



# County of Ventura Planning Division

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## Initial Study for Olivas Victoria Investments Conditional Certificate of Compliance Tentative Parcel Map

### Section A – Project Description

1. **Project Case Number(s):** Conditional Certificate of Compliance (CC of C) Tentative Parcel Map (TPM) No. 6012 (Collectively “Case No. PL18-0158”)
2. **Name of Applicant:** Olivas Victoria Investments, LLC
3. **Project Location and Assessor’s Parcel Number(s):** The property is addressed as 5590 Olivas Park Drive and is located adjacent to the Olivas Park and South Victoria Avenue intersection in the unincorporated area of Ventura (Attachment 1). The Tax Assessor parcel numbers that constitute the project are 138-0-211-025, 138-0-212-015, 138-0-220-010, 138-0-220-020 and 138-0-220-035, and range in size from 1.14 acres to 26.25 acres in size. The configuration of these parcels are as follows:

#### CC of C TPM No. 6102 Assessor Parcel Nos. (APN)

APN	Location	Existing Lot (Size)	Proposed Lot (Size)
138-0-211-025	South of Olivas Park Drive and east of S. Victoria Avenue	7.65 acres	54.2 acres
138-0-212-015		1.14 acres	
138-0-220-010	North of Olivas Park Drive and west of S. Victoria Avenue	15.57 acres	
138-0-220-020		26.18 acres	
138-0-220-035		3.66 acres	

4. **Existing General Plan Land Use Designation and Zoning Designation of the Project Site (Attachment 2):**
  - a. **General Plan Land Use Designation:** Agriculture
  - b. **Zoning Designation:** AE 40 ac (Agricultural Exclusive 40 acres minimum lot size)

County of Ventura Initial Study PL18-0158
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5. **Description of the Environmental Setting:** The project site is 54.2 acres in size and is located in the County unincorporated area of Ventura County. The City of Ventura city limits abut the northern and northeastern portion of the project site. The Santa Clara river is located south of the project site. The Southern Pacific Railroad line is located immediately north of APNs 138-0-220-010, 138-0-220-020 and 138-0-220-035 and runs in an east / west direction. The project site is in agricultural production (currently strawberries) and has been for several generations. An existing 1,184 sq. ft. single family residence and pump house are located on APN 138-0-211-025. The residence is currently being used as storage for the onsite agricultural operation. The residence will continue to be used as storage after the CC of C TPM is recorded with the County of Ventura. The pump house is not currently being utilized for any specific use. County staff reviewed the Assessor Records for the proposed project and determined that the single family residence was built around 1930. The Assessor Records note that the residence has deferred maintenance for several years as the windows have been boarded up, cracks in the foundation are visible, and there is visible wood rot. There are no other structures on the project site. The table below includes the location and description of the surrounding land uses.

**Existing Land Uses Surrounding the Project Site**

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Use
North	OS 160 ac & MPD	Open Space 160 acres minimum lot size & Master Planned Development	Southern Pacific Railroad & vacant industrial land within the City of Ventura city limits
East	AE 40 ac & MPD	Agricultural Exclusive 40 acres minimum lot size & Master Planned Development	Agriculture and multi-tenant industrial buildings within the City of Ventura city limits
West	AE 40 ac	Agricultural Exclusive 40 acres minimum lot size	Agriculture
South	AE 40 ac	Agricultural Exclusive 40 acres minimum lot size	Agriculture

Legal Lot Status: On May 15, 1998, the County of Ventura Planning Division prepared a Preliminary Legal Lot Determination for APN 138-0-211-025. The Determination concluded that APN 138-0-211-025 appears to exist only for tax assessment purposes; however, when combined with APNs 138-0-212-015 and 138-0-220-020 appears to constitute a lot which was illegally created sometime at or prior to conveyance (deed recorded September 25, 1979 in Book 5494, Page 958 of Official Records), in violation of the Subdivision Map Act or the local subdivision ordinance. The Determination further explained that that as these lots

are not legal lots, no building or other permit may be issued on the lot. The Determination also provided two options to legalize the lots:

1. Process and Recordation of a Parcel Map Waiver, Large Lot Subdivision. This action would create one lot out of APNs 138-0-211-025, 138-0-212-015 and 138-0-220-020. The new lot would be consistent with the AE 40 ac Zoning and agricultural land use designation of the property, as the new lot would meet the 40-acre gross lot size for the zone.
2. Parcel Map Waiver, Voluntary Merger, with Conditional Certificate of Compliance. APNs 138-0-211-025, 138-0-212-015 and 138-0-220-020 combined, can be merged with APN 138-0-220-035 or APN 138-0-212-025 through a Parcel Map Waiver, Voluntary Merger, with Conditional Certificate of Compliance to create a legal lot. APN 138-0-220-035 is a separate illegal lot which is owned by the same owner as the subject APN, while APN 138-0-212-025 is not. The separation of title of APN 138-0-212-025 from the combined APNs 138-0-211-025, 138-0-212-015 and 138-0-220-020 is what caused the illegal subdivision. Therefore, merging them would recreate the lot.

