-approved side building envelope (Exhibit 7 of the September 27, 2016 Board of Supervisors' Board Letter).
- (3) Other construction as may be allowed by applicable Non-Coastal Zoning Ordinance setback standards and other regulations.

Map Amendment PL14-0131 was granted by the Board of Supervisors on November 8, 2016, for the following development to be permitted in accordance with applicable Non-Coastal Zoning Ordinance standards:

The authorization to legalize a ground-mounted solar energy system on Lot 20 of Tract Map 5175 that was installed without permits to abate Planning Division Violation Case No. PV13-0016. The solar energy system is 1,078 square feet (sq. ft.) [16 feet, 8 inches wide, and 65 feet long] in area and located 25 feet outside of the building envelope of Lot 20 along the south facing slope of this subdivision.

- d. Development outside of the building envelope on Lot 15, as authorized under Condition 7.c, above, shall comply with the following:

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:

1. 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
2. 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.

- e. Development outside of the building envelope on Lot 15, as authorized under Condition 7.c, above, shall comply with the following:

Purpose: In order to prevent impacts to coastal California gnatcatcher, land clearing activities shall be regulated.

Requirement: Prior to all tree removal/trimming, vegetation clearing, and grading activities (collectively, “land clearing activities”), a County-approved biologist authorized under § 10(a)(1)(A) of the Endangered Species Act shall conduct protocol surveys for coastal California gnatcatcher, in accordance with the United States Fish and Wildlife Service’s (USFWS’) “Coastal California Gnatcatcher (*Polioptila californica*) Presence/Absence Survey Guidelines” (February 28, 1997). The biologist shall conduct the surveys within one-year of initiating land clearing activities. The survey area must include all areas that will be subject to land clearing activities and the area within 500’ of the area that will be subject to land clearing activities. The biologist shall follow this protocol unless otherwise authorized by the US Fish and Wildlife Service (USFWS) in writing.

If surveys confirm the presence of coastal California gnatcatcher on the site, then the Permittee shall implement either one of the following procedures:

- a. If the Project involves federal permitting or funding (collectively, "federal nexus"), then the Permittee must complete consultation with the federal agency and USFWS pursuant to § 7(a)(2) of the Endangered Species Act; or
- b. If the Project does not involve a federal nexus, but may result in the take of coastal California gnatcatcher, the Permittee shall apply to the USFWS for an incidental take permit, pursuant to § 10(a)(1)(B) of the Endangered Species Act. To qualify for the incidental take permit, the Permittee shall submit an application to the USFWS together with a habitat conservation plan (HCP) that describes (at a minimum) how the impacts of the proposed taking of coastal California gnatcatcher shall be minimized and mitigated, and how the plan will be funded. See 50 CFR 17.32 for a complete description of the requirements for a HCP.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist with a Section 10(a)(1)(A) permit under the Endangered Species Act documenting the results of the protocol surveys for coastal California gnatcatcher.

If coastal California gnatcatchers are found during the protocol surveys, the Permittee shall submit the following to the Planning Division:

- a. If the Project involves federal permitting or funding, the Permittee shall submit a copy of one of the following documents: (a) a Biological Opinion issued by the USFWS; or (b) a written concurrence letter from the USFWS stating the Project is unlikely to adversely affect the coastal California gnatcatcher; or
- b. If the Project does not involve federal permitting or funding, the Permittee shall submit a copy of one of the following documents: (a) an incidental take permit and HCP; or (b) a written concurrence letter from the USFWS stating that the Project is unlikely to adversely affect the coastal California gnatcatcher.

If (1) the Project site is located within 1 mile of a recorded occurrence of coastal California gnatcatcher, (2) the Project will result in the removal of coastal sage scrub vegetation, and (3) surveys produced no observations

of the species, then the Permittee shall submit a letter to the Planning Division prior to the issuance of a Zoning Clearance from USFWS stating:

- a. The project is not likely to adversely affect the coastal California gnatcatcher pursuant to Section 7 of the Federal Endangered Species Act; and
- b. The project is not likely to result in take of the coastal California gnatcatcher pursuant to Section 10 of the Federal Endangered Species Act.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide to the Planning Division a copy of the Survey Report and—if coastal California gnatcatchers are confirmed to be present during the protocol surveys—the Permittee shall also provide a copy of one of the following as appropriate give the requirements set forth above: (a) the Biological Opinion issued by the USFWS; (b) the written concurrence letter from the USFWS stating that the Project is unlikely to adversely affect the coastal California gnatcatcher; or (c) the incidental take permit and HCP.

The biologist shall conduct the protocol surveys within one-year of initiating land clearing activities. If the surveys reveal the presence of coastal California gnatcatcher, then the survey results shall remain valid for three years. If the surveys do not reveal the presence of coastal California gnatcatcher, then the survey results shall remain valid for one year.

If (1) the Project site is located within 1 mile of a recorded occurrence of coastal California gnatcatcher, (2) the Project will result in the removal of coastal sage scrub vegetation, and (3) surveys produced no observations of the species, then the Permittee shall submit the letter to the Planning Division prior to the issuance of a Zoning Clearance.

Monitoring and Reporting: The Planning Division reviews for adequacy the Survey Report and documents issued by the USFWS prior to issuance of a Zoning Clearance for construction. The Planning Division has the authority to inspect the Project site to ensure that the Permittee implements the mitigation measures set forth in the Biological Opinion or HCP (as applicable). If the Planning Division confirms that the Permittee is not maintaining the Project site in compliance with the Biological Opinion or HCP, Planning Division staff has the authority to initiate enforcement actions pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

8. Archeology:

- a. If any archeological or historical artifacts are uncovered during grading or excavation operations, the permittee shall stop all grading operations, obtain the services of a qualified archeologist to determine the significance of the artifacts and recommend proper disposition of the site. The applicant shall obtain the Planning Director's written concurrence of the recommended disposition before resuming operations.
- b. Should human burial remains be encountered during any grading or excavation activities, the permittee shall cease operation and shall notify Planning Division staff. Following notification, the permittee shall obtain the services of a qualified archeologist consultant and Native American Monitor(s) who shall assess the remains and recommend proper disposition of the site. The applicant shall obtain the Planning Director's written concurrence of the recommended disposition before resuming operations.

9. Homeowner's Association:

PRIOR TO RECORDING THE FINAL TRACT MAP, a Homeowner's Association shall be created, and copies of the By-Laws, Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to and approved by the Planning Director. The purpose of the Homeowner's Association shall be to oversee and maintain items, such as: equestrian trails, drainage easements, private roads, recreational facilities, landscaping areas, or open space areas common to all homeowners. The CC&Rs shall prevent further subdivision of properties to create any additional lots within Tract 5175. The CC&Rs shall provide for reciprocal hiking/equestrian trail agreements to allow continuous trail use between adjacent tracts and homeowners associations.

All future changes to the CC&Rs with respect to the above items must be approved by the County Planning Director in writing.

10. Grading:

- a. The aesthetic goal of grading for this project is to emulate its natural landforms. Long, uniform slopes, with sever grade breaks, which result in unnatural, man-made appearance, should be avoided. Cut and/or fill slopes in excess of 100 feet in horizontal length, shall be designed to undulate so as to emulate natural slopes.

- b. Prior to obtaining a Grading Permit, the developer shall submit grading plans to the Planning Division for approval to ensure that they meet with the intent expressed above for this tentative map. Contour-grading techniques should be employed to emulate natural landforms, where feasible. Existing ridge landform should be re-contoured to provide a smooth and gradual transition to graded slopes. Where contour-grading is not feasible, special attention shall be given to landscape materials as an alternative means of creating a natural hillside appearance.
- c. In order to reduce the visual impact of constructed slopes, the top and toe of these slopes shall be rounded off. Also, the grading plan shall indicate the manner in which the graded slopes shall be blended with the natural slope of the site.
- d. Graded slopes over 30 feet in vertical height shall be treated with special aesthetic techniques to reduce visual impacts. These techniques include variable gradients, clustered landscaping, and rounded slope edges. All privately (non-homeowners association) maintained slopes in excess of 15 vertical feet in height shall be avoided.
- e. Manufactured slopes adjacent to roadways shall be undulated to create visually interesting streetscapes.
- f. Drainage devices should be placed on a graded slope as inconspicuously as possible. The side of any drainage device which is visible from off-site should be bermed to conceal the drain as much as possible or be made of colored (Omaha Tan, or the like) concrete.
- g. Split pads, stepped footings, grade separations shall be used, where feasible, to permit future dwellings to blend with the slope of the land.
- h. Graded slopes shall be planted and stabilized in compliance with County approved landscape, irrigation, and maintenance plans. Cut and/or fill slopes in excess of five (5) feet in height will require that landscape and irrigation plans be submitted to and approved by the Planning Division and Ventura County Public Works Agency. The plans will include type and density of ground cover, seed mix, hydro-mulch mix, plant sizes, and irrigation systems. All planting and irrigation of manufactured slopes shall be completed and approved by the Planning Division prior to final grading acceptance.
- i. Prior to the issuance of grading permits, the applicant shall submit a grading traffic control plan that identifies travel routes and work hours of any off-site export of materials. At a minimum, this plan shall require that

truck trips not travel on any A.M or P.M. peak travel periods for Moorpark or Santa Rosa Roads.

- j. From the first day of grading on subject site, the subdivider shall install a temporary snake fence along the entire Western boundary of the subject site and also to run along the southern flood control area to entry gate. The purpose of the snake fence is to retard the migration of rodents and reptiles from entering the adjacent properties. The subdivider shall inspect the fence at the beginning and at the end of each day of grading activity to make certain that gopher or other rodents have not dug holes under the fence, which might allow passage of reptiles to adjacent properties. Subdivider will immediately fill in all such holes found. These inspections shall occur until all grading for pad certification on the subject property is complete.
- k. Within 30 days following the grading for pad certification of Tract 5175, subdivider shall construct a five (5) foot high wrought iron pool specification type fence which will completely encircle the water filtration lot. A gate will be retained by the HOA and any County agency which retains jurisdiction over the lot. This fence shall be painted Omaha Tan or the like and be maintained by the HOA.

11. Access:

- a. **PRIOR TO RECORDING THE FINAL TRACT MAP**, the access easement(s) shown on the tentative map shall be recorded as non-exclusive easement(s) insuring for all property owners the right of ingress and egress at all times.
- b. The secondary access road shall be gated to confine its uses to emergency situations only. The gate or gates shall be locked with a system acceptable to the Fire Department and affected property owner's associations. The location, design, and locking system for said gate or gates shall be approved by the Fire Department prior to recordation of the final map. This condition shall not prevent the secondary access road right-of-way from use as an equestrian trail. The purpose of the condition is to prevent unauthorized vehicular use of the secondary access road, and to reserve it for emergency vehicles and egress. The secondary access road shall not be used for any construction activity (except for one day to haul only grading equipment into the tract), deliveries or service entry at any time both as a condition of this tract approval and for future use as restricted by the tract's CC&Rs and/or deed restrictions.

12. Noise Mitigation:

- a. The noise levels affecting dwelling units on Lot Nos. 1, 15, 16 and 17 shall be constructed to meet the noise insulation standards under California Code of Regulations, Title 24, Part 1, Article 1, and its subdivisions. Noise source levels shall be based upon the ultimate 2020 traffic volumes projected along Santa Rosa Road and Moorpark Road for this project. Determination as to whether the architectural design for these dwelling units complies with this condition shall be made by the Building and Safety Division prior to issuance of building permits.
- b. In order to mitigate noise from future traffic volumes along Santa Rosa Road and Moorpark Road, the subdivider shall record deed restrictions on Lot Nos. 1, 15, 16 and 17 such that any dwelling unit within 600 feet of the centerline of the above roads shall be constructed so that the interior noise levels of such dwelling units shall be in conformance with the noise insulation standards under California Code of Regulations, Title 24, Part 1, Article 1, and its subdivisions. Said deed restrictions shall be approved by the Planning Director prior to recordation. If interior noise insulating is to be utilized, a determination as to whether the insulation is sufficient to comply with this condition shall be made by the Building and Safety Division prior to recordation.
- c. To minimize noise impacts related to grading equipment, the following conditions shall be imposed:
 1. Grading equipment shall be permitted to operate only during the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday.
 2. Mufflers shall be used on all grading equipment engines and shall be maintained according to the engine manufactures requirements.
 3. All grading and construction equipment shall not be left in an idle position for more than 5 minutes at any one location within 300 feet of a residential use.

13. Equestrian Easements:

The final map shall indicate all equestrian trail easements as shown on the tentative map. The minimum widths of said easements shall be 12 feet and they shall be deeded to the Homeowner's Association who shall be responsible for maintenance. The final map shall note all recorded reciprocal trail agreements with adjacent homeowners associations (See Condition 9. Homeowners Association, above).

14. Fencing/Entry Gate:

- a. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a fencing and Entry Gate plan identifying the location and materials to be used shall be submitted to the Planning Division. Fencing or decorative block wall, etc. shall be located for the purpose of insuring compatibility with adjacent properties. Said plan shall be subject to approval of the Planning Director. No perimeter fences or walls shall be allowed within any portion of a residential lot designated to remain in permanent open space, except as authorized in the recorded CC&Rs.
- b. All fencing shall be completed no later than 30 days following the completion and acceptance of all on-site streets or other time limits.
- c. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a rear and side yard fencing plan identifying the location and materials to be used, shall be submitted to the Planning Division. Said plan shall be subject to the approval of the Planning Director and all tract perimeter fences shall be installed prior to occupancy or other time limit.

15. **Landscaping:**

- a. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a landscaping plan, together with specifications and a maintenance program, shall be prepared by a State Licensed Landscape Architect. The main purpose of the landscaping will be to protect and rehabilitate the Coastal sage brush, chaparral, and cactus. Said plan shall identify all existing Coastal sage brush, chaparral, and cactus to be removed or remain, and specific rehabilitation and/or protection measures shall be recommended for the remaining areas.

Specifically prohibited is the disturbance, damage, or removal of any Coastal sage brush, chaparral or cactus areas within the identified common open space parcel without prior written approval of the Planning Director. Prior to recordation, three sets of plans shall be submitted to and approved by the Planning Director following review by the County's Landscape Consultant and the County Conservationist. The applicant shall bear the total cost of such review and inspections. A \$200 deposit for this purpose is required at the time plans are submitted.

Bonds or other forms of financial guarantee shall be posted prior to recordation to insure the implementation of the approved landscaping plan, and/or the rectification of any unauthorized damage to the Coastal sage brush, chaparral, and cactus areas.

- b. No encroachment of any type shall be allowed which may damage or disturb the Coastal sage brush, chaparral, and cactus areas (except as specified by the landscaping plan) without the written authorization of the Homeowner's Association.
- c. Fifty-two 1-gallon walnut and fifty-two 1-gallon elderberry trees shall be planted on the property in order to mitigate the removal of the riparian habitat. The location of these seedlings will be subject to review by the Planning Director prior to recordation of the map. The subdividers shall be responsible for providing supplemental watering, weeding and replacement for the first year following planting.
- d. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a landscaping plan, together with specifications and a maintenance program, shall be prepared by a State Licensed Landscape Architect. The purpose of the plan will be to create a future visual barrier/buffer between adjacent properties and this subdivision, reduce erosion on slope areas and enhance native habitat. Prior to preparation of the plan, the developer will consult with the Planning Division staff in regard to the specific species to be planted and the overall landscape concepts to be used. Three sets of plans shall be submitted to and approved by the Planning Director following review by the County's Landscape Consultant. The applicant shall bear the total cost of such review and of final installation inspection. The fee established by Resolution No. 222 is required at the time plans are submitted.

The posting and acceptance of a bond or other form of financial guarantee, of an appropriate amount to be determined by the Planning Director, to guarantee the completion of the landscaping, shall be a condition precedent to the recordation of/issuance of a grading permit for this subdivision. All landscaping installation shall be completed no later than 30 days following completion of grading activities or other time limit.

- e. **PRIOR TO RECORDATION OF THE FINAL TRACT MAP**, a landscaping plan, together with specifications and a maintenance program, shall be prepared by a State Licensed Landscape Architect. The purpose of the landscaping will be to control erosion and mitigate the visual impacts of all man-made slopes three feet or more in height. Landscaping should consist of naturalistic and/or native ground covers and shrubs that do not require irrigation. Three sets of plans shall be submitted to and approved by the Planning Director following review by the County's Landscape Consultant. The applicant shall bear the total cost of such review and of final installation inspection. A \$200 deposit for this purpose is required at the time plans are submitted.