Prior to the submittal of the subject CC of C TPM application, the applicant, met with the Planning Division to discuss the property owner's plans to legalize and develop the lot in the future. Based on the property owner's intentions, the Planning Division advised the applicant that the appropriate discretionary action would be a CC of C TPM. This action would legalize the 5 parcels into one single lot and allow for the future development of the lot with the issuance of a ministerial Zoning Clearance, in accordance with the Ventura County Non-coastal Zoning Ordinance (NCZO), the County Subdivision Ordinance and the Ventura County General Plan. On December 31, 2018, the applicant submitted the subject CC of C TPM application to the County Planning Division.

6. **Project Description:** The applicant requests that a CC of C TPM be granted that would authorize the legalization of 54.2 acres into one legal lot. No new development, grading, or ground disturbance is proposed as part of this project, however current zoning would allow for a variety of ministerial agriculturally-related uses onsite, in accordance with Section 8105-4 of the NCZO. These ministerial uses require the issuance of a Zoning Clearance and may include the restoration of the existing single family dwelling unit and the construction of an accessory dwelling unit, the construction of a maximum of 20,000 sq. ft. of structures related to animal husbandry and the keeping of animals, or a maximum of 20,000 sq. ft. of principal structures related to agriculture, such as greenhouses and structures for preliminary packing, storage and preservation of produce.

The applicant is proposing to utilize the existing 1,184 sq. ft. single family residence for storage. Improvements to this residence are not proposed as part of the proposed project.

Water to the site is currently provided by an existing private water well (Well No. 02N22W20E01S). Wastewater service will be provided by the installation of a new onsite wastewater treatment system. Access to the site will utilize the existing access road off of Olivas Park Drive (Attachment 3).

**7. List of Responsible and Trustee Agencies:** None

**8. Methodology for Evaluating Cumulative Impacts:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 4 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area. Attachment 5 of this initial study includes a map of pending and recently approved projects within the City of Ventura. The projects listed in Table 1 and Table 2 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project.

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

<b>Permit No.</b>	<b>Permit Type</b>	<b>Description</b>	<b>Status</b>
LU11-0148	CUP	Major Modification of CUP 5042 for the ongoing operation of a greenhouse facility over 100,000 sq. ft. in size.	Pending
PL14-0049	CUP	Major Modification of CUP 5042 for the ongoing operation of a greenhouse facility for an additional 20-year period. The project also includes a request to install an employee bathroom in place of the caretaker dwelling at the initial phase of development and replace it with a 1,782 sq. ft. farmworker dwelling	Pending
PL15-0195	CUP	Modified CUP to continue the use of an existing wireless communications facility for an additional 10-year period. The request includes removal of	Pending

		an existing 48-foot, 7-inch slim line monopole and replacing the pole with a 53-foot, 5-inch tall slim-line monopole.	
PL16-0017	CUP	Addition of water supply, transmission and storage facilities on APN 147-0-060-055 for use in conjunction with the existing water supply, storage, and distribution system for a period of 40 years or to 2056. The proposed additional infrastructure is necessary to (A) replace a water supply well currently idled by drought, and (B) bring the existing system into compliance with current applicable codes.	Approved
PL16-0130	CUP	Continue use of existing oil and gas facility on the McGrath 4 Lease in Ventura County's CUP 12 Permit Area by California Resources Corporation (CRC). No changes are proposed to the existing operations.	Pending
PL17-0049	CUP	Continued operation and maintenance of an existing 80-foot tall communications facility and associated equipment. The original Conditional Use Permit (CUP 4912) expired. The stealth facility is designed as a faux pine tree. No physical improvements are proposed.	Pending
PL17-0108	CUP	Continued operation of an existing model airplane field for an additional 20-year period.	Pending
PL18-0009	VM	Merging two lots under APN 206-0-263-23 to create one lot that is forty-five feet wide by seventy-five feet deep and building a two family dwelling with a common wall.	Pending
PL18-0029	CUP	Continued operation and maintenance of an existing wireless communication facility that comprises of a 120 foot tall tower with associated telecommunication equipment located in an equipment shelter within a fenced lease area.	Pending
PL18-0038	CUP	Permit Adjustment to extend the timeframe for inauguration of PL15-0111, which involves a Planned Development for the redevelopment of a 50,794 sq. ft. commercial property and an existing 3,200-sq. ft. building as a retail market.	Approved
PL18-0068	CUP	Addition of an interior third story to and existing two-story indoor ministorage warehouse	Pending
PL18-0072	PD	Planned Development Permit for an Automobile Service Station located on a 27,921 sq. ft. lot. The site is currently developed with a 1,402 sq. ft. market, 5 gasoline dispensers, 3 fuel tanks, and a 24' X 72' canopy. The proposed project would renovate the site with a new market and gas	Terminated

		dispensary.	
PL18-0105	CUP	Continued operation of an oil and gas exploration permit. The oil continuation permit for a commercial Class II oilfield waste disposal facility is under separate permit.	Pending
PL18-0151	CCC	Conditional Certificate of Compliance for APN 069-0-060-100. This parcel is not a legal lot and the CC of C is only for sale, lease and finance not for development.	Pending
PL19-0006	CUP	Continued use of a 1,100 sq. ft. (square foot) caretaker dwelling associated with an existing, permitted self-storage facility. The storage facility and office are authorized under PD-1163.	Pending

CUP – Conditional Use Permit  
 PD- Planned Development Permit  
 CCC – Conditional Certificate of Compliance  
 VM- Voluntary Merger

**Table 2 – City of Ventura Pending and Recently Approved Projects Within 5 Mile Radius**

Permit No.	Description	Status
3864	Construct a 2-story office building	Approved
4469	Construct 4 new commercial buildings	Approved
12863	Relocation of previously approved but not yet built floodwall	Pending
7630	Construct a 40 room addition to existing Holiday Inn Express hotel	Approved
11658	Construct a 5,000 sq. ft. addition to commercial structure	Approved
11006	Demolition of existing 2,125 sq. ft. restaurant and construction of a new 1,650 sq. ft. restaurant	Pending
10694	Construction of a 8,539 sq. ft. office building	Approved
12046	Construct a 50,531 sq. ft. mixed use building	Pending
12721	Demolish 2 single family dwellings and construct a 30-	Pending

	unit apartment complex	
8647	Construct new self-storage facility	Approved
3617	Construct 7 industrial office buildings	Approved
756	Construct 138 condos & 20,230 sq. ft. commercial space	Approved
10148	Construct a 4-story mixed use project that includes construction of 43 condos and a 4,192 commercial space	Pending
6811	Construct a 306 apartments and 5,000 sq. ft. commercial space	Approved
7323	Construct mixed use building with 26 condo units and 3,896 sq. ft. commercial	Approved
7910	Construct 26 unit multi-family residential	Approved
3829	Construct 216 detached dwellings and 110 attached dwellings	Approved
11655	Construct 3 story 45 unit residential building	Approved
723	Construct 198 to 250 townhouse and apartment units	Pending
7224	Construct 34 affordable condo units	Approved
12768	Construct 42 affordable multi-family residential units	Pending
12960	5 lot subdivision with construction of 1 single-family dwelling on each lot	Pending
6270	Construct 117 affordable single-family dwelling	Approved
3864	Construct a 2-story office building	Approved

## Section B – Initial Study Checklist and Discussion of Responses<sup>1</sup>

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

### Impact Discussion:

1a. Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines (Ventura County Air Pollution Control District, 2003). No new development or ground disturbance is proposed. However, current zoning would allow for a variety of ministerial agriculturally-related uses in accordance with Ventura County Non-coastal Zoning Ordinance (NCZO) Section 8105-4. These ministerial uses require the issuance of a Zoning Clearance and may include, but not limited to the restoration of the existing single family dwelling unit and the construction of an accessory dwelling unit on the parcel, the construction of a maximum of 20,000 sq. ft. of structures related to animal husbandry and the keeping of animals, or a maximum of 20,000 sq. ft. of principal structures related to agriculture, such as greenhouses and structures for preliminary packing, storage and preservation of produce. It is anticipated that reasonable foreseeable development of the lot will not exceed air quality impacts for any of the applicable NCZO ministerial uses that are allowed on the subject lot. Therefore, the proposed project will have a less-than-

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



significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to local or regional air quality.