The posting and acceptance of a bond or other form of financial guarantee, of an appropriate amount to be determined by the Planning Director, to guarantee the completion of the landscaping, shall be a condition precedent to the recordation of/issuance of a grading permit for this subdivision. All landscaping installation shall be completed no later than 30 days following completion of grading activities or other time limit.

- f. Prior to recordation, the final parcel map shall indicate a landscaping planting and maintenance easement for all HOA lots or areas of responsibility. Said areas encompass all man-made slopes and those slope areas to remain in permanent open space adjacent to residential lots.

16. **Surety Requirements:**

- a. No Certificate of Occupancy shall be granted prior to acceptance or completion of landscaping or other site improvements unless a Performance Bond in an amount which is equal to the estimated cost of the required improvements, has been filed and accepted by the Planning Director. In case of failure to comply with conditions which require improvements or landscaping, or failure to renew the Performance Bond as required, the Planning Director shall draw upon the surety to complete the required improvements.

Upon completion and acceptance of all required improvements, the Performance Bond shall be released.

FIRE DEPARTMENT CONDITIONS

17. Private driveways, serving up to two (2) structures shall be constructed 15 feet wide and be able to support a 20-ton Fire District vehicle. A width of 20 feet shall be provided on an access road serving 3 or more structures.
18. Access roads shall be installed with an all-weather surface, suitable for access by Fire Department apparatus.
19. The access roadway(s) shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.
20. Access roads shall not exceed 15% grade. Grades steeper than 15% shall be approved by both the Fire Protection District and the Public Works Agency.

21. All driveways shall have a minimum vertical clearance of 13 feet 6 inches (13'-6").
22. Two (2) means of ingress/egress shall be provided to the development in accordance with Fire District Private Road Guidelines.
23. The access road(s)/driveway(s) shall be certified by a registered civil engineer as having an all-weather surface in conformance with Public Works standards. This certification shall be submitted to the Fire District prior to occupancy.
24. Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the public roadway. The method of gate control shall be subject to review by the Fire Prevention Division. A minimum clear open width of 15 feet in each direction shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plan details shall be submitted to the Fire District for approval prior to recordation.
25. Prior to recordation of street names, proposed names shall be submitted to the Fire District's Communication Center for review.
26. Street name signs shall be installed in conjunction with the road improvements. The type of sign shall be in accordance with Plate F-4 of the Ventura County Road Standards.
27. Address numbers, a minimum of 4 inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Where structures are set back more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance.
28. Prior to construction, the applicant shall submit plans to the Fire District for approval of the locations of hydrants. On plans, show existing hydrants within 300 feet of the development.
29. Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standard of the Ventura County Water Works Manual.
 - a. Each hydrant shall be a 6 inch wet barrel design and shall have one 4 inch and two 2 ½ inch outlet(s).
 - b. The required fire flow shall be achieved at no less than 20 psi residual pressure.

- c. Fire hydrants shall be spaced 300 feet on center and so located that no structure will be farther than 150 feet from any one hydrant.
 - d. Fire hydrants shall be set back in from the curb face 24 inches on center.
30. A minimum fire flow of 1,000 gallons per minute at 20 psi shall be provided at this location.
 31. All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to framing, according to the Ventura County Fire Protection Ordinance.
 32. An approved spark arrester shall be installed on the chimney of any structure(s).
 33. Submit water plans to the Fire Department showing location of new hydrants, size of water mains and location of control valves.
 34. Subdivider shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structure or additions to existing structures.
 35. Additional requirements to mitigate long cul-de-sac (1500 feet) are as follows:
 - a. All homes protected by residential automatic fire sprinkler systems.
 - b. Creation of 150-foot buffer from homes to combustible growth (brush).
 - c. Homeowners association to maintain buffer area (area subject to Ventura County Fire Department's Fire Hazard Reduction Program).
 - d. All structures to meet construction standards for High Fire Hazard areas as specified in the Ventura County Building Code.
 - e. Items 1, 2, 3, and 4 shall be recorded on the deed in order to inform buyers.
 - f. Provide proof of non-revocable access easement to Tract 2880-3 for second access.
 - g. Second access is required to meet same conditions as primary access.
 - h. Gates shall meet Fire District requirements and shall be approved prior to installation.
 - i. Street width shall be 36 feet and shall meet design of Ventura County Road Standards.
 - j. Driveways shall not serve more than 4 structures.

GENERAL SERVICES AGENCY CONDITIONS

36. That prior to issuance of occupancy permit, the applicant shall pay all fees as determined by GSA pursuant to Ventura County Ordinance Code, Section 8297-

4 et seq. For the purpose of providing fees in lieu of land dedication for local park acquisition and/or development for the future residents of the subdivision.

PUBLIC WORKS AGENCY – TRANSPORTATION DEPARTMENT

37. Before the issuance of a Building Permit for new construction or (a Zoning Clearance to initiate a new use or to increase an existing use), and pursuant to the Traffic Impact Mitigation Fee Ordinance, the developer/permittee shall deposit with the Transportation Department a Traffic Impact Mitigation Fee. Based on the developer/permittee's traffic information, the Traffic Impact Mitigation Fee due the County would be:

23 DU (single family residential) X \$1,370 per DU = \$31, 510.00

The above fee may be subjected to adjustment at the time of deposit, due to provisions in the Traffic Impact Mitigation Ordinance allowing the Fee to be adjusted for inflation based on the Caltrans District 7 construction cost index.

38. The developer/permittee shall dedicate to the County of Ventura a 55-foot public easement for roadway purposed (half street width as measured from the existing centerline) along the project's frontage of Santa Rosa Road in accordance with Ventura County Road Standard Plate B2-B. The developer/permittee shall dedicate to the County of Ventura a 47-foot public easement for roadway purposes (half street as measured from the existing centerline) along the project's frontage of Moorpark Road in accordance with Ventura County Road Standard Plate B2-B. The developer/permittee shall also dedicate right-of-way for the future construction of the Santa Rosa Road and Moorpark Road intersection in accordance with Ventura County Road Standard Plate B-6 (street improvements are waived due to the rural character of the area).
39. The developer/permittee shall submit to the Public Works Agency a County right-of-way processing fee for the costs incurred in the processing of the dedication.
40. The developer/permittee shall provide a driveway entrance to the property along Santa Rosa Road according to the Ventura County Standard Design No. 3-4, Detail C. (If a security gate is constructed at the private driveway, adequate stacking distance shall be provided so as not to impede traffic flow along Santa Rosa Road and shall consider the future widening of Santa Rosa Road).
41. Prior to any work being conducted within the County or State right-of-way, the developer/permittee shall obtain an Encroachment Permit from the appropriate Agency.

SCHOOL DISTRICT FEES

42. Prior to obtaining building permits, all required school fees shall be paid to all the various districts which serve the subject tract.

AIR POLLUTION CONTROL DISTRICT CONDITIONS

43. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
44. All unpaved on-site roads shall be periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust twice a day watering, except during rainy days. Also, the strictest adherence per County Grading Permit requirements will be applied.
45. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust. Also, the strictest adherence per County Grading Permit requirements will be applied.
46. All active portions of the site shall be either periodically watered twice a day except, during rainy days or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust. Also, the strictest adherence per County Grading Permit requirements will be applied.
47. On-site vehicle speeds shall not exceed 15 miles per hour during construction. Also, the strictest adherence per County Grading Permit requirements will be applied.

TENTATIVE TRACT NO. 5175 MITIGATION MONITORING PROGRAM

The following conditions are environmental mitigation measures to reduce the cumulative and/or project specific impacts resulting from project construction or future operations. These conditions/mitigation measures were derived from the mitigation measures and environmental analysis discussed in the Mitigated Negative Declaration for Tentative Tract 5175, Hilltop Builders LLC, dated August 27, 1999 and are to be considered an integral part of the entitlement conditions for Tract 5175.

Modification to these Mitigation Monitoring Program conditions can only be made if: (1) it does not reduce the effectiveness of these conditions as environmental mitigation measures; or (2) a new environmental document is prepared to reflect the changed project description and/or conditions.

These conditions are subject to Public Resources Code 21081.6. The Mitigation Monitoring Program shall be implemented by various Ventura County agencies. The results of the monitoring program shall be reported to the Planning Division, which is responsible for maintaining the reporting files.

AIR QUALITY

Impact: Generation of PM10 dust during grading and construction activities.

Mitigation Measure: Control fugitive dust at all times. The project's applicant or successors-in-interest will include the following conditions in the grading and improvement plans prepared for the project:

1. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour average over one (1) hour) to prevent excessive amounts of fugitive dust.
2. All unpaved on-site roads shall be periodically watered twice a day, except during rainy days, or treated, during any construction activity, with environmentally-safe dust suppressants to prevent excessive amounts of dust.
3. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.
4. All active portions of the site shall be either periodically watered twice a day, except during rainy days, or treated with environmentally safe dust suppressants to prevent excessive amounts of dust.
5. On-site construction vehicle speeds shall not exceed 15 miles per hour.
6. All construction equipment engines shall be maintained in good and proper condition as per manufacturer's specifications.
7. If any portion of the project site is graded and left undeveloped or unimproved for over four (4) weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by the Air Pollution Control District (APCD) or the Planning Division.

Conditions for Tentative Tract (TT) Map 5175
Original TT Approval Date: November 16, 1999
Permit Adjustment No. 2 Approval Date: September 6, 2002
Map Amendment PL16-0042 Approval Date: September 27, 2016
Map Amendment PL14-0131 Approval Date: November 8, 2016
Map Amendment PL20-0050 Approval Date:

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8. If grading activities are discontinued for over four (4) weeks, the applicant shall contact both the Permit Compliance, Planning Division, staff, and the County grading inspector to site inspect revegetation/soil binding.

Timing of Verification: During improvement plan/grading plan check.

Responsible for Implementation: Applicant, building contractor and grading contractor.

BIOLOGICAL RESOURCES

Impact: A reduction of the Coastal sage scrub and Southern Cactus Scrub plant communities.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions into the grading and construction plans, CC&R's, deed restrictions or other means found acceptable to the Planning Division of Ventura County:

1. The applicant shall create a note on the final Tract Map, and a deed restriction notice, within the tract's CC&Rs, a prohibition on the use of the common open space area and that area within each lot to remain in perpetual open space, except for such structures and improvements that are expressly authorized pursuant to Condition No. 7(c), above.
2. The project shall include an undeveloped (no above grade structure or utility feature) buffer of at least 100 feet from the top of each bank along the Arroyo Santa Rosa to the north. All ground disturbances including grading for buildings, access ways, easements, subsurface grading, sewage disposal or the like, shall be prohibited within the buffer area, with the exception of required underground transmission lines for utilities. All disturbed areas, due to underground utility placement, shall be re-seeded with native plant species and returned to their original contour.
3. The applicant shall preserve a majority of the existing cactus scrub habitat on the subject site to serve as nesting areas for the Coastal Cactus Wren.
4. Landscaping in all common areas and those areas held in perpetual open space shall be maintained for the life of the project by the Homeowners Association.
5. Perimeter landscaping and access shall be the shared maintenance and assessment responsibility of all parcels under the provisions of a Homeowners Association. Prior to recordation, the applicant shall record CC&Rs or other

documents which provide for such shared maintenance and assessment responsibility. Prior to recordation, the applicant shall include this condition and record CC&Rs or other documents.

6. A tree protection and replacement program, prepared by the Planning Division approved arborist/biologist, shall be implemented. The program shall include applicable components from the following list:
 - a. Program elements to be graphically depicted on final grading and building plans:
 - i. The location and extent of driplines for all trees and the type and location of any fencing. Construction envelopes shall be designated on all parcels located outside the driplines of all eucalyptus trees. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
 - ii. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits.
 - iii. Drainage plans shall be designed so that eucalyptus tree trunk areas are properly drained to avoid ponding.
 - iv. All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees.
 - b. Program elements to be printed as conditions on final grading and building plans:
 - i. No grading or development shall occur within the driplines of eucalyptus trees that occur in the construction area.
 - ii. All eucalyptus trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link throughout all grading and construction activities. The fencing shall be installed six (6) feet outside the dripline of each eucalyptus tree, and shall be staked every six (6) feet.
 - iii. No construction equipment shall be parked, stored or operated within six (6) feet of any eucalyptus tree dripline.
 - iv. No fill soil, rocks, or construction materials shall be stored or placed within six (6) feet of the dripline of all eucalyptus trees.
 - v. No permanent irrigation shall occur within the dripline of any existing eucalyptus tree.
 - vi. Only designated trees shall be removed.
 - vii. Any eucalyptus trees, which are removed and/or damaged (more than 25% of root zone disturbed), shall be replaced on a 5:1 basis with 5-gallon size Coastal Live Oak. The plantings shall be protected from predation by wild and domestic animals, and from

- human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
- viii. Maintenance of eucalyptus trees shall be accomplished through water-conserving irrigation techniques.
 - ix. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
7. An open space easement reviewed and approved by the Planning Division and County Counsel shall be dedicated to the Homeowners Association. Appropriate signage shall be required to prevent encroachment prior to the first occupancy clearance.

Timing of Verification: PRIOR TO RECORDING THE FINAL TRACT MAP, the applicant shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit three (3) copies of a final landscape and water-conserving irrigation plan to the Planning Division for review and approval. Prior to the first occupancy clearance, landscape and irrigation shall be installed.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Divisions, Building and Safety Division, PWA Development Services.

VISUAL RESOURCES

Impact: Potential impacts to a designated future scenic highway and local viewsheds.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions in the CC&R's, deed restrictions and construction plans or other means found acceptable to the Ventura County Planning Director:

1. The applicant shall provide, within the tract's CC&Rs, and as a deed restriction, a minimum of 40-foot setback from the downward slopes of Lots 3, 6, 7, 8, 13, 14, 15, 16 and 22.
2. The applicant shall create CC&Rs to limit the heights of all structures to 29 feet within the project. Structures on Lots 1 & 2 shall be limited to one story, twenty (20) foot in height.
3. The CC&R's for this project shall require split-level residential dwelling unit design any time the "building envelope" contains two (2) elevations.

4. The CC&R's for this project shall require that building materials and colors used on the exterior of future residential units shall be compatible with surrounding residential development.
5. Any exterior street lighting installed on the project site shall be of low intensity (sodium or equivalent), low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. No glare shall be seen from any off-site location. Applicant shall develop a Lighting Plan incorporating these requirements.
6. The locations of all street lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Photometric Lighting Plan to be reviewed and approved by the Planning Division PRIOR TO THE RECORDING OF THE FINAL TRACT MAP.
7. The CC&Rs for this project shall require that the design, scale and character of the project architecture shall be compatible with adjacent residential development in the vicinity. Grading plans shall be submitted to the Planning Division for review and comment prior to submittal to County PWA.
8. Project landscaping in all areas under control of the HOA shall consist of drought tolerant native and/or Mediterranean species, which will assist with screening Lots 1, 2, 3, and 4 and the water filtration lot from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structures. To assist with the screening of the roadway as viewed from Sunny Lane a natural native California landscape setting to blend into the existing environment will be planted along the hillside west of the main entrance road.

This roadway area will be bounded by the equestrian easement on the west, the new entrance road on the east, the southern boundary of Lot 2 on the north and the flood control channel to the south. Plants within this area will be a type that requires low to zero water once established. A plant key (see attachment A) is included with a final decision on each species to be made by County Fire Department, Flood Control, and Planning Division. If a species on the plant key is disallowed by any of the above County agencies, then a substitute species will be used if possible. Sizes of the plants will be as follows: trees - 15 gallons, shrubs - 5 gallons. The planting in this described roadway screening area will begin immediately upon completion of pad certification for all lots within Tract 5175.

Timing of Verification: All property owners shall receive final approval from the new onsite Homeowners Association for the design and location of all structures prior to receiving a Zone Clearance from the Planning Division.

Responsible for Implementation: Applicant and building contractors.

Responsible for Monitoring: Planning Division.