1b. The project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, there will not be any impacts on air quality.

**Mitigation/Residual Impact(s)**

No mitigation required. There will not be any residual impacts.

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

5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X			
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**Impact Discussion:**

2A-1 through 2A-3. The proposed project overlies the Oxnard Sub-basin groundwater basin (Department of Water Resources [DWR] Basin No. 4 4.2), which is identified as a high priority basin and critically overdrafted, by the DWR. The applicant is not proposing any increased water use. Reported extractions from the well for the years 2013 through 2017 were: 78.62 acre feet (AF), 200.43 AF, 123.07 AF, 99.5 AF, and 89.12 AF, respectively. The capacity of the well is approximately 500 gallons per minute. Should the project site be developed in the future, the well will supply domestic water for the site. The estimated additional water use is expected to be less than 0.25 AF annually, depending on the ministerial agricultural uses that are proposed in the future. Thus, the anticipated increased water use for the site is not considered significant and the proposed project is considered to be less than significant for groundwater quantity.

2A 4. The increase in water use due to potential utilization of the currently unoccupied dwelling is estimated to be 0.25 AF. Therefore, the proposed project will result in 1 AF or less of net annual increase in groundwater extraction and is considered less than significant for groundwater quantity.

2A 5. The proposed project will be consistent with the applicable *Ventura County General Plan* General Plan Goals and Policies for Item 2A of the *Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, project-specific and cumulative impacts on groundwater quantity will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
Will the proposed project:								

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

**Impact Discussion:**

2B-1 and 2B-2. The applicant has indicated that a septic system is proposed to be used for sewage disposal if the lot is developed in the future. Septic systems have the potential to contaminate groundwater. Septic systems are permitted by the County of Ventura Environmental Health Division and regulated by the State Water Resources Control Board. A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality and reasonable foreseeable construction of a future OWTS (under a separate Zoning Clearance) is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan. With the installation of a properly installed septic system, groundwater quality is not expected to individually or cumulatively exceed groundwater quality objectives set by the Basin Plan.

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

2B 4. The proposed project is consistent with the applicable *Ventura County General Plan* General Plan Goals and Policies for Item 2B of the *Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, project-specific and cumulative impacts on groundwater quality will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

2C-1. and 2C-2. Domestic water to the site is currently provided by an existing private water well (Well No. 02N22W20E01S). Potential future development of the project site will utilize the existing well as the potable water source. Thus, surface water is not proposed to be used for this project.

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

Based on the above discussion, there will not be any impacts on surface water quantity.

**Mitigation/Residual Impact(s)**

No mitigation required. There will not be any residual impacts.

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

**Impact Discussion:**

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan for this area. Additionally, the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The project is located near the intersection of Olivas Park Road and Victoria Avenue. The site is not located within the County Urban Unincorporated Area or a high-risk area for surface water contamination. Thus, the legalization of the lot and reasonably foreseeable ministerial development on the lot will not directly or indirectly

exceed water quality objectives or applicable standards of the MS4 Permits or NPDES permit.

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

Based on the above discussion, project-specific and cumulative impacts on surface water quality will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

3A-1. and 3A-2. The project site is not located within a MRP Overlay Zone or located adjacent to land classified as MRZ-2. The project site is also not located adjacent to a

principal access road for a site that is subject to an existing aggregate CUP. Thus, the proposed project will not have a cumulative impact on aggregate resources and will not hamper or preclude extraction or access to identified aggregate resources.

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

Based on the above discussion, there will not be any impacts on aggregate resources.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

3B-1. On July 5, 1976, the Planning Director approved and oil and gas Conditional Use Permit (CUP No, 3630; Utsuki- Burns-1 Lease) for APN 138-0-220-035. The oil and gas facility contains one oil well (American Petroleum Institute No. 11120807), which according to the State Division of Oil, Gas and Geothermic Resources website, was plugged and abandoned on December 4, 1978. As the oil and gas facility has since expired and is no longer in operation, the proposed subdivision of the lot and reasonable foreseeable development of the lot would not have the potential to hamper or preclude access to petroleum resources.