WATER RESOURCES

Impact: Project related increase in runoff that will affect surface water quantity.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in grading, construction and drainage plans or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowner's Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.
7. CC&R's shall require annual reporting by the Homeowner's Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.
8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Conditions for Tentative Tract (TT) Map 5175
Original TT Approval Date: November 16, 1999
Permit Adjustment No. 2 Approval Date: September 6, 2002
Map Amendment PL16-0042 Approval Date: September 27, 2016
Map Amendment PL14-0131 Approval Date: November 8, 2016
Map Amendment PL20-0050 Approval Date:

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Timing of Verification: Conditions 5, 6 and 7 shall be accomplished PRIOR TO RECORDING THE FINAL TRACT MAP. Prior to issuance of a Zoning Clearance or grading permit for all other conditions.

Responsible for Implementation: Applicant, grading and/or improvement construction contractors.

Responsible for Monitoring: Ventura County Planning Division and Flood Control Department.

TRANSPORTATION/CIRCULATION:

Impact: Project related increase in vehicle trips.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions in the CC&R's, deed restrictions, or other means found acceptable to the Ventura County Planning Director:

1. The developer shall pay to the Ventura County Public Works Transportation Department a Traffic Impact Mitigation Fee in accordance with Ordinance 4071.
2. The developer shall dedicate to the County of Ventura a 55-foot public easement for roadway purposed along the project's frontage of Santa Rosa Road and a 47-foot public easement along the project's Moorpark Road frontage. The developer shall also dedicate right-of-way for the future construction of the Santa Rosa Road and Moorpark Road intersection.
3. The developer shall submit to the County Public Works Agency all right-of-way processing fees for cost incurred in the processing of the dedication.
4. The developer shall provide a driveway entrance to the property along Santa Rosa Road according to Ventura County Design No. 304, Detail "C", including any requirements for a gated entry.
5. The developer shall obtain an Encroachment Permit from the appropriate County agency prior to any work in the public right-of-way.
6. Applicant shall specify a contact/coordinator for hauling and traffic concerns and applicant shall pay for any road damage associated with construction trucks.

Timing of Verification: PRIOR TO RECORDING THE FINAL TRACT MAP.

Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Transportation Department.

FLOOD CONTROL/DRAINAGE

Impact: The project's potential to increase surface water pollution.

Mitigation Measure: The project's applicant or successors-in-interest will include the following conditions in the CC&R's, deed restrictions, or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowner's Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.
7. CC&R's shall require annual reporting by the Homeowner's Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.
8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Timing of Verification: PRIOR TO RECORDING THE FINAL TRACT MAP.

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Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Flood Control Department.

NOISE HAZARDS

Impacts: Increased noise levels to surrounding properties during construction. Future traffic noise levels exceeding 65 dBA for those houses within 600 feet of either Moorpark or Santa Rosa Roads.

Mitigation Measure: Implement noise-reducing construction practices. The applicant or successors-in-interest will incorporate the following measures into all construction contract specifications:

1. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to RMA's satisfaction and shall be located a minimum of 100 feet from occupied residences.
2. All residences within 600 feet of either Moorpark or Santa Rosa Road shall incorporate design features to reduce inside noise to 45 CNEL. Such mitigations may include, but are not limited to features such as multi-pane glass and sound insulation on exterior walls.
3. A grading and construction workday schedule of 7:30 a.m. to 5:30 p.m., Monday through Friday, will be adopted in the CC&Rs with fines for violating these work hour restrictions.
4. All equipment shall have sound control devices no less effective than those provided on the original equipment. No equipment shall have an un-muffled exhaust.
5. All equipment shall comply with pertinent equipment noise standards of the U. S. Environmental Protection Agency.
6. If complaints of noisy grading operations or construction activities are received by the County Planning Division, the County will direct the contractor to implement appropriate additional noise mitigation measures including, but not limited to, changing the hours of such activity, shutting off idling equipment or installing acoustic barriers around the stationary construction noise source.

Impact: Predicted noise levels exceeding a CNEL of 65 adjacent to Santa Rosa and Moorpark Roads.

Conditions for Tentative Tract (TT) Map 5175
Original TT Approval Date: November 16, 1999
Permit Adjustment No. 2 Approval Date: September 6, 2002
Map Amendment PL16-0042 Approval Date: September 27, 2016
Map Amendment PL14-0131 Approval Date: November 8, 2016
Map Amendment PL20-0050 Approval Date:

Santa Rosa Highlands Tract 5175
Original TT Resolution No. R-99-21
Page 30 of 30

Mitigation Measure: Apply State noise insulation standards to all residential structures within 600 feet of Santa Rosa or Moorpark Roads. Residential structures within 600 feet of Santa Rosa or Moorpark Roads will need to be in compliance with the State noise insulation standards (California Code of Regulations, Title 24, Part 1, Article 1 and its Subchapters) with respect to traffic noise.

Timing of Verification: Prior to the issuance of a grading or building permit. During residential dwelling unit plan check for those dwellings within 600 feet of Moorpark or Santa Rosa Roads.

Responsible for Implementation: Applicant and County Building and Safety Division.

Responsible for Monitoring: County Public Works Agency and County Building and Safety Division.

CULTURAL RESOURCES

Impact: Possible impacts to unknown cultural resources.

Mitigation Measure: Stop work if cultural resources are discovered during grading or construction and consult with the Ventura County Planning Division. The applicant or successors-in-interest shall incorporate the following conditions into the grading and construction plans:

1. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a Planning Division qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.
2. If any bones are uncovered, State law requires that the Native American Heritage Commission in Sacramento and the County Coroner be notified.

Timing of Verification: This condition shall be printed on all grading and construction plans.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Division, Building and Safety Division and PWA Development Services.

EXHIBIT 9
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

Land Use and Community Character Element

- 1. 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.*

The proposed project is located in the Existing Community of Santa Rosa Valley in the RE-1 ac. (Rural Exclusive, 1-acre minimum parcel size) zone. The purpose and intent of the RE zone is to “provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural communities.” (NCZO § 8104-2.2.) The Board of Supervisors found Tract Map 5175 consistent with the requirements of the RE zone when the subdivision was approved in 1999.

Santa Rosa Valley is characterized by single-family dwellings and residential accessory structures on parcels varying in size from one-half acre to more than

ten acres. The proposed solar energy system is of a similar visual character with surrounding residential accessory development in terms of size, scale, and setbacks. The project site, Lot 15 of Tract Map 5175, is 2.66 acres in size. Building coverage is limited to 25 percent of the lot. With the proposed solar energy system, the lot coverage for Lot 15 will be approximately eight percent (8%). The solar panels will be mounted at a height of less than three feet (3') above the natural terrain. The proposed location for the solar panels, a south-facing slope, has been chosen to maximize solar access.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Land Use and Community Character Element Policies LU-16.1, LU-16.8, and LU-16.9.

Circulation, Transportation, and Mobility Element

- 2. 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.*

The California Natural Resources Agency has adopted new CEQA Guidelines that require 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. This project involves the installation of a solar energy system. The solar system is an accessory use to the existing single-family dwelling on Lot 15. As such, the solar energy system does not have the potential to generate any additional vehicle trips beyond those already associated with the existing dwelling (approximately 10 trips per day based on the Institute of Transportation Engineers trip rates for single-family residential uses).

The project site access is from Santa Rosa Road (a public road), by way of Pacific Breeze Drive and Orion's Flight Way, both of which are paved private roads. Santa Rosa Road's intersection with Moorpark Road is approximately 1,200 feet east of this access point. Because the project will not generate additional trips, it is not anticipated to affect the Level of Service (LOS) on any identified road segments or intersections in the area.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policy CTM-1.1.

Public Facilities, Services, and Infrastructure Element

- 3. 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.

The development within Tract Map 5175 is provided with adequate public facilities and services. Roads, utilities, and drainage infrastructure were extended to each lot as part of the subdivision's improvements. Water is provided by Camrosa Water District. Wastewater is handled with individual onsite wastewater treatment systems. E.J. Harrison and Sons, Inc. provides solid waste collection services.

Law enforcement services are provided by the Ventura County Sheriff. The nearest sheriff substation is East Valley Station, 2101 E. Olsen Road, Thousand Oaks, which is approximately 5.5 miles east of the project site. Ventura County Fire Protection District provides fire protection services. The nearest fire station is Station 34, 555 E. Avenida de los Arboles, Thousand Oaks, which is approximately 3.5 miles south of the project site.

Public facilities are also available within close proximity to Tract Map 5175. Santa Rosa Valley Park (10241 Hill Canyon Road, Santa Rosa Valley) is located approximately 4.5 miles west of the subject site. The Thousand Oaks Library (1401 E. Janss Road, Thousand Oaks) is approximately 6.9 miles south of the project site.

The tract is served by the Pleasant Valley Elementary School District and Oxnard Union High School District. The nearest schools include Santa Rosa Elementary School (13282 Santa Rosa Road, Santa Rosa Valley), 1.0 miles southwest of the project site; Las Colinas Middle School (5750 Fieldcrest Drive, Camarillo), 8.1 miles west of the project site; and Adolfo Camarillo High School (4660 Mission Oaks Boulevard, Camarillo), 9.1 miles southwest of the project site.

All services and facilities are adequate to serve buildout of Tract Map 5175. The proposed project, which would entail installation of a solar energy system outside of a building envelope, would not increase demand on public facilities, services, or infrastructure.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services, and Infrastructure Element Policy PFS-1.7.

Conservation and Open Space Element

4. 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.

The applicant has submitted an Initial Study Biological Assessment to address potential for biological impacts resulting from the installation of the solar energy system (Exhibit 10: Biological Assessment for the Installation of a Solar Power Array and Tract Map Amendment, 13792 Pacific Breeze Drive (APN 519-0-190-015), Santa Rosa Valley, Ventura County; Werner Biological Consulting; March 20, 2022). The biological assessment describes the 1.6-acre survey area as containing ruderal and native vegetation. The predominate vegetation alliance is disturbed Lemonade Berry Scrub. Portions of the survey area are within the fuel management zones for adjacent structures. There are no protected trees or streams or wetlands in the survey area.

The proposed project would remove approximately 0.035 acres of disturbed Lemonade Berry scrub to accommodate the solar array. 330 feet of linear trenching will also be necessary to extend the conduit from the solar array to the residential garage. A 30-foot fuel management zone will be required around the proposed solar array. The project, including the fuel management zone, remains outside of the intact Coastal Prickly Pear Scrub and Lemonade Berry Scrub vegetation communities. Based on this, impacts on sensitive plant communities would be less than significant.

To ensure impacts on special-status species remain less-than-significant, the applicant has agreed to incorporate several avoidance and minimization measures:

- (1) *Hand Clearing of Vegetation* – Vegetation is to be removed using handheld tools in the presence of a qualified biological monitor.
- (2) *Biological Monitoring* – A qualified biologist will monitor vegetation removal and soil disturbance.
- (3) *Nesting Bird Protections* – A pre-construction nesting bird survey will be conducted if construction will occur during the nesting season (February 1 to September 30). Exclusionary zones will be established if nesting birds are found.

- (4) *General Terrestrial Wildlife Protections* – A qualified biologist will survey the area for terrestrial wildlife before vegetation clearing or soil disturbance. Temporary wildlife exclusion fencing will be installed.
- (5) *Legless Lizard Protections* – A biological monitor will be present for initial soil removal activities and for initial holes/trenches for the conduit.
- (6) *California Gnatcatcher Protections* – Work will be immediately halted and the California Department of Fish and Wildlife and US Fish and Wildlife Service will be consulted if the California Gnatcatcher is located on the site¹.

The above measures have been incorporated into the project description. Implementation of the project, as proposed, therefore will not adversely affect any sensitive plant communities or rare or endangered species.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation Element Policy COS-1.1.

- 5. 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.*

The proposed project involves installation of a solar energy system outside the building envelope of Lot 15 in Tract Map 5175. The area outside of the building envelope is a steeply sloping hillside. The hillside faces south, which is ideal for a solar access. As proposed, the project would not involve grading or significant alteration of the landform. The array will be installed on-grade. Site disturbance and vegetation removal will be limited to what is needed for installation of the array (roughly 0.035 acres of vegetation removal), associated fuel modification, and trenching for the conduit.

¹ Based on correspondence with Chris Dellith from the US Fish and Wildlife Service (July 18, 2022), protocol level surveys to confirm a lack of presence of coastal California gnatcatchers are required, as this project will expand the fuel modification zone. In recognition of this, a project condition (Exhibits 7 and 8, Condition No. 7.e) has been included to require surveys in consultation with the US Fish and Wildlife Service.

The location selected for the solar array would be partially visible from Santa Rosa and Moorpark Roads, both of which are eligible County scenic highways. The Solar Rights Act (Govt. Code, § 65850.5), however, limits a local jurisdiction's ability to regulate solar energy systems on aesthetic grounds. The project site is approximately 450 feet north of Santa Rosa Road and 800 feet west of Moorpark Road. The natural ground elevation where the solar array is proposed is roughly 250 to 300 feet above Santa Rosa and Moorpark Roads. The array will be mounted less than three feet above the ground surface. Existing native vegetation along the hillside between the solar array and Santa Rosa Road varies in height from one foot to over 20 feet. This vegetation would partially screen the solar array from off-site view. As discussed in the Addendum to the MND (Exhibit 5), no new significant scenic or visual impacts would result from the project.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policies COS-1.6 and COS-3.1.

- 6. 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.*

Tract Map 5175 was reviewed for its potential to impact cultural resources as part of the Mitigated Negative Declaration (MND) (Exhibit 6). As part of the subdivision review process, a Phase-One archaeological surface survey was completed (Historical Environmental Archaeological Research Team; August 1998). The archaeological survey concluded that no direct impacts to archaeological resources would result from buildout of the subdivision. Based on this, the MND concluded that no significant impacts would occur with the incorporation of a mitigation measure that requires work to stop in the event unanticipated resources are encountered.

The site proposed for the solar array and conduit are in an area that was graded in 2002 as part of the subdivision improvements for Tract Map 5175. Specifically, this area consists of the fill slope for the building pad on Lot 15. Because this area was previously disturbed, the likelihood of encountering cultural resources is minimal. No further study to determine presence of cultural resources, therefore, is necessary.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-4.4.

Hazards and Safety Element

- 7. 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.*

Tract Map 5175 is located in a “very high” fire severity zone. The Ventura County Fire Protection District requires fuel modification within 100 feet of all residential structures. The proposed solar energy system will include a 30-foot fuel modification zone to comply with fire safety regulations (Ventura County Fire Code, Section W105.1.3). The property owner will be responsible for ensuring compliance with fuel modification requirements.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-1.1 and HAZ-1.2.

- 8. 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.*

The solar array has an area of approximately 1,533 sq. ft. (0.035 acres). In addition, a 330-foot linear trench will be dug for the conduit. The proposed project will remove only that vegetation which is necessary to install the solar array and conduit. The array will be anchored directly to the ground, which eliminates the need for a concrete pad and reduces the impervious surface area. Erosion, rockslides, or landslides are not expected to result from the completion of the project because site disturbance will be limited, and sufficient vegetation will remain in place to ensure the integrity of the hillside.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policy HAZ-4.6.

- 9. General Plan Policy HAZ-11.7 (Green Building Design Features):** *The County shall encourage development to include new building designs or retrofits to*

improve building performance through strategic building design features, including to reduce energy usage, solar-reflective white roofs, solar panels, green roofs (vegetation on roofs), and battery storage for energy.

In alignment with the Solar Rights Act, the County encourages installation of solar panels, both as part of new development and as a retrofit to serve existing structures. The proposed solar energy system is an energy efficiency upgrade for the existing residence on Lot 15 of Tract Map 5175. Upon completion of the project, the existing home will reduce its reliance on sources of electricity that generate greenhouse gases.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policy HAZ-11.7.



WERNER BIOLOGICAL CONSULTING
P.O. Box 547 805-272-5871
OJAI, CA 93024 WERNERBIO.COM

March 20, 2022

Nader Barakat
13792 Pacific Breeze Dr
Santa Rosa Valley, CA 93012

Subject: Biological Assessment for a Solar Array Installation and Tract Map Amendment (Case No. ZC21-0891) at 13792 Pacific Breeze Drive (APN 519-0-190-105)

Dear Mr. Barakat:

I have attached the draft Biological Assessment report for submission to the Ventura County Planning Division with your application for the tract map amendment and zoning clearance required to compete the solar array project. Please review the document with Crown Solar Electric, Inc., to make sure the plans and project description are correct, and whether the recommended Avoidance and Minimization Measures are feasible. Contact me with any questions at (805) 272-5871 or scott@wernerbio.com.

Sincerely,

Scott Werner
Principal Biologist/Owner
(805) 272-5871
scott@wernerbio.com

Cc: Melissa Narro, Crown Solar Electric, Inc.
Omar Greco, Crown Solar Electric, Inc.

Attachments:

A. Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for Tract 5175

County of Ventura
Planning Director Hearing
Case No. PL22-0050
Exhibit 10 - Initial Study Biological
Assessment



**BIOLOGICAL ASSESSMENT FOR THE INSTALLATION OF A SOLAR POWER ARRAY
AND TRACT MAP AMENDMENT
13792 PACIFIC BREEZE DRIVE (APN 519-0-190-105)
SANTA ROSA VALLEY, VENTURA COUNTY**

EXECUTIVE SUMMARY

A solar-panel array measuring 26 feet wide by 59 feet long is proposed to be installed just outside of the building envelope at the subject property, which will require amending Tract Map 5175. The solar array will be installed in a disturbed area of native and nonnative vegetation within the Fuel Management Zone adjacent to the residence. Although sensitive Coast Prickly Pear Scrub habitat occurs in the parcel, along with one or more sensitive wildlife species, the project is not expected to adversely affect the habitat or species with the implementation of the Avoidance and Minimization Measures.

PROJECT DESCRIPTION

The applicant proposes an amendment to the Lot 15 (13792 Pacific Breeze Drive; APN 519-0-190-105) building envelope on Tract Map 5175 (Santa Rosa Highlands subdivision; Figures 1 through 7; Photos 1 through 3) to allow installation of a photovoltaic solar-panel array measuring approximately 26 feet wide by 59 feet long on the south side of the residence. Construction of the array will require the installation of 39 steel posts, each sunk 3 feet 9 inches into concrete-filled post holes measuring 1 foot wide by 4 feet 9 inches deep, into the hillside. The installation location is within the fuel-management zone, and construction will require the removal of approximately 1,534 square feet (0.035 acres) of sparse native and non-native vegetation. The Project will also require installation of a conduit buried 18 inches below grade running approximately 330 feet from the solar array, along the existing fence-line (just outside of the building envelope) to an entry point into the residential yard on the northeast side of the residence. Most of the underground conduit route is on bare ground or in weedy vegetation along the fence that is regularly trimmed. Some coastal prickly pear cacti (*Opuntia littoralis*) along the underground conduit route may require trimming, but few if any cactus would be removed entirely. Vegetation impacts along the conduit route will be temporary. The solar panel installation is expected to take approximately one week.

The current installation location is outside the building envelopes established in the 2002 Tract Map and required under the 1999 Mitigated Negative Declaration (MND; Attachment A). A tract-map amendment application is being submitted to the Ventura County Planning Division (VCPD). The application will require documentation showing that the amendment does not alter any previous findings made under the provisions of the California Environmental Quality Act (CEQA). The MND conditions include, for example, a requirement that a majority of the existing cactus scrub habitat on the tract shall be preserved.

METHODS

Desktop Review

Scott Werner (biologist), Principal Biologist of Werner Biological Consulting (approved by the VCPD as a qualified biological consulting firm), reviewed all available project plans and application information, as

well as documents relating to the approval and creation of Santa Rosa Highlands subdivision including several zoning clearances and amendments to the tract map (Ventura County Board of Supervisors 2022).

The biologist conducted a desktop review of standard biological resource databases (e.g., Calflora 2022, CCH 2022, CDFW 2022a, CNDDDB 2022, CNPS 2022b, eBird 2022, iNaturalist 2022, NatureServe 2022) and VCPD locally important plant and animal lists (VCPD 2014, 2017) to obtain occurrence information for special-status species and general biological resources with potential to occur within the parcel (Project Area). Special-status species were defined as those listed in the California Department of Fish and Wildlife (CDFW) *Special Animals List* (CDFW 2022b) and *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2022c). A five-mile search radius was used, which included portions of the *Moorpark, Simi, Newbury Park, and Thousand Oaks* USGS 7.5-minute quadrangle maps. Each special-status species was evaluated for the potential for occurrence and project impacts based on a field survey, habitat assessment, and records search. The species was then assigned to one of five categories of potential for occurrence within the Project Area: None – no suitable habitat occurs and/or the Project Area is outside the known geographic or elevational range of the species; Absent – the species has some likelihood of occurrence but was confirmed absent during recent seasonally appropriate surveys; Unlikely – suitable habitat may occur, but the species' rarity or the low amount of specialized habitat observed suggest that it is not likely present; May Occur – suitable habitat likely occurs, and the Project Area is within the species range, but the species' presence could not be confirmed from current or recent surveys; High/Occurs – the species was observed on-site, or habitat suitability and known local occurrence records suggest that it most likely exists in the Project Area.

Biological Survey

After a brief initial site visit in December 2021, the biologist surveyed the parcel for biological resources on February 18, 2022, from 10:00 a.m. to 12:40 p.m. under fair weather conditions (68°F, sunny, moderate gusts of 10+ mph). The Survey Area was defined as the approximately 1.16 acres of ruderal and native vegetation located outside of the construction envelope of the parcel (the area within the construction envelope is fully developed). The biologist inspected the proposed solar array location and the underground (UG) conduit route along the fence, and he walked the entire Survey Area to observed and records biological resources. All identifiable plant species were recorded, and all vertebrate animal species identifiable by sight and sound, and indirect signs of presence (e.g., scat, burrows, tracks) were recorded. Plant taxonomy follows *The Jepson Manual, Second Edition* (Baldwin et al. 2012). The seasonal timing of the survey (February) did not coincide with the growing and flowering period for all identifiable plant species that may be present at the site, and certain dormant or migratory wildlife species that use the site would not be detectable in February. In addition, very low rainfall during January and February may have suppressed germination of some annual plant species. Vegetation communities were characterized according to *A Manual of California Vegetation Online* (CNPS 2022a). Standard field references for the identification of wildlife species were consulted, including Elbroch (2003), Reid (2006), Stebbins and McGinnis (2012), Sibley (2014), Stebbins (2018), Will et al. (2020), and Nafis (2022).

RESULTS

Regulatory History

Grading of the 99-acre Santa Rosa Highlands parcel was apparently begun during or before 2002 (according to June 2002 aerial photos), and Tract Map 5175 was recorded in December 2002 as a subdivision of twenty-three residential lots and two common lots for the access road and open space. Specific mitigation measures had been adopted in the 1999 MND in order to reduce potentially significant environmental impacts to a level of less than significant. The mitigation measures addressed potentially significant impacts relating to Air Quality, Biological Resources, Visual Resources, Water Resources,

Transportation/ Circulation, Flood Control/Damage, Noise Hazards, and Cultural Resources. The Biological Resources impact was identified as a reduction of the coastal sage scrub and southern cactus scrub plant communities. On each lot, a developable construction envelope was delineated, and the remaining area was placed under a deed restriction to be preserved as permanent open space with no development. A similar restriction was placed on the open-space parcel that extended around the residential parcels. The MND required preservation of “a majority of the existing cactus scrub habitat on the subject site [Tract 5175] to serve as nesting areas for the Coastal Cactus Wren.” A landscaping plan was created to rehabilitate and maintain the open-space areas and the 150-foot fire brush clearance area (currently 100 feet). The full landscaping plan was not available during the drafting of this report, but selected pages from the plan that were retrieved from the Board of Supervisors archives were reviewed (Ventura County Board of Supervisors 2022).

Several amendments have been issued for Tract Map 5175 since 2002 that have not resulted in the loss of the cactus scrub habitat required under the MND, including: a 2002 adjustment to the landscaping plan implementation schedule and species palette, and a visual mitigation measure modification; a 2004 adjustment to enlarge a secondary fire access route; a 2006 adjustment to (1) allow fencing to be installed up to 12 feet beyond the construction envelope (and therefore, downslope) to reduce view obstructions and (2) to allow installation of solar panels outside of the building envelope on Lot 3; a 2016 adjustment to allow construction of retaining walls outside of the construction envelopes on Lots 11 and 12; and a 2016 adjustment for installation of solar panels on Lot 20.

Site Description

Parcel 519-0-190-105 is a 2.66-acre parcel located atop a ridge at the eastern end of the Santa Rosa Valley, within the Santa Rosa Highlands development of unincorporated Ventura County, approximately 0.11 mile northwest of the intersection of Santa Rosa Road and Moorpark Road. Surrounding land use consists of large residential properties including horse-ranching development, agriculture (vineyards, orchards), and open space. Zoning for the parcel is Rural Exclusive (RE), with nearby Rural Agricultural (RA) and Open Space (OS) designations, as described in the *Ventura County Non-coastal Zoning Ordinance* (VCPD 2021). Elevations on the parcel range from 730 feet to 805 above mean sea level. The building envelope at the top of the ridge provides a panoramic vista of the surrounding area and is about 250 to 300 feet in elevation above Santa Rosa and Moorpark Roads below.

Grading of the parcel took place during or just before 2002, and residential construction was completed in 2006. Soils within and around the subdivision have been mapped as Hambright Very Rocky Loam, 15 to 75 percent slopes (NRCS 2022), with loam and clay loam topsoil. Most of the Survey Area is on a steep hillside of a 75 percent slope or greater. The parent material is igneous (volcanic) rock. Many small rock outcroppings, as well as loose rock, were observed throughout the Survey Area. A review of historical aerial photos shows that a 0.25-acre section in the northwest corner of the Survey Area appears to consist of fill that was deposited during grading of the ridgetop, while the rest of the hillside was left intact. Aerials also show that irrigation lines were installed in the fill area shortly after the 2002 site preparation throughout the tract and remained until late 2016 or early 2017. The proposed solar array will be located within this fill area (Photo 1).

Vegetation Communities

Five vegetation communities (CNPS 2022) were characterized, along with a *bare ground* section along the eastern fence line (Figure 8; Photos 4 through 8). Communities with a rarity score of 3 or less are considered rare.

- ***Opuntia littoralis* - *Opuntia oricola* - *Cylindropuntia prolifera* Shrubland Alliance (Coast Prickly Pear Scrub).** State Rarity: S3. Global Rarity: G4. CDFW CA Code: 32.150.00. Coast prickly pear cactus (*Opuntia littoralis*) is the dominant shrub. Other common associated native species include lemonade berry (*Rhus integrifolia*), coastal wild buckwheat (*Eriogonum cinereum*), California buckwheat (*Eriogonum fasciculatum*), wishbone bush (*Mirabilis laevis* var. *crassifolia*), branching phacelia (*Phacelia ramosissima*), and common cryptantha (*Cryptantha intermedia*). Non-native summer mustard (*Hirschfeldia incana*) and crimson fountain grass (*Pennisetum setaceum*) have become established, especially in the northwestern section near the fill area.
- ***Rhus integrifolia* Shrubland Alliance (Lemonade Berry Scrub).** State Rarity: S3. Global Rarity: G3. CDFW CA Code: 37.803.00. This community is very similar to Coast Prickly Pear Scrub. The two are nearly interchangeable, and classification largely depends on the relative abundance of lemonade berry versus coast prickly pear. These two communities make up essentially all of the intact scrub habitat on the parcel.
- **Disturbed *Rhus integrifolia* Shrubland Alliance (Disturbed Lemonade Berry Scrub, or Fuel Management Zone landscaping).** State/Global Rarity: N/A. Classification of the community in the northwestern corner on the fill area and near the fence is difficult because it has been heavily modified for brush management purposes, supports several non-native tree/shrub species, and supports several water-tolerant species not typically found in dry scrub communities but which are likely receiving surplus water from the landowner's irrigation system. In addition to the native species listed above, associated species include Peruvian pepper tree (*Schinus molle*) and paloverde (*Parkinsonia* sp.). The presence of native arroyo willow (*Salix lasiolepis*) and mule fat (*Baccharis salicifolia*) would not be expected at this south-facing, hilltop location and is indicative of an abundant year-round water source.
- ***Pennisetum setaceum* - *Pennisetum ciliare* Herbaceous Semi-Natural Alliance (Fountain Grass Swards).** State/Global Rarity: N/A. CDFW CA Code: 42.085.00. *Pennisetum setaceum*, crimson fountain grass, has a California Invasive Plant Council (Cal-IPC) rank of Moderate. It is native to northern Africa but is now widely established in the United States, including Arizona, California, Colorado, Hawaii, Florida, Louisiana, and Tennessee. In southern California, it invades grasslands, deserts, canyons, and roadsides. On the subject parcel, this is a relatively small area near the fence where invasive Pampas grass (*Cortaderia* sp.) and other weeds also occur.
- ***Hirschfeldia incana* Herbaceous Semi-Natural Alliance (Shortpod Mustard Fields).** State/Global Rarity: N/A. CDFW CA Code: 42.013.00. CNPS (2022) lists this community as *Brassica nigra* - *Centaurea (solstitialis, melitensis)* Herbaceous Semi-Natural Alliance, but it may be applied to several other dominant weed species. To avoid confusion, the community is characterized here with the actual dominant species occurring on-site: summer mustard (*Hirschfeldia incana*).

Species

Forty-nine plant species were observed (Table 1), of which thirty-two are native. Seventeen non-native plant species were observed, with the highest abundance and diversity of non-natives along or near the fence. No special-status plant species were observed.

Fourteen wildlife species were observed, either from direct observation or inferred from their sign. Four likely cactus wren (*Campylorhynchus brunneicapillus*) nests (inactive and disintegrating; likely from 2021 or earlier) and were seen in coast prickly pear cactus near the fence (Figure 8; Photos 9 and 10). No special-status bird species were detected, but the survey conditions (late morning, windy) and timing (mid-winter)

did not allow for observation of all resident and migratory bird species that may use the site. Middens and scat of likely San Diego desert woodrat (*Neotoma lepida intermedia*), a California Species of Special Concern, were observed in cactuses and other shrubs throughout the Coast Prickly Pear Scrub and Lemonade Berry Scrub.

Special-status Species

The records search produced forty-seven special-status species known from the surrounding area, most of which are not expected to occur in the Project Area due to a lack of suitable habitat (Table 1). No plant species listed under the Federal or State Endangered Species Acts are expected to occur. Three small annual plant species that have California Rare Plant Ranks (CRPR) of 3 (“Review List”) and 4 (“Watch List”) could occur based on the existence of likely suitable habitat elements and known nearby occurrences in the Las Posas Hills/Montclef Ridge area: Brewer's calandrinia (*Calandrinia breweri*; CRPR 4.2); Lewis' evening-primrose (*Camissoniopsis lewisii*; CRPR 3); and small-flowered morning-glory (*Convolvulus simulans*; CRPR 4.2). These species have flowering periods in the spring and early summer, and they could have gone undetected during the February survey.

Federally Threatened Conejo dudleya (*Dudleya parva*) is known from the western Thousand Oaks area but was not observed during the survey. Habitat suitability is low, because Conejo dudleya prefers low-gradient (< 10°) north-facing, cooler slopes with volcanic rocky outcrops and shade-tolerant species such as spikemoss (*Selaginella bigelovii*; USFWS 2015). The high-gradient, dry, south-facing slopes in the Project Area do not meet these criteria.