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

Based on the above discussion, there will not be any impacts on petroleum resources.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

4A-1. The project site is developed with a single-family dwelling that is currently used for storage. The onsite dwelling is surrounded by actively cultivated areas on all sides. Very limited open space and natural areas that could support special-status plants or wildlife species exists within the project site. The land uses in the project vicinity consists of commercial and manufacturing uses (i.e. cargo and freight company, auto body and collision, office and machine shop, bakery and rock climbing gym) across South Victoria to the east and agricultural areas to the north, west and south. The Ventura River is located more than 3,000 feet south of the project site and supports a riparian habitat that is potentially suitable for special-status plants and wildlife. The use of the dwelling for storage will not have an impact on these natural areas, due to the distance of these resources from the dwelling. The project site also lacks wetlands and water resources, that could support special status aquatic wildlife species that depend



upon such resources. No special status species bird species are expected to nest within the development footprint; however, indirect impacts associated with construction noise and vibration at the time development is proposed could disturb nesting birds in adjacent high value habitats, resulting in a potentially significant impact. These impacts would be avoided or minimized with the implementation of a condition of approval which require land clearing activities to commence outside the nesting bird season or require pre-construction surveys. Therefore, the proposed CC of C TPM and reasonable foreseeable ministerial development of the lot is not likely to result in impacting any special-status plants and wildlife species.

4A-2. As indicated in item 4A-1 above, there is no suitable habitat at the project site and in surrounding agricultural fields, that would support special-status plants and wildlife species. The project area is dominated by historical and ongoing agricultural activities, precluding suitable habitat for special-status species to thrive in the area. Further, the absence of such habitat also precludes the occurrence of special-status plants and wildlife in the area. Some common urban wildlife may migrate through the agricultural fields or temporarily forage or rest in the fields, especially at night. However, reasonable foreseeable ministerial development of the site will not limit the use of the fields or restrict wildlife from foraging or resting in the fields at night. Therefore, potential future use of the site will not impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity.

Based on the above discussion, there will not be any project-specific or cumulative impacts on biological species.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
<b>Will the proposed project:</b>								

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

**Impact Discussion:**

4B-1. Ground disturbance and vegetation removal is not proposed at this time. Neither the project site nor the parcels surrounding the project site support habitat for sensitive plant communities. Given these conditions in the project area, the proposed legalization of the lot and reasonable foreseeable ministerial development of the lot will not temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities.

4B-2. Neither the project site nor the surrounding parcels support habitat for sensitive plant communities. Given these conditions in the project area, the proposed legalization of the lot and reasonable foreseeable ministerial development of the lot will not temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities.

Based on the above discussion, there will not be any impacts on sensitive plant communities.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
Will the proposed project:								

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

**Impact Discussion:**

4C-1. through 4C-4. Neither the project site nor the surrounding parcels support wetlands or other waters ways. The Santa Clara River, which is a perennial water body, is located more than 3,000 feet south the project site. There are no plans to discharge or encroach into the river system. Although this river supports riparian wetland habitat, the proposed legalization of the lot and reasonable foreseeable ministerial development of the lot will not have any direct or indirect impacts on the Santa Clara River due to the distance between the project site and the river. In any case, should the lot be developed in the future and landscaping is proposed, the applicant will be required to submit for review and approval by the Planning Division, a landscape plan prior to construction. The plan shall prohibit the planting of exotic and invasive weed species and be in compliance with the State of California Model Water Efficient requirements for landscaping. Therefore, the proposed project will not result in any adverse impacts on wetland habitat.

Based on the above discussion, there will not be any project-specific or cumulative impacts on waters and wetlands.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

4D-1. and 4D-2. The project is not located within the coastal zone. Therefore, no impacts to ESHA will occur.

Based on the above discussion, there will not be any impacts on ESHA.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

4E-1. through 4E-4. The Santa Monica-Sierra Madre Wildlife Corridor is the nearest mapped Wildlife Corridor and is located approximately 3,000 feet south of the project site at the Santa Clara River. There are no habitats on the project site of natural resources value that would attract wildlife to the project site. The proposed project includes the legalization of the lot and reasonable foreseeable ministerial development uses in accordance with NCZO Section 8105-4. No development is proposed and reasonable foreseeable development within the mapped Wildlife corridor would be subject to NCZO Section 8104-7.7 – Habitat Connectivity and Wildlife Corridors Overlay Zone. No lighting is proposed as part the of the project, however reasonably foreseeable development of a single-family dwelling will likely incorporate lighting that could have a significant impact on wildlife movement if it is excessive or shines into the adjacent riparian corridor and Santa Clara River. However, with the implementation of a standard condition requiring the applicant to submit a Lighting Plan with future development that ensures any exterior night lighting is not directed towards neighboring properties, potential impacts to wildlife movement corridors are not significant.