The following special-status animal species have moderate to high likelihood of occurrence, or were observed at the site:

- **Southern California legless lizard (*Anniella stebbinsi*) and/or California legless lizard (*Anniella sp.*). CDFW California Species of Special Concern.** The California legless lizard (formerly *Anniella pulchra*) was recently split into five species, and range limits in Southern California are unclear. Legless lizards are generally found in loose, loamy soil, leaf litter, and under logs and rocks. CNDDDB Occurrence Number 84 is a 1982 collection of *Anniella pulchra* at a location described as 0.25 miles WNW of Santa Rosa Road at Moorpark Road, within the eventual Santa Rosa Highlands development. The location is 200 feet west of APN 519-0-190-105, along the slope. Given the legless lizard's affinity to drainages and elevated soil moisture, the species may well be found in the subject parcel in the irrigation seepage zone along the fence line discussed earlier, even though most of the parcel consists of dry vegetation on a hot south-facing slope. An effective presence/absence survey for legless lizards would typically require destructive soil excavation and is not recommended. Avoidance measures are recommended below that will ensure that construction activities avoid harming legless lizards to the maximum extent possible.
- **Coastal whiptail (*Aspidoscelis tigris stejnegeri*). CDFW Species of Special Concern.** Coastal whiptails found in warm semiarid and desert habitats with loose soils for burrowing and foraging. They avoid tall grass and shrub cover and use openings in scrub and chaparral for basking. Coastal whiptails hibernate until March or April in preexisting or self-constructed burrows. This species was not observed during the February survey but could have been dormant on-site at the time. Avoidance measures are recommended below that will ensure that construction activities avoid harming coastal whiptails to the maximum extent possible.
- **Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). CDFW Watchlist.** Southern California rufous-crowned sparrows are found in coastal sage scrub and open chaparral

habitats in steep, rocky terrain. Nests are typically built at ground-level under the cover of grasses, forbs, and low shrubs. This species was not observed during the brief, late-winter survey but has a high likelihood of occurrence during the spring nesting season. All native nesting birds on-site are protected under state and federal law. Standard nesting-bird avoidance measures are recommended below that will also protect this species, if it occurs on-site.

- **Coastal California gnatcatcher (*Polioptila californica californica*). U.S. Fish and Wildlife Service (USFWS) Endangered, CDFW Species of Special Concern.** Coastal California gnatcatchers (CAGN) are known from the Moorpark/Thousand Oaks area and are known to occur as close as 0.7 mile south of the subject parcel at Montclef Ridge. Nesting habitat suitability on the parcel is low due to the dominance of coast prickly pear and very low cover of standard CAGN-associated shrubs such as California sagebrush (*Artemisia californica*; virtually absent in the parcel) and California buckwheat. Avoidance measures are recommended below that will ensure that CAGN are not adversely affected during construction.
- **San Diego desert woodrat (*Neotoma lepida intermedia*). CDFW Species of Special Concern.** San Diego desert woodrats inhabit coastal scrub areas that are usually steep and rocky with moderate shrub or cactus canopies conducive for building middens. Woodrat middens and scat indicative of San Diego desert woodrat were observed throughout the survey area at the bases of rocks, cactus, and other shrubs. Few if any middens were observed in the disturbed fill area in the northwest corner where the solar array will be installed. However, there may be middens in the prickly pear near the underground conduit route to the northeast. Avoidance measures are recommended below that will ensure that construction activities avoid harming San Diego desert woodrats to the maximum extent possible.
- **American badger (*Taxidea taxus*). CDFW Species of Special Concern.** American badgers are found throughout coastal Southern California in drier shrubland, grassland, and woodlands with loose soils for burrowing and a sufficient prey base of rodents. No suspected badger burrows were observed on-site, but this species covers large distances and may move in and out of areas. Avoidance measures are recommended below that will ensure that construction activities avoid negative effects to American badgers.
- **Cactus wren (*Campylorhynchus brunneicapillus anthonyi*). No special regulatory status other than standard migratory bird protections under the MBTA and CFGC.** Although *Campylorhynchus brunneicapillus sandiegensis* is a Special Concern Species in Orange and San Diego Counties, cactus wrens in Ventura and Los Angeles Counties are grouped taxonomically with the more widespread *C. b. anthonyi* subspecies found in the Mojave and Sonoran Deserts. They are of conservation concern, however, because of their narrow habitat requirements at the edge of their range and recent population declines (Cooper et al. 2012, 2014). This was recognized in the 1999 Initial Study and MND, which enacted the Coast Prickly Pear Scrub conservation requirements. Four deteriorated cactus wren nests were found in coast prickly pear cacti by the fence (Figure 8), although no cactus wrens were observed during the survey. Recommendations are provided below to avoid effects to nesting cactus wrens and to limit temporary and permanent effects to the cactus scrub habitat required by the cactus wrens.

Wildlife Corridors and Connectivity

Larger mammals such as mountain lion (*Puma concolor*) and mule deer (*Odocoileus hemionus*) likely do not use the dense cactus scrub as a corridor considering the lack of cover and impenetrable nature of the

vegetation. Taller vegetation further down the slope, off the parcel, would be better suited to larger wildlife and will not be affected.

Waters and Wetlands

There are no streams or wetlands within the 2.66-acre parcel.

Protected Trees

There are no protected trees in the Project Area.

IMPACT ANALYSIS

Direct Effects

Direct effects are caused by the project and occur at the same time and place (AEP 2021; the terms *impact* and *effect* are used interchangeably in this report, as they are in the CEQA guidelines). Direct effects occur when biological resources are altered, disturbed, destroyed, or removed during project implementation. Examples of direct effects include vegetation clearing, wildlife mortality (directly or through destruction or abandonment of nests and/or young), increased noise, vibration, lighting, or dust accumulation on adjacent vegetation. Many wildlife species such as nesting birds also become stressed at the nearby visual presence of workers in the area, even if they are in a protected habitat area. For larger-scale projects, direct effects could also include population-level impacts such as the extirpation, fragmentation, or loss of viability of an entire local plant or animal population.

Indirect Effects

Indirect effects are caused by the project but occur later in time or farther removed in distance but are still relatively foreseeable. Examples of indirect effects include induced changes in population densities or growth rates of native vegetation, changes in wildlife species' use of the area, non-native weed establishment, and other effects on species, air and water quality, and other natural systems.

Cumulative Impacts

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

Project Impact Thresholds – Sensitive Plant Communities

The following types of impacts to sensitive plant communities are considered potentially significant:

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

Cumulative Impact Thresholds – Sensitive Plant Communities

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

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

Project Impacts and Cumulative Impacts to Sensitive Plant Communities

Potential impacts from the Project and from the Tract Map Amendment that would modify the construction envelope are considered to be the same, because the amendment would only be allowing this particular Project to proceed. Approximately 0.035 acres of disturbed Lemonade Berry Scrub within the fuel management zone (FMZ) will be permanently impacted by the solar array installation. This loss is less than significant considering it is within the FMZ and is subjected to trimming and maintenance already. This was not part of the sensitive Coastal Cactus Scrub that was preserved during establishment of the lot in 2002 and is within the earth-fill area that was created with the grading of the hilltop. A new FMZ of 30 feet around the solar array will be established, but this 30-foot buffer area would still lie within the earth-fill area and outside of the intact Coast Prickly Pear Scrub and Lemonade Berry Scrub. This area is within the landscaping zone, evidence of which can be seen in recent aerial imagery showing irrigation lines (and a clear present-day demarcation between the intact and disturbed habitats).

Cumulative impacts of allowing the tract-map amendment and the Project to proceed are considered in the form of additional solar projects allowed outside of the building envelopes of adjacent residences in the Santa Rosa Highlands tract. Of the two previously permitted solar projects in the tract, one was located within the 100-foot FMZ, and one encroached approximately 30 feet outside of the 100-foot FMZ (not including the new 30-foot FMZ for utilities), but they appear to be within the established landscaping area. The location for the solar array for this Project is within the disturbed landscaped zone and outside of the sensitive plant communities. Therefore, cumulative impacts to sensitive plant communities from the Project and tract-map amendment would be less than significant if other amendments are also approved outside of sensitive plant communities.

Significance Finding for Sensitive Plant Communities – Project Impacts: Less than Significant

Significance Finding for Sensitive Plant Communities – Cumulative Impacts: Less than Significant

Project Impact Thresholds – Species

A project will have a direct or indirect physical impact to a plant or animal species if a project, directly or indirectly:

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

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

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

- Loss of one or more individuals, occupied habitat or Critical Habitat designated by the U.S. Fish and Wildlife Service of a species officially listed as Endangered, Threatened or Rare under the federal Endangered Species Act (Title 50, Code of Federal Regulations Sections 17.11 or 17.12) or California Endangered Species Act (Sections 670.2 or 670.5, Title 14, California Code of Regulations), a Candidate Species, or a California Fully Protected Species.
- Impacts that would eliminate or threaten to eliminate one or more element occurrences of a special-status species not otherwise listed under the federal Endangered Species Act or California Endangered Species Act, or as a Candidate Species or California Fully Protected Species.
- Impacts that would threaten the viability of a habitat that sustains a population of a special-status wildlife species.
- Impacts that would restrict the reproductive capacity of a special-status species.
- "Take" of birds protected under the California Fish and Wildlife Code (Sections 3503.5, 3511, and 3513) and the federal Migratory Bird Treaty Act (MBTA), as "take" is defined in the Fish and Wildlife Code and MBTA.
- Increases in noise and/or nighttime lighting to a level above ambient levels that would adversely affect a special status species.
- Increases in human access, predation or competition from domestic animals, pests or exotic species, or other indirect impacts, to levels that would adversely affect special status species.
- Impacts severe enough to substantially reduce the habitat of a wildlife species or cause a wildlife population to decline substantially or drop below self-sustaining levels, pursuant to Section 15065 of the CEQA Guidelines, Mandatory Findings of Significance.

Cumulative Impact Thresholds

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

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

Project Impacts and Cumulative Impacts to Species

The Project has the potential for direct mortality of terrestrial wildlife species during digging, and mortality of nesting birds during clearing and grubbing of vegetation in the area. Direct effects are also possible to

nearby nesting birds and other species from noise, vibration, dust, and perceived threats from the sight of workers spending much of the day within the native habitats. In the absence of suitable mitigation measures, these activities would result in the direct mortality of wildlife and nesting birds. A small number of common native and nonnative plants occupying the solar array location would be lost. Potential indirect effects consist of increased encroachment of non-native weeds which may reduce habitat, shock and fire hazards from faulty equipment that could cause mortality or injury to plants and animals, and possible avoidance of the area of certain animals due to the increased reflectivity or unfamiliarity of the new equipment. Cumulative effects to species are unlikely considering the long-term preservation of the native habitats and the lack of specialized habitat impacted by Project activities. Similar projects would be assumed to incorporate similar avoidance measures for sensitive and protected plants and wildlife.

Significance Finding – Project Impacts: Potentially Significant but Mitigable

Significance Finding – Cumulative Impacts: Less than Significant

Project Impacts to Wildlife Corridors and Connectivity

The Project will not create any barriers to wildlife movement. Larger mammals such as mountain lion (*Puma concolor*) and mule deer (*Odocoileus hemionus*) likely do not use the dense cactus scrub as a corridor considering the lack of cover and largely impenetrable nature of the vegetation. Taller vegetation further down the slope, off the parcel, would be better suited to larger wildlife and will not be affected. Small wildlife species will still be able to move under the solar array if needed, because it is mounted on poles rather than on an impenetrable concrete foundation.

Significance Finding – Project Impacts: Less than Significant

Significance Finding – Cumulative Impacts: Less than Significant

RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

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

AMM-1: Hand Clearing of Vegetation

Vegetation should be removed using chainsaws or other handheld tools rather than by using mechanized excavators or other vehicles, in the presence of a qualified biological monitor. Using handheld tools will allow wildlife including coastal whiptail, San Diego desert woodrat, and other species to escape and reduce the potential of mortality.

AMM-2: Biological Monitoring

A qualified biologist should monitor all vegetation removal and initial soil disturbance activities to ensure that special-status and common wildlife species can escape or be relocated out of the work area without harm. All wildlife should only be handled by the biologist. No pets should be allowed in work areas where native wildlife may be encountered during clearing and construction activities. Additional measures below should be followed to prevent mortality or injury to wildlife.

AMM-3: Nesting Bird Protections

If clearing, grubbing, and construction activities cannot be scheduled to occur outside the nesting bird season of February 1 to September 30, a qualified biologist should conduct a pre-construction nesting-bird survey of the impact areas within 5 days of work, in close coordination with the construction contractor, to determine locations of active bird nests within minimum distance of 100 feet from the work area to be protected from take. If nesting birds are found, exclusionary zones should be established

around the nest to ensure that it is not adversely affected by work activities. Such zones should be a minimum of 50 feet for general nesting birds, and a minimum of 200 feet for line-of-sight raptor nests, but the biologist will have the final determination of the acceptable size of the exclusionary zone. Take of bird species without a permit is a violation of state and federal law.

AMM-4 General Terrestrial Wildlife Protections

Prior to vegetation clearing and/or soil disturbances, a qualified biological monitor should survey the area for terrestrial wildlife (e.g., San Diego desert woodrat, coastal whiptail, American badger, common reptiles and mammals, etc.). Vegetation will be removed from the work area in coordination with a qualified biological monitor who will relocate any wildlife out of harms way. Potential woodrat middens in harms way should be gently dismantled (or relocated if young are suspected to be present) in coordination with the biological monitor. After vegetation removal is completed and before digging or trenching begins, temporary wildlife fencing (impassable fabric that cannot harm or ensnare wildlife, erected on wooden stakes) should be installed around the work area to exclude wildlife. Post holes should be covered overnight and checked daily to remove any trapped wildlife. At the end of the workday, deep trenches should be covered, or escape ramps should be placed to prevent entrapment of wildlife. All holes and trenches should be checked at the start of each workday, and trapped wildlife should be removed and relocated out of harm's way.

AMM-5: Legless Lizard Protections

The Southern California legless lizard and/or California legless lizard, both CDFW Species of Special Concern, may occur in the parcel. A qualified biological monitor should be present for initial soil removal activities (i.e., the top 6 to 12 inches of soil where legless lizards may be residing), or if any shrubs are to be uprooted during vegetation removal. Given the large number of post holes and long length of the underground conduit trench, a limited sampling of holes and trenching sections may be enough for the monitor to determine whether legless lizards inhabit the site. The monitor should be present for these initial holes/trenches but may not be needed for the entire excavation. Any legless lizards seen in the area must not be harmed and should be relocated and reported in the CNDDDB.

AMM-6: California Gnatcatcher Protections

Habitat suitability for the California gnatcatcher (CAGN) on the parcel is considered low, especially within the construction zone, and none were observed during the February biological survey. The qualified biologist conducting the nesting bird survey under AMM-3 should be familiar with CAGN vocalizations and life history. Any CAGN observed during the pre-construction nesting bird survey should be reported to CDFW or USFWS immediately to determine if a more thorough survey by a qualified CAGN biologist should be conducted. If any CAGN are detected by the biological monitor during construction, work should be immediately halted while a determination is made whether CAGN are using the site or could be affected by the work, under consultation with a CAGN biologist or CDFW/USFWS.

Landscaping and Weed Abatement

The Landscaping Plan for Tract 5175 was not available when this report was prepared, but there are two items that should be addressed to ensure the native scrub habitat is preserved for the foreseeable future:

1. **Weed Abatement.** To prevent the further proliferation of invasive weeds such as shortpod mustard and fountain grass (plus others listed in Table 1) in the northwestern section of the native scrub area, weed-abatement treatments by a qualified landscaping contractor should be conducted. Multiple treatments over several years may be needed because seeds can remain dormant in the soil for several years.

2. Limit Irrigation Runoff. Residential landscaping irrigation within the building envelope appears to be seeping onto the nearby hillside, allowing non-native invasive weeds and even native riparian species such as arroyo willow and mule fat to become established. Unless short-term irrigation is required in the Landscaping Plan or is needed to reestablish the native scrub habitat, irrigation should be confined to within the building envelope and allow the native scrub species to rely on the natural precipitation to which they are adapted.

CONCLUSION

With the implementation of the Avoidance and Minimization Measures, the proposed project and tract map amendment are not expected to adversely affect any sensitive plant communities, rare or endangered plants or animals, or other protected species. The construction location is within an area of disturbed vegetation and is not expected to result in a loss of sensitive Coast Prickly Pear Scrub or Lemonade Berry Scrub. Resource protections required under the 1999 MND will not be violated if the Project and the Avoidance and Minimization Measures are implemented as described.

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Table 1. Plant and animal species observed in the Project Area during the biological survey on February 18, 2022.

Common Name	Scientific Name	Regulatory Status
PLANTS		
<i>Acmispon glaber</i>	deerweed	-
<i>Acmispon maritima</i>	coastal lotus	-
<i>Artemisia californica</i>	California sagebrush	-
<i>Artemisia dracunculus</i>	tarragon	-
<i>Baccharis pilularis</i>	coyote brush	-
<i>Baccharis salicifolia</i>	mule fat	-
<i>Bromus diandrus*</i>	ripgut brome	-
<i>Calystegia macrostegia</i>	island morning glory	-
<i>Centaurea melitensis*</i>	toçalote	-
<i>Chenopodium album*</i>	lamb's quarters	-
<i>Cortaderia sp.*</i>	Pampas grass	-
<i>Cryptantha intermedia</i>	common cryptantha	-
<i>Cylindropuntia prolifera</i>	coast cholla	-
<i>Dipterostemon capitatus</i>	blue dicks	-
<i>Dudleya pulverulenta</i>	chalk dudleya	-
<i>Ehrharta erecta*</i>	panic veldt grass	-
<i>Encelia californica</i>	bush sunflower	-
<i>Erigeron canadensis</i>	Canada horseweed	-
<i>Eriogonum cinereum</i>	coastal wild buckwheat	-
<i>Eriogonum fasciculatum</i>	California buckwheat	-
<i>Erodium cicutarium*</i>	red-stemmed filaree	-
<i>Eulobus californicus</i>	California suncup	-
<i>Euphorbia nutans*</i>	eyebane spurge	-
<i>Euphorbia polycarpa</i>	smallseed sandmat	-
<i>Helminthotheca echioides*</i>	bristly ox-tongue	-
<i>Hesperoyucca whipplei</i>	chaparral yucca	-
<i>Heterotheca grandiflora</i>	telegraph weed	-
<i>Hirschfeldia incana*</i>	summer mustard	-
<i>Isocoma menziesii</i>	Menzies' goldenbush	-
<i>Malacothrix saxatilis</i>	cliff aster	-
<i>Marah macrocarpa</i>	wild cucumber	-
<i>Melilotus indicus*</i>	yellow sweetclover	-
<i>Mirabilis laevis var. crassifolia</i>	wishbone bush	-
<i>Muhlenbergia rigens</i>	deer grass	-
<i>Opuntia littoralis</i>	coastal prickly pear	-
<i>Parkinsonia aculeata</i>	Mexican palo verde	-
<i>Pennisetum setaceum</i>	Crimson fountain grass	-
<i>Peritoma arborea</i>	bladderpod	-
<i>Phacelia ramosissima</i>	branching phacelia	-
<i>Rhus integrifolia</i>	lemonade berry	-
<i>Salix lasiolepis</i>	arroyo willow	-
<i>Salvia leucantha*</i>	Mexican bush sage	-
<i>Salsola tragus*</i>	Russian thistle	-
<i>Schinus molle*</i>	Peruvian pepper tree	-
<i>Schismus barbatus*</i>	Mediterranean grass	-
<i>Sonchus asper ssp. asper*</i>	prickly sow thistle	-
<i>Stipa lepida</i>	foothill needle grass	-
<i>Thymophylla tenuiloba var. tenuiloba*</i>	bristleleaf pricklyleaf	-
<i>Washingtonia robusta*</i>	Mexican fan palm	-
REPTILES		

Common Name	Scientific Name	Regulatory Status
<i>Uta stansburiana</i>	common side-blotched lizard	-
BIRDS		
<i>Callipepla californica</i>	California quail	MBTA
<i>Calypte anna</i>	Anna's hummingbird	MBTA
<i>Campylorhynchus brunneicapillus anthonyi</i> (nests)	cactus wren	MBTA
<i>Chamaea fasciata</i>	wrentit	MBTA
<i>Haemorhous mexicanus</i>	house finch	MBTA
<i>Polioptila caerulea</i>	blue-gray gnatcatcher	MBTA
<i>Selasphorus sasin</i>	Allen's hummingbird	MBTA
<i>Setophaga coronata</i>	yellow-rumped warbler	MBTA
<i>Spinus psaltria</i>	lesser goldfinch	MBTA
<i>Toxostoma redivivum</i>	California thrasher	MBTA
<i>Zonotrichia leucophrys</i>	white-crowned sparrow	MBTA
MAMMALS		
<i>Neotoma lepida intermedia</i>	<i>San Diego desert woodrat</i>	SSC
<i>Sylvilagus audubonii</i>	<i>desert cottontail</i>	-

* Introduced

Regulatory Status:

SSCCDFW Species of Special Concern

MBTAProtected under the Federal Migratory Bird Treaty Act and California Fish and Game Code

Table 2. Special-status species known to occur within 5 miles of APN 519-0-190-105 and the potential for occurrence in the Project Area.

SCIENTIFIC NAME	COMMON NAME	REGULATORY STATUS	POTENTIAL TO OCCUR	HABITAT REQUIREMENTS
Plants				
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	FE, 1B.1	Absent	Closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland; recent burns or disturbed areas; in saline, somewhat alkaline soils high in Ca, Mg, with some K. < 1,500 ft
<i>Baccharis malibuensis</i>	Malibu baccharis	1B.1	Absent	Coastal scrub, chaparral, cismontane woodland. In Conejo volcanic substrates, often on exposed roadcuts. sometimes occupies oak woodland habitat. 492-2000 ft
<i>Calandrinia breweri</i>	Brewer's calandrinia	4.2	May Occur	Chaparral, northern coastal scrub, coastal sage scrub. prefers disturbed habitat; < 3,500 ft
<i>Calochortus catalinae</i>	Catalina mariposa-lily	4.2	Unlikely	Heavy soils in open grassland, coastal scrub, and chaparral; < 2,300 ft. No fresh growth or dried seedpods from the previous year were observed.
<i>Calochortus clavatus</i> var. <i>clavatus</i>	club-haired mariposa lily	4.3	Unlikely	Chaparral, valley grassland, foothill woodland, generally serpentine; < 4,200 ft. No fresh growth or dried seedpods from the previous year were observed.
<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa-lily	1B.2	Unlikely	Chaparral, coastal scrub, shaded foothill canyons; often on grassy slopes within other habitat; 1,400–2,500 ft. No fresh growth or dried seedpods from the previous year were observed.
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	4.2	Unlikely	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest; rocky and sandy sites, usually of granitic or alluvial material; can be very common after fire; 300–5,300 ft. No fresh growth or dried seedpods from the previous year were observed.
<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	3	May Occur	Grassland, sandy or clay soils, coastal; < 1,000 ft
<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	1B.1	None	Marshes and swamps (margins), valley and foothill grassland. often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. < 1,394 ft.
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	1B.1	None	Coastal bluff scrub, coastal dunes; sandy sites; 10–300 ft
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE, SE, 1B.2	None	Coastal salt marsh, coastal dunes. limited to the higher zones of the salt marsh habitat. < 100 ft
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	1B.1	Unlikely	Coastal scrub, chaparral; dry slopes and flats; sometimes at interface of two vegetation types, such as chaparral and oak woodland; dry, sandy soils. 300–2,600 ft
<i>Convolvulus simulans</i>	small-flowered morning-glory	4.2	May Occur	Clay substrates, occasionally serpentine, annual grassland, coastal-sage scrub, chaparral; 100–2,900 ft
<i>Deinandra minthornii</i>	Santa Susana tarplant	SR, 1B.2	None	Chaparral, coastal scrub; sandstone outcrops and crevices; 900–2,500 ft

SCIENTIFIC NAME	COMMON NAME	REGULATORY STATUS	POTENTIAL TO OCCUR	HABITAT REQUIREMENTS
<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	1B.2	Unlikely	Chaparral, coastal dunes (maritime), rocky areas and dunes. 100–1,200 ft
<i>Dichondra occidentalis</i>	western dichondra	4.2	Unlikely	chaparral, valley grassland, foothill woodland, northern coastal scrub, coastal sage scrub; among rocks and shrubs; 164–1640 ft
<i>Dudleya parva</i>	Conejo dudleya	FT, 1B.2	Absent	Coastal scrub, valley and foothill grassland; in clayey or volcanic soils on rocky slopes and grassy hillsides; 200–1,500 ft
<i>Eriogonum crocatum</i>	Conejo buckwheat	SR, 1B.2	Absent	Chaparral, coastal scrub, valley and foothill grassland; Conejo volcanic outcrops; rocky sites; 160–1,900 ft
<i>Hordeum intercedens</i>	vernal barley	3.2	None	Coastal dunes, coastal scrub, valley grassland, freshwater wetlands, vernal pools; 16–3,300 ft
<i>Horkelia cuneata</i> ssp. <i>puberula</i>	mesa horkelia	1B.1	Unlikely	Chaparral (maritime), cismontane woodland, coastal scrub; sandy or gravelly; 230–2,300 ft
<i>Juglans californica</i>	southern California black walnut	4.2	Absent	Slopes and riparian areas; < 3,000 ft
<i>Lepechinia fragrans</i>	fragrant pitcher sage	4.2	Absent	Chaparral; < 4,200 ft
<i>Lilium humboldtii</i> ssp. <i>ocellatum</i>	ocellated Humboldt lily	4.2	None	Oak canyons, chaparral, yellow-pine forest; < 5,900 ft
<i>Lupinus paynei</i>	Payne's bush lupine	1B.1	None	Coastal scrub, riparian scrub, valley and foothill grassland; sandy; 722–1,400 ft
<i>Monardella sinuata</i> var. <i>gerryi</i>	Gerry's curly-leaved monardella	1B.1	Unlikely	Sandy openings in coastal scrub; 590–705 ft
<i>Mucronea californica</i>	California spineflower	4.2	Unlikely	Chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy; 0–4,500 ft
<i>Nolina cismontana</i>	chaparral nolina	1B.2	Absent	Chaparral, coastal scrub; sandstone, shale, gabbro; 460–3,600 ft
<i>Orcuttia californica</i>	California Orcutt grass	FE, SE, 1B.1	None	Vernal pools; 50–2,200 ft
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	FE, SE, 1B.1	None	Valley and foothill grassland; edges of clearings in chaparral, clay soils of volcanic origin with microbiotic crust; 100–2,100 ft
<i>Senecio aphanactis</i>	chaparral ragwort	2.2	None	Cismontane woodland, coastal scrub; drying alkaline flats; 65–1,900 ft
Invertebrates				
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	G1G2S1S2	None	Coastal scrub, valley & foothill grassland, vernal pools, wetlands. Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.
Fish				
<i>Gila orcuttii</i>	arroyo chub	SSC	None	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, and Santa Ynez Rivers. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation & associated invertebrates.

SCIENTIFIC NAME	COMMON NAME	REGULATORY STATUS	POTENTIAL TO OCCUR	HABITAT REQUIREMENTS
Reptiles				
<i>Actinemys marmorata</i>	western pond turtle	SSC	None	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation. Need basking sites and suitable (sandy banks or grassy open fields). Upland habitat up to 0.3 mi over accessible terrain from water for egg-laying.
<i>Anniella stebbinsi</i>	southern California legless lizard	SSC	High	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Recently (2013) split from <i>Anniella pulchra</i> and described as ranging from south of Transverse Ranges into northern Baja California. Range limits unclear in relation to project area location. 1982 collection (CNDDDB Occ# 84) of <i>Anniella</i> sp. on west side of, or possibly within, the parcel before the subdivision was created.
<i>Anniella</i> sp.	California legless lizard	SSC	High	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. <i>Anniella pulchra</i> was recently (2013) split into several species and range limits are unclear in relation to project area location. 1982 collection (CNDDDB Occ# 84) of <i>Anniella</i> sp. on west side of, or possibly within, the parcel before the subdivision was created.
<i>Arizona elegans occidentalis</i>	California glossy snake	SSC	Unlikely	Varied shrubby habitats: sagebrush flats, grassland, chaparral-covered slopes, woodland, preferring open areas on sandy or loamy ground. Active mostly at night. Breeds in June-July.
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC	High	Found in deserts and semiarid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky. Common in suitable habitat. Survey was conducted during the whiptail dormancy period and is inconclusive.
<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	G5T2T3S2	Unlikely	Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams.
<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Unlikely	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects. 0-8000 ft.
<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	None	Coastal California from vicinity of Salinas to northwest Baja California. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
Birds				
<i>Accipiter cooperii</i>	Cooper's hawk	WL (nesting)	None	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river floodplains; also, live oaks. No nesting habitat on-site but may use site for hunting.
<i>Aimophila ruficeps canescens</i>	Southern California rufous-crowned sparrow	WL	High	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass & forb patches.

SCIENTIFIC NAME	COMMON NAME	REGULATORY STATUS	POTENTIAL TO OCCUR	HABITAT REQUIREMENTS
<i>Elanus leucurus</i>	white-tailed kite	SFP (nesting)	None	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.
<i>Polioptila californica</i>	coastal California gnatcatcher	FT, SSC	May Occur	Obligate, permanent resident of coastal sage scrub below 2,500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas & slopes.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE (nesting)	None	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, baccharis, mesquite.
Mammals				
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC	High (likely observed)	Coastal scrub of southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. Particularly abundant in rock outcrops and rocky cliffs and slopes.
<i>Taxidea taxus</i>	American badger	SSC	May Occur	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils & open, uncultivated ground. Preys on burrowing rodents. Digs burrows.

STATUS KEY

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

NatureServe Ranks

- G1 or S1 – Critically Imperiled Globally or Subnationally (state)
- G2 or S2 – Imperiled Globally or Subnationally (state)
- G3 or S3 – Vulnerable to extirpation or extinction Globally or Subnationally (state)
- G4 or S4 – Apparently Secure Globally or Subnationally (state)
- G5 or S5 – Common Secure Globally or Subnationally (state)

California Rare Plant Rank (RPR)

- 1B – Rare, Threatened or Endangered in California and elsewhere
- 2B – Rare, Threatened or Endangered in California, but more common elsewhere
- 3 – Plants about which we need more information – a review list
- 4 – Plants of limited distribution – a watch list

.1 seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

- .2 fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- .3 not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Figure 1: Vicinity Map
APN 519-0-190-105
13972 Pacific Breeze Drive
Unincorporated Ventura County

-  Santa Rosa Highlands (Tract 5175)
-  Parcel 519-0-190-105
-  Ventura County Parcels
-  VCWPD Redline Streams

IMAGERY: 11/18/2018

0 200 400 600 Feet

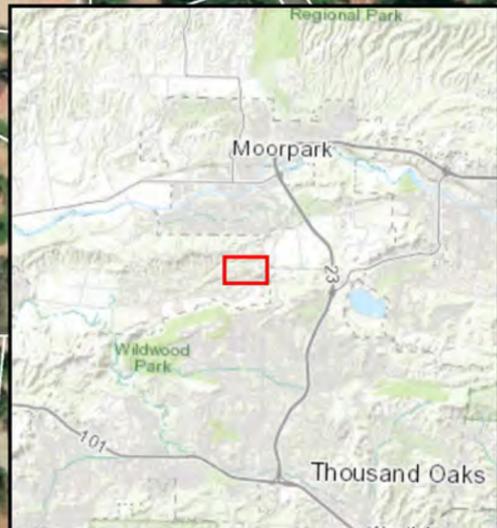


FIGURE 2. Tract 5175 Map (December 2000)

147 MR 3

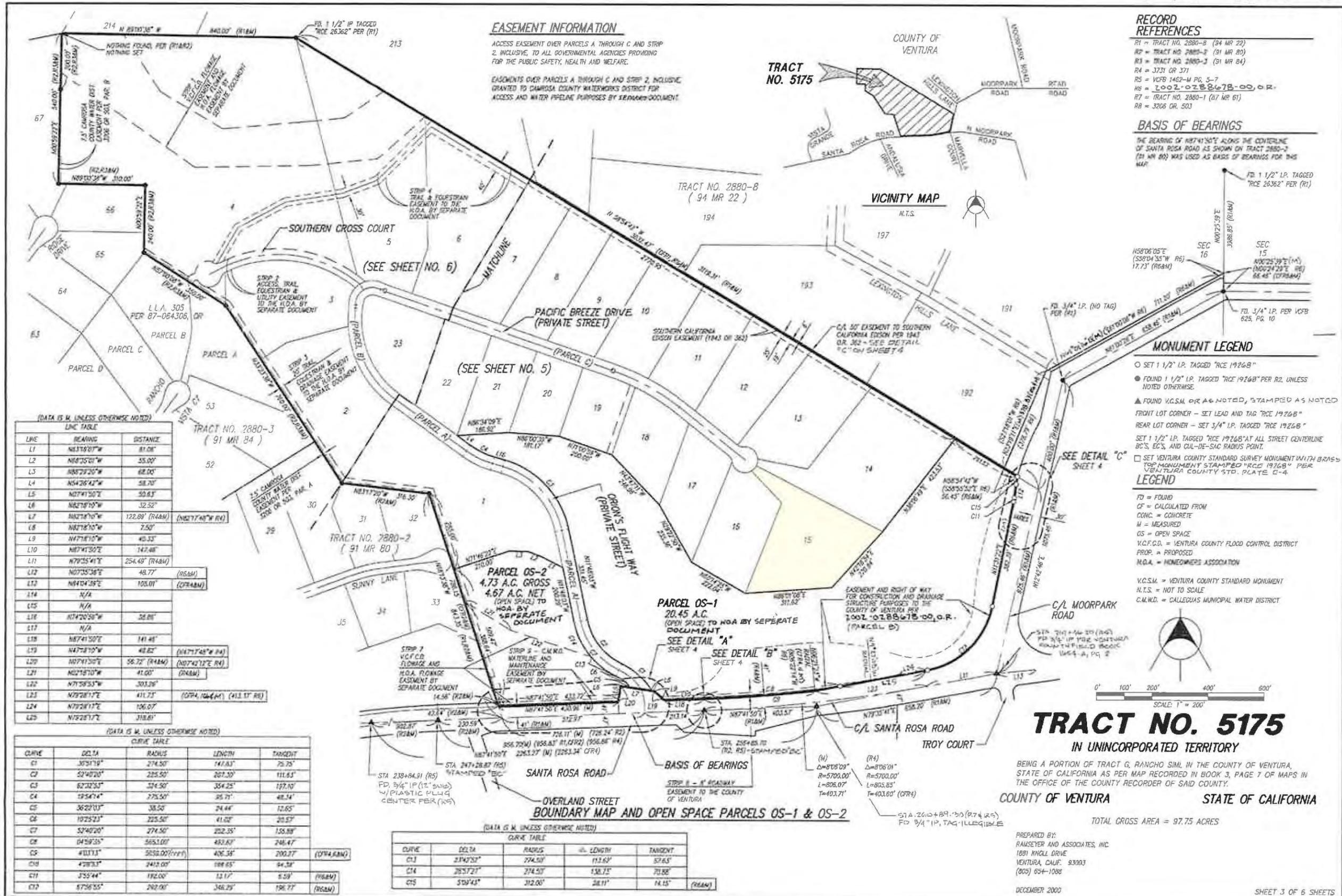


FIGURE 3. Current Assessor's Map 519-19.