Based on the above discussion, there will not be any project-specific or cumulative impacts on habitat connectivity.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

4F. The proposed CC of C TPM and reasonable foreseeable ministerial development of the lot will not have an adverse direct or indirect impact on biological resources as the project area is dominated by agricultural activities, which precludes the occurrence of suitable habitats for protected flora and fauna. The project was reviewed and found to be consistent with the *Ventura County General Plan Goals, Programs and Policies* for Item 4 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X					X			
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**Impact Discussion:**

5A-1. The project site has a soil classification of “Prime” according to the State of California Important Farmland Inventory Map (RMA GIS, May 2019). Pursuant to the Ventura County Initial Study Assessment Guidelines (ISAGs), the threshold restriction for the removal of Prime soil is 5 acres. The proposed subdivision will not result in the removal of any soil on the project site. Reasonably foreseeable ministerial development may result in the removal of Prime soil, however soil removal is not expected to exceed 5 acres, as no more than 20,000 sq. ft., or 0.46 acres, of agriculturally-related structures could be built onsite in accordance with NCZO Section 8105-4.

5A-2. The proposed project does not involve a General Plan amendment that will result in the loss of agricultural soils.

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

Based on the above discussion, there will not be any impacts on agricultural soils.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

## **Impact Discussion:**

5B-1. The applicant requests that a CC of C TPM be granted that would legalize 54.2 acres into one separate lot and allow reasonable foreseeable ministerial development on the project site after the parcel map has been recorded. No new development, grading, or ground disturbance is proposed as part of this project, however current zoning would allow for a variety of ministerial agriculturally-related uses in accordance with NCZO Section 8105-4. These ministerial uses require the issuance of a Zoning Clearance and may include, but not limited to, the restoration of the existing single-family dwelling unit and the construction of an accessory dwelling unit on the parcel, the construction of a maximum of 20,000 sq. ft. of structures related to animal husbandry and the keeping of animals and a maximum of 20,000 sq. ft. of principal structures related to agriculture, such as greenhouses and structures for preliminary packing, storage and preservation of produce.

The proposed subdivision and reasonably foreseeable ministerial development of the project site will not result in any land use incompatibility with the surrounding agricultural, commercial and industrial development. Development within the City of Ventura is located approximately 895 feet east of APN 138-0-220-020 and has been in existence for more than 10 years. These uses consist of commercial and industrial/manufacturing uses (i.e. cargo and freight company, auto body and collision, office and machine shop, bakery and rock climbing gym). There would not be any significant impacts that would result from reasonably foreseeable development on the lot. Ministerial-permitted uses are considered by the County to be low-intense uses that do not require discretionary or environmental review. Agriculturally-related future development on the site could create more sensitive uses in this Olivas community that are incompatible with offsite commercial and industrial/manufacturing uses northeast of the subject lot in the City of Ventura. However, the City has reviewed the project and commented that the Olivas community contains some commercial and industrial uses, but the community is predominantly agricultural and consistent with the City's General Plan, which has a land use designation of agricultural (City of Ventura letter, dated January 16, 2019). Therefore, the proposed project would not be incompatible with off-site non-agricultural uses.

5B-2. The project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 5b of the *Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, project-specific and cumulative impacts on agricultural land use incompatibility will be less than significant.

## **Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.



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

**Impact Discussion:**

6a. and 6b. The project site is located 0.5 miles north of State Route (SR) 101, which is considered an eligible scenic highway in accordance with item 6 of the ISAGs. The project site is not visible from SR 101. There is an approximate 950-foot increase in elevation between SR 101 (elevation 1,043 feet) and the project site (elevation 93 feet). The project site is on flat land and thus not visible from SR 101. Existing agricultural operations are located west, southwest, southeast and south of the project site. The land uses in the project vicinity consists of commercial and industrial/manufacturing uses (i.e. cargo and freight company, auto body and collision, office and machine shop, bakery and rock climbing gym) across South Victoria to the east and agricultural areas to the north, west and south. Olivas Park Drive bisects the project site; APNs 138-0-220-010, 138-0-220-020 and 138-0-220-035 are located north of this public road and APNs 138-0-211-025 and 138-0-212-015 are located south of this road. Reasonable foreseeable ministerial development of the subject lot will not adversely affect scenic resources. This is because pursuant to NCZO Section 8106-1 - Schedules of Specific Development Standards, permitted ministerial development has been found to not have

an adverse impact on scenic resources. Reasonable foreseeable ministerial development<sup>2</sup> will restrict future structures to 25 feet in height unless a 40 foot setback from property line is provided whereby the structure may increase in height to a maximum of 35 feet in height and 15 feet for accessory structures.