DATE	REFERENCE DOC.	EXPLANATION	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
7/12/2005	06-07	UPDATE MOORPARK RD			

BK. 519 , PG. 19 REVISION LOG

Roll-Year 06-07

FIGURE 4. Tract 5175 Building Envelopes

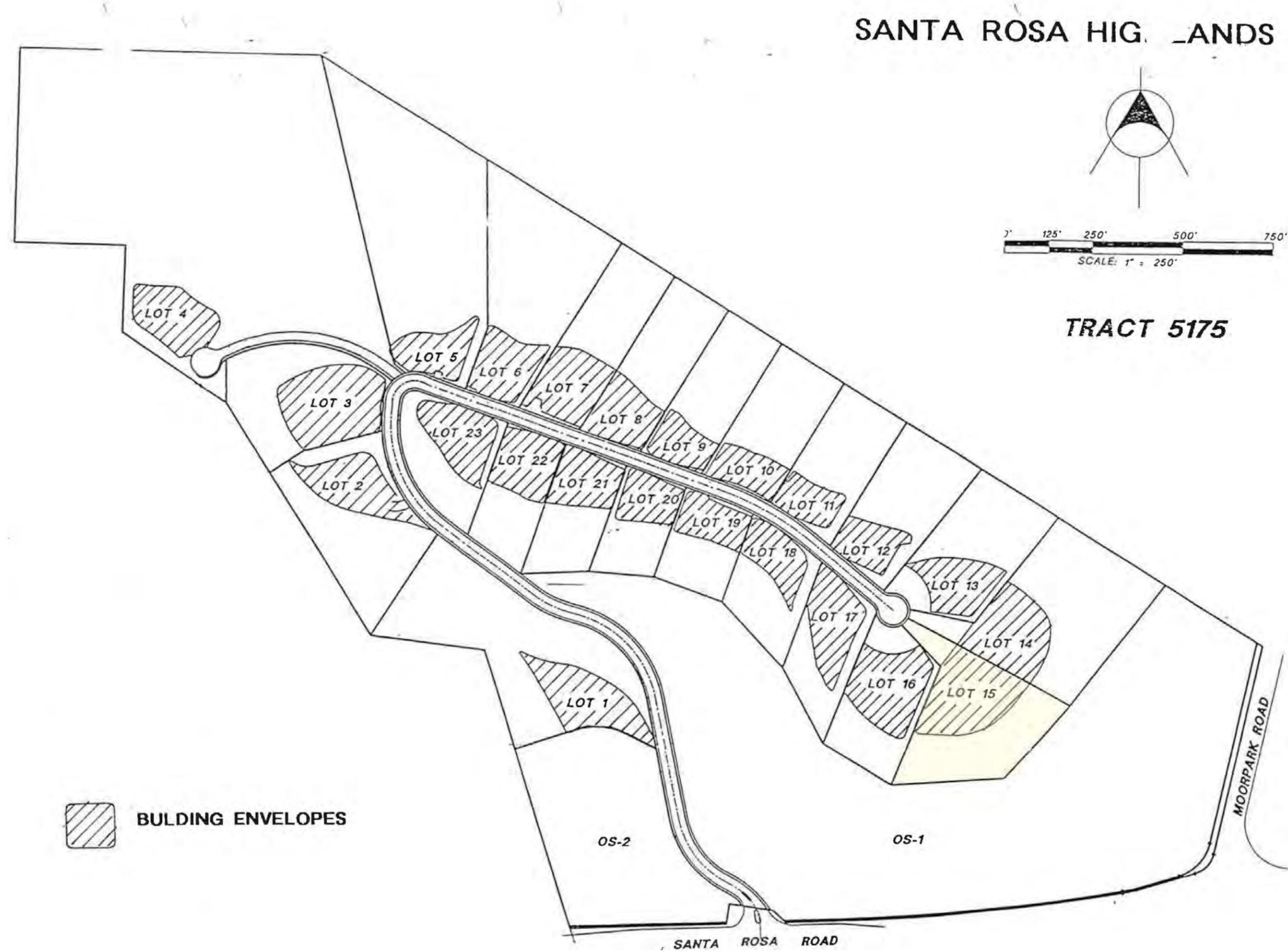


FIGURE 5. APN 519-0-190-105 Building Envelope

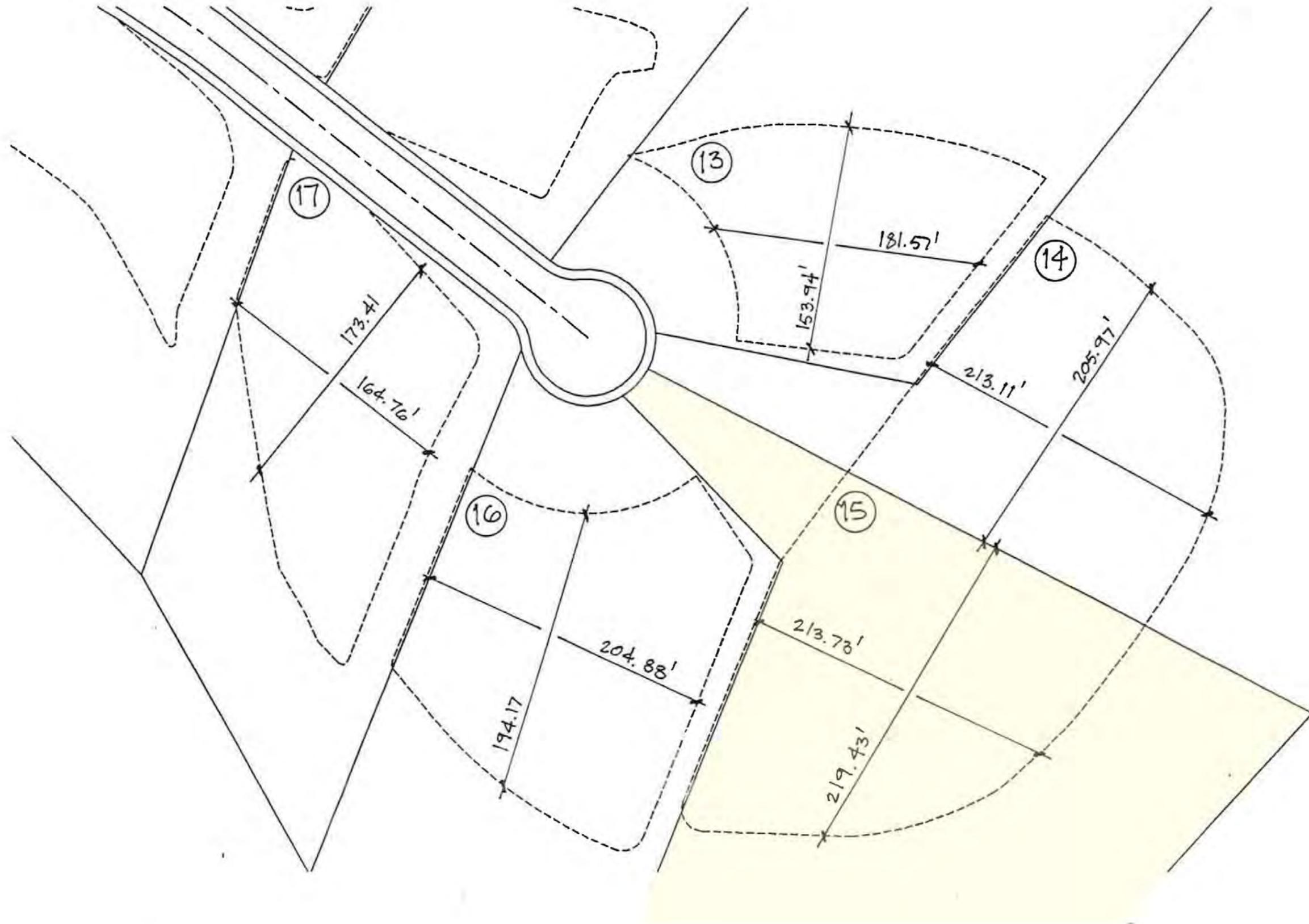


FIGURE 6. APN 519-0-190-105 Building Envelope and Open Space Dimensions

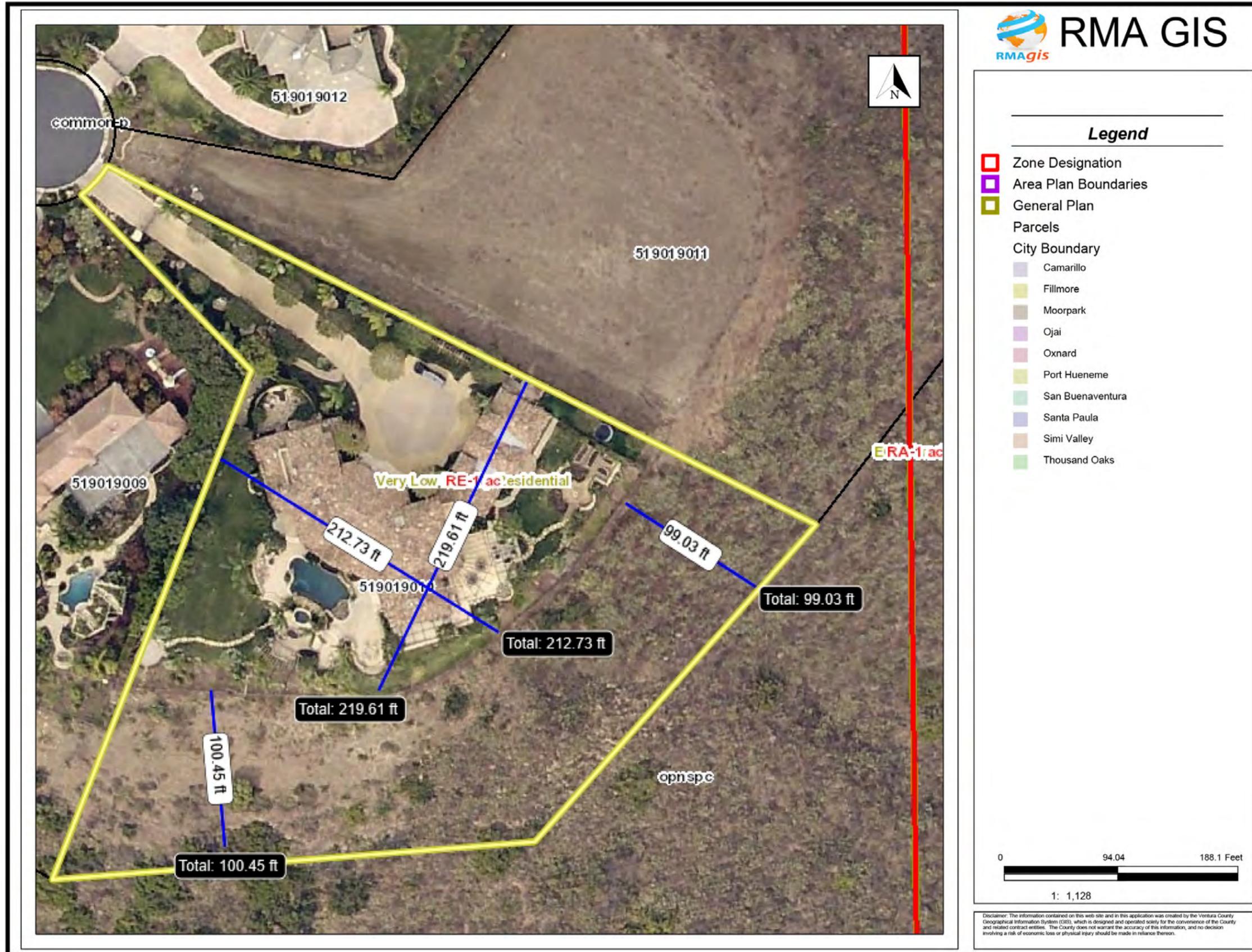
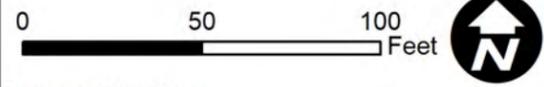


Figure 7: Site Plan
APN 519-0-190-105
13972 Pacific Breeze Drive

-  Proposed Solar Array
-  Proposed Underground Conduit
-  Parcel 519-0-190-105
-  100-ft Fuel Mod. Zone - Residence
-  30-ft Fuel Mod. Zone - Utilities



Imagery: Bing Maps



Map created:
March 18, 2022

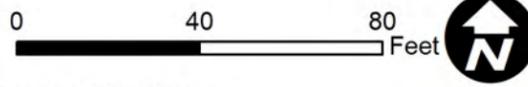


Figure 8: Biological Resources
 APN 519-0-190-105
 13972 Pacific Breeze Drive

-  Proposed Solar Array
-  Proposed Underground Conduit
-  Parcel 519-0-190-105
-  Cactus Wren nests (inactive)

Vegetation Communities

-  Coast Prickly Pear Scrub
-  Lemonade Berry Scrub
-  Disturbed Lem. Berry Scrub/FMZ
-  Fountain Grass
-  Shortpod Mustard
-  bare ground



Imagery: Bing Maps

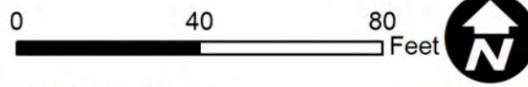


Map created:
 March 18, 2022



Figure 9: Biological Resources
 APN 519-0-190-105
 13972 Pacific Breeze Drive

-  Proposed Solar Array
-  Proposed Underground Conduit
-  Parcel 519-0-190-105
-  Cactus Wren nests (inactive)
-  Veg. Communities (see Fig. 8)
-  Report Photos
-  Survey Route - 2/18/22



Imagery: Bing Maps



Map created:
 March 18, 2022





Photo 1. Approximate location of proposed solar photovoltaic array, facing north (2/18/22).



Photo 2. Underground conduit route with sparse native vegetation that will be removed, facing west (2/18/22).



Photo 3. Underground conduit route at east end, facing southwest (2/18/22).