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

Based on the above discussion, project-specific and cumulative impacts on scenic resources will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

<sup>2</sup> Section 8105-4 of the NCZO allows for the installation and operation of wireless communications facilities on agriculturally zoned land. However, impacts on scenic resources is considered to be less than significant as Section 8107-45 of the NCZO requires all new wireless communications facilities to be design as stealth facilities and limited to a height of 80 feet for faux eucalyptus and faux pine trees, which are the most common types of faux facilities that are requested by the wireless industry and permitted by the County of Ventura.

7a. and 7b. The project site contains Alluvium deposits. According to the ISAGs, these deposits do not have a strong likelihood of containing paleontological resources. The proposed legalization of the parcel and recordation of the TPM will not create a project specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

Although it is unlikely that reasonable foreseeable development will encounter and have an adverse impact to paleontological resources, the applicant will be subject to a condition of approval such that in the unlikely event that ground disturbance activities reveal the presence of subsurface resources, the applicant will be required to: (1) stop all work that has the potential to adversely affect the resources; (2) retain a paleontologist or geologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval. Implementation with the above-noted standard condition of approval will ensure that impacts remain less than significant.

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

Based on the above discussion, project-specific and cumulative impacts on paleontological resources will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8A. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		

2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?		X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X			

**Impact Discussion:**

8A-1. and 8A-2. According to the South Central Coast Information Center at California State University Fullerton (February 21, 2019), the archeological sensitivity of the project site is unknown and recommended a Phase 1 Archeological Survey. A Phase 1 Archeology Survey was prepared by W & S Consultants (April 7, 2019). The study concluded that no cultural resources were found in the survey area, and that reasonable foreseeable development of the project site will not adversely impact archeological resources.

On January 31, 2019, in accordance with Assembly Bill (AB) 52, Planning Division staff contacted local Native American representatives for comment and review of the proposed project. As of June 24, 2019, (release date of the Notice of Intent to Adopt a Negative Declaration), no responses were received from the local tribes regarding the proposed project. Although the proposed project is not likely to result in impacts to cultural resources, a standard condition of approval will be included with the map that will require protection of any cultural resources that are inadvertently encountered during ground disturbance activities associated with future development of the lot.

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

Based on the above discussion, project-specific and cumulative impacts on archeological resources will remain less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

8B-1 through 8B-4. The project site is not located within one half mile of a site that has been designated as a historical site. An existing single family dwelling (i.e. currently used for storage) was built in approximately 1930. No improvements to the dwelling are proposed. Because the dwelling is over 50 years old, should the existing dwelling be altered, the Ventura County Cultural Heritage Board may be required to review the proposed alterations.

Based on the above discussion, there will not be any impacts on historical resources.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

9a. and 9b. The project site is located more than five miles from the coast. Therefore, the proposed project will not cause a direct or indirect adverse physical change to a coastal beach or sand dune, or when considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune.

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

Based on the above discussion, there will not be any impacts on coastal beaches and sand dunes.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified

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

**Impact Discussion:**

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

10a. and 10b. There are no known active or potentially active faults extending through the proposed project site based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and *Ventura County General Plan* Hazards Appendix–Figure 2.2.3b. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. Therefore, the proposed project will not result in a project-specific impact from potential fault rupture hazard.

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

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

Based on the above discussion, there will not be any impacts on fault rupture hazards.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

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

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2016 Chapter 16, Section 1613, requires structures be designed to withstand this ground shaking. No development is proposed. Future development would be subject to the requirements of the building code that will reduce the effects of ground shaking to less than significant.

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

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



Based on the above discussion, project-specific and cumulative impacts on ground shaking hazards will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

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

12a. Portions of the property are located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. The location of the existing onsite dwelling (currently used as storage) is not shown to be within a liquefaction zone. No development is proposed. In accordance with the Ventura County Building Code adopted from the California Building Code, dated 2016, Chapter 18, Section 1803.3, a site specific study (geotechnical/soils report) to evaluate the liquefaction potential and associated hazards may be necessary as part of a building permit application. The potential hazards resulting from liquefaction are considered to be less than significant.