Photo 4. Coast Prickly Pear Scrub, facing east (2/18/22).



Photo 5. Lemonade Berry Scrub behind Coast Prickly Pear Scrub in the foreground, facing southwest (2/18/22).



Photo 6. Disturbed Lemonade Berry Scrub, or Fuel Management Zone landscaping (also see Photo 1), facing northwest (2/18/22).



Photo 7. Fountain Grass Swards, facing northeast (2/18/22).



Photo 8. Shortpod Mustard Fields, facing northeast (2/18/22).



Photo 9. Location of one of the four inactive cactus wren nests (red circle) found during the biological survey, located near the underground conduit route, facing northeast (2/18/22).



Photo 10. Deteriorated cactus wren nest in a coast prickly pear (2/18/22).

ATTACHMENT A - MND

COUNTY OF VENTURA

RESOURCE MANAGEMENT AGENCY

Planning Division
Keith Turner, Director

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

1. Entitlement: Tentative Tract Map 5175
2. Applicant: Hilltop Builders LLC
760 Las Posas Road. B4
Camarillo, CA 93010
3. Location: Adjacent to and north of Santa Rosa and Moorpark Roads, Santa Rosa Valley (Exhibit "A") in the unincorporated area of the County of Ventura
4. Assessor Parcel No(s): 519-0-010-015
5. Parcel Size: 99.37 Acres
6. General Plan Designation: Existing Community
7. Existing Zoning: Residential Exclusive 1 Acre minimum lot size (RE-1 Acre) and Rural Agricultural 1 Acre minimum lot size (RA-1 Acre)
8. Project Description: The subdivision of a 99.37 acre parcel into 23 residential lots, one Open Space lot and private streets, drives and trails to be held in common ownership. Lot sizes range from 1.3 Acres to 15 Acres with an average lot size of 4.12 Acres.
9. Responsible Agencies: County of Ventura, Planning Department

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

California State Law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based upon the findings contained in the attached Initial Study, it has been determined that this project could have a significant effect on the environment. Therefore, a Mitigated Negative Declaration (MND) has been prepared pursuant to the provisions of the California Environmental Quality Act (Section 15-73). The potentially significant effects identified can be reduced to a level less than significant if the proposed Mitigation Measures are adopted as Conditions of Approval.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

- Air Quality
- Biological Resources
- Visual Resources
- Water Resources
- Transportation/Circulation
- Flood Control / Drainage
- Noise Hazards
- Cultural Resources

800 South Victoria Avenue L# 1740, Ventura CA 93009
(805) 654-2481 FAX (805) 654-2509

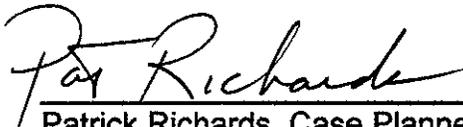
D. PUBLIC REVIEW:

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation. The public review period was identified as being from August 27, 1999 to 5:00 p.m. on September 15, 1999
2. Document Posting Period: August 27, 1999 to September 15, 1999
3. Comments: The public is encouraged to submit written comments regarding this **Mitigated Negative Declaration** no later than 5:00 p.m. on the last day of the above posting period to the Case Planner listed below, Ventura County Planning Division, 800 South Victoria Avenue, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509.

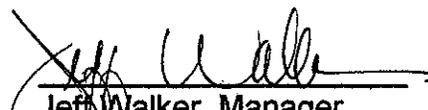
E. CONSIDERATION AND APPROVAL:

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

Prepared by:

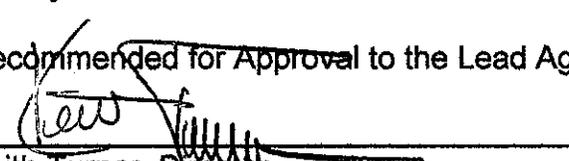

Patrick Richards, Case Planner
Phone No. (805) 654-5192

Reviewed by:


Jeff Walker, Manager
Land Use Permit/Program Manager

The Planning Director recommends that the decision-making body find that the above environmental document has been completed in compliance with the California Environmental Quality Act.

Recommended for Approval to the Lead Agency by:


Keith Turner, Director
Planning Division

Attachments:

1. Location Map - Exhibit "A"
2. Tentative Tract Map - Exhibit "B"
3. Initial Study
4. Proposed Mitigation Measures for TT 5175

TENTATIVE TRACT NO. 5175

MITIGATION MONITORING PROGRAM

AIR QUALITY:

Impact: Generation of PM₁₀ dust during grading and construction activities.

Mitigation Measure: Control fugitive dust at all times. The project's applicant or successors in interest will include the following conditions in the grading and improvement plans prepared for the project:

1. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour average over one (1) hour) to prevent excessive amounts of fugitive dust.
2. All unpaved on-site roads shall be periodically watered or treated, during any construction activity, with environmentally-safe dust suppressants to prevent excessive amounts of dust.
3. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.
4. All active portions of the site shall be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.
5. On-site construction vehicle speeds shall not exceed 15 miles per hour.
6. All construction equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.
7. If any portion of the project site is graded and left undeveloped or unimproved for over four (4) weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Any other methods deemed appropriate by the Air Pollution Control District (APCD) or the Planning Division.
8. If grading activities are discontinued for over four (4) weeks, the applicant shall contact both the Permit Compliance, Planning Division, staff, and the County grading inspector to site inspect revegetation/soil binding.

Timing of Verification: During improvement plan/grading plan check.

Responsible for Implementation: Applicant, building contractor and grading contractor.

Responsible for Monitoring: APCD and Planning Division.

BIOLOGICAL RESOURCES:

Impact: A reduction of the Coastal sage scrub and Southern Cactus Scrub plant communities.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions into the grading and construction plans, CC&R's, deed restrictions or other means found acceptable to the Planning Division of Ventura County:

1. The applicant shall create a note on the final Tract Map, and a deed restriction notice, within the tract's CC&Rs, a prohibition on the use of the common open space area and that area within each lot to remain in perpetual open space.

The project shall include an undeveloped (no above grade structure or utility feature) buffer of at least 100 feet from the top of each bank along the Arroyo Santa Rosa to the north. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal or the like, shall be prohibited within the buffer area, with the exception of required underground transmission lines for utilities. All disturbed areas, due to underground utility placement, shall be re-seeded with native plant species and returned to their original contour.

The applicant shall preserve a majority of the existing cactus scrub habitat on the subject site to serve as nesting areas for the Coastal Cactus Wren.

4. Landscaping in all common areas and those areas held in perpetual open space shall be maintained for the life of the project by the Homeowners Association.
5. Perimeter landscaping and access shall be the shared maintenance and assessment responsibility of all parcels under the provisions of a Homeowners Association. Prior to recordation, the applicant shall record CC&R's or other documents which provide for such shared maintenance and assessment responsibility. Prior to recordation, the applicant shall include this condition and record CC&R's or other documents.
6. A tree protection and replacement program, prepared by the Planning Division approved arborist/biologist, shall be implemented. The program shall include applicable components from the following list:
 - a. Program elements to be graphically depicted on final grading and building plans:
 - i. The location and extent of driplines for all trees and the type and location of any fencing.

Construction envelopes shall be designated on all parcels located outside the driplines of all eucalyptus trees.

Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.

- ii. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits.
- iii. Drainage plans shall be designed so that eucalyptus tree trunk areas are properly drained to avoid ponding.

- iv. All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees.
- b. Program elements to be printed as conditions on final grading and building plans:
 - i. No grading or development shall occur within the driplines of eucalyptus trees that occur in the construction area.
 - ii. All eucalyptus trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link throughout all grading and construction activities. The fencing shall be installed six (6) feet outside the dripline of each eucalyptus tree, and shall be staked every six (6) feet.
 - iii. No construction equipment shall be parked, stored or operated within six (6) feet of any eucalyptus tree dripline.
 - iv. No fill soil, rocks, or construction materials shall be stored or placed within six (6) feet of the dripline of all eucalyptus trees.
 - v. No permanent irrigation shall occur within the dripline of any existing eucalyptus tree.
 - vi. Only designated trees shall be removed.
 - vii. Any eucalyptus trees, which are removed and/or damaged (more than 25% of root zone disturbed), shall be replaced on a 5:1 basis with 5-gallon size saplings grown from locally obtained seed. The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
 - viii. Maintenance of eucalyptus trees shall be accomplished through water-conserving irrigation techniques.
 - ix. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.

7. An open space easement reviewed and approved by the Planning Division and County Counsel shall be dedicated to the Homeowners Association. Appropriate signage shall be required to prevent encroachment prior to the first occupancy clearance.

Timing of Verification: Prior to recording the final map, the applicant shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit three (3) copies of a final landscape and water-conserving irrigation plan to the Planning Division for review and approval. Prior to the first occupancy clearance, landscape and irrigation shall be installed.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Divisions, Building and Safety Division, PWA Development Services.

VISUAL RESOURCES:

Impact: Potential impacts to a designated future scenic highway and local viewsheds.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in CC&R's, deed restrictions and construction plans or other means found acceptable to the Ventura County Planning Director:

1. The applicant shall provide, within the tract's CC&Rs, and as a deed restriction, a minimum of 40 foot setback from the downward slopes of Lots 3, 6, 7, 8, 13, 14, 15, 16 and 22.
2. The applicant shall create CC&Rs to limit the heights of all structures to 29 feet within the project. Structures on Lots 1 & 2 shall be limited to one story in height.
3. The CC&R's for this project shall require split level residential dwelling unit design any time the "building envelope" contains two (2) elevations.
4. The CC&R's for this project shall require that building materials and colors used on the exterior of future residential units shall be compatible with surrounding residential development.
5. Any exterior street lighting installed on the project site shall be of low intensity (sodium or equivalent), low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. No glare shall be seen from any off-site location. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m.
6. The locations of all street lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Photometric Lighting Plan to be reviewed and approved by the Planning Division prior to the recording of the final tract map.
7. The CC&R's for this project shall require that the design, scale and character of the project architecture shall be compatible with adjacent residential development in the vicinity. Grading plans shall be submitted to the Planning Division for review and comment prior to submitted to County PWA.
8. Project landscaping, in all areas under the control of the HOA, shall consist of drought-tolerant native and/or Mediterranean type species, which will assist with screening Lots 1, 2, 3, and 4 from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structures.

Timing of Verification: All property owners shall receive final approval from the new onsite Homeowners Association for the design and location of all structures prior to receiving a Zone Clearance from the Planning Division.

Responsible for Implementation: Applicant and building contractor(s).

Responsible for Monitoring: Planning Division.

WATER RESOURCES:

Impact: Project related increase in runoff that will affect surface water quantity.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in grading, construction and drainage plans or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowners' Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.
7. CC&R's shall require annual reporting by the Homeowners' Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.
8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Timing for Verification: Conditions 5, 6 and 7 shall be accomplished prior to recording the final map. Prior to issuance of a Zoning Clearance or grading permit for all other conditions.

Responsible for Implementation: Applicant, grading and/or improvement construction contractor(s).

Responsible for Monitoring: Ventura County Planning Division and Flood Control Department.

TRANSPORTATION/CIRCULATION:

Impact: Project related increase in vehicle trips.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in CC&R's, deed restrictions, or other means found acceptable to the Ventura County Planning Director:

1. The developer shall pay to the Ventura County Public Works Transportation Department a Traffic Impact Mitigation Fee in accordance with Ordinance 4071.
2. The developer shall dedicate to the County of Ventura a 55-foot public easement for roadway purposed along the project's frontage of Santa Rosa Road and a 47 foot public easement along the project's Moorpark Road frontage. The developer shall also dedicate right-of-way for the future construction of the Santa Rosa Road and Moorpark Road intersection.
3. The developer shall submit to the County Public Works Agency all right-of-way processing fees for cost incurred in the processing of the dedication.
4. The developer shall provide a driveway entrance to the property along Santa Rosa Road according to Ventura County Design No. 304, Detail "C", including any requirements for a gated entry.
5. The developer shall obtain an Encroachment Permit from the appropriate County agency prior to any work in the public right-of-way.
6. Applicant shall specify a contact/coordinator for hauling and traffic concerns and applicant shall pay for any road damage associated with construction trucks.

Timing for Verification: Prior to recording the final map.

Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Transportation Department.

FLOOD CONTROL/DRAINAGE:

Impact: The project's potential to increase surface water pollution.

Mitigation Measure: The project's applicant or successors in interest will include the following conditions in CC&R's, deed restrictions, or other means found acceptable to the Ventura County Flood Control Department:

1. There shall be no diversion of flood flows between the Arroyo Santa Rosa and Arroyo Santa Rosa tributary watershed.
2. The increase in storm flow between the pre and post development conditions, for all storm events (2, 5, 10, and 50-year), shall be detained on site.
3. The extension of the culvert under Santa Rosa Road shall be designed to carry the 100-year storm.
4. Approved structural Best Management Practices shall be installed in accordance with Ventura Countywide Stormwater Quality Management Program guidelines and the requirements for animal waste.
5. CC&R's will incorporate restrictions established by this department for equestrian use of the land and open space.
6. CC&R's shall provide for maintenance of the stormwater detention and water quality elements to the satisfaction of the County of Ventura and Ventura County Flood Control District, and shall establish fallback provisions in the event the Homeowners' Association does not comply. Maintenance shall include mosquito abatement and animal waste management to the satisfaction of the Environmental Health Division.

7. CC&R's shall require annual reporting by the Homeowners' Association of the maintenance activities performed, and the cost thereof on a schedule to be established by this department.

8. Developer shall perform 100-year flood plain analysis in all areas subject to fill within the existing 100-year flood plain shown in the FIRM. The analysis shall use the ultimate condition 100-year flood discharge.

Timing for Verification: Prior to recording the final map.

Responsible for Implementation: Applicant.

Responsible for Monitoring: Ventura County Flood Control Department.

NOISE HAZARDS:

Impacts: Increased noise levels to surrounding properties during construction. Future traffic noise levels exceeding 65 dBA for those houses within 600 feet of either Moorpark or Santa Rosa Roads.

Mitigation Measure: Implement noise-reducing construction practices. The applicant or successors in interest will incorporate the following measures into all construction contract specifications:

1. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to RMA's satisfaction and shall be located a minimum of 100 feet from occupied residences.
2. All residences within 600 feet of either Moorpark or Santa Rosa Road shall incorporate design features to reduce noise. Such mitigations may include, but are not limited to features such as multi-pane glass and sound insulation on exterior walls.
3. A grading and construction workday schedule of 7:30 a.m. to 5:30 p.m., Monday through Friday, will be adopted in the CC&R's with fines for violating these work hour restrictions.
4. All equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an unmuffled exhaust.
5. All equipment shall comply with pertinent equipment noise standards of the U. S. Environmental Protection Agency.
6. If complaints of noisy grading operations or construction activities are received by the County Planning Division, the County will direct the contractor to implement appropriate additional noise mitigation measures including, but not limited to, changing the hours of such activity, shutting off idling equipment or installing acoustic barriers around the stationary construction noise source.

Impact: Predicted noise levels exceeding a CNEL of 65 adjacent to Santa Rosa and Moorpark Roads.

Mitigation Measure: Apply State noise insulation standards to all residential structures within 600 feet of Santa Rosa or Moorpark Roads. Residential structures within 600 feet of Santa Rosa or Moorpark Roads will need to be in compliance with the State noise insulation standards (California Admin. Code, Title 24) with respect to traffic noise.

Timing of Verification: Prior to the issuance of a grading or building permit. During residential dwelling unit plan check for those dwellings within 600 feet of Moorpark or Santa Rosa Roads.

Responsible for Implementation: Applicant and County Building and Safety Division.

Responsible for Monitoring: County Public Works Agency and County Building and Safety Division.

CULTURAL RESOURCES:

Impact: Possible impacts to unknown cultural resources.

Mitigation Measure: Stop work if cultural resources are discovered during grading or construction and consult with the Ventura County Planning Division. The applicant or successors in interest shall incorporate the following conditions into the grading and construction plans:

1. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a Planning Division qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.
2. If any bones are uncovered, State law requires that the Native American Heritage Commission in Sacramento and the County Coroner be notified.

Timing of Verification: This condition shall be printed on all grading and construction plans.

Responsible for Implementation: Applicant, grading and construction contractors.

Responsible for Monitoring: Planning Division, Building and Safety Division and PWA Development Services.