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

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

Based on the above discussion, project-specific and cumulative impacts on liquefaction hazards will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

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

13a. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated October 2017, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, 2017) and is not subject to seiche hazard. Therefore, the proposed project will not have a project-specific impact to seiche hazards.

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix, Figure 2.6, dated October 22, 2013. Therefore, the proposed project will not have a project-specific impact related to tsunami hazards.

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

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

Based on the above discussion, there will not be any impacts on Seiche and Tsunami Hazards.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

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

14a. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690 2699.6, the project site is not located in a mapped landslide area, hillside area, nor a potential seismically induced landslide zone. Additionally, the project does not include any excavations into a hillside.

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

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

Based on the above discussion, there will not be any impacts on landslide / mudslide hazards.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

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

15a. The project is a request to legalize the property, no new development is proposed. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction, which requires mitigation of potential adverse effects of expansive soils.

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

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

Based on the above discussion, project-specific and cumulative impacts on expansive soil hazards will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

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

16a. The project site is located within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (October 22, 2013). A subsidence hazard to an area may be caused by the removal of oil, gas and/or water such that the overburdened load that the liquid used to support is placed on the rock or sediment structure and this material becomes compressed producing a net loss in volume and a depression in the land surface. The proposed project is not for oil, gas or groundwater extraction and the effects of the project on subsidence are less than significant.

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

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

Based on the above discussion, project-specific and cumulative impacts on subsidence hazards will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

<p>1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another):</p> <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>	X				X				
<p>2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?</p>	X				X				

**Impact Discussion:**

17A-1. There would be no increase in impervious area as a result off the proposed project. Future development will be constructed according to current codes and standards that will require no increase in flooding hazard or increase in the potential for erosion or siltation.

17A-2. The project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 17A of the Ventura County Initial Study Assessment Guidelines.*

Based on the above discussion, there will not be any impacts on non-FEMA hydraulic hazards.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17b. Hydraulic Hazards – FEMA (WPD)</b>								
<b>Will the proposed project:</b>								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

17B-1. through 17B-4. A portion of the project site is within a location identified by the Federal Emergency Management Agency (FEMA) as a Special Flood Hazard Area (SFHP) and within the 1% annual chance (100 year) floodplain is evidenced on FEMA Map Panel 06111C0905E effective January 20, 2010, Zone X unshaded. Future development would require the property owner to obtain a Floodplain Development Permit from the Ventura County Public Works Agency prior to construction. Additionally,



the applicant will be subject to a standard condition of approval that will require the recordation of a Notice of Flood Hazard on property title prior to the recordation of the CC of C TPM to inform existing and future property owners that the project site is currently mapped within the 1% annual chance (100-year) floodplain.

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

Based on the analysis above, the proposed project will have a less-than-significant project-specific impact related to non-FEMA hydraulic hazards. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to non-FEMA hydraulic hazards.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

18a. The Ventura County Fire Protect District reviewed the proposed project and determined that the project site is not located within a designated High Fire Hazard Area/Fire Hazard Severity Zone or Hazardous Watershed Fire Area. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to fire hazards.

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

Based on the above discussion, there will not be any impacts on fire hazards.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

19a. and 19b. The project site is located outside of the Oxnard Airport Sphere of Influence. The proposed subdivision and reasonable foreseeable development of the lot is not expected to adversely impact the operational activities of the airport. This is because any future structures are limited to a maximum of 35 feet in height for principal structures (if setback 40 feet from the property line) and 15 feet for accessory structures. Based on these development limitations, impacts on aviation hazards would be less than significant. Therefore, the proposed project will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed will not create a project-specific impact on aviation hazards will not make a cumulatively considerable contribution to significant aviation hazards.

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

Based on the above discussion, project-specific and cumulative impacts on aviation hazards will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

20A-1. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. The proposed CC of C TPM and reasonable foreseeable ministerial development of the lot will not utilize hazardous materials in a quantity which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency. No project specific or cumulative impact related to hazardous materials is expected.

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

Based on the above discussion, there will not be any impacts on hazardous materials.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

20b-1. The proposed CC of C TPM and reasonable foreseeable ministerial development of the lot is not considered an activity that generates hazardous waste. The proposed project will not create any project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to hazardous wastes.

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

Based on the above discussion, there will not be any impacts on hazardous waste.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

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

### **Impact Discussion:**

21a. To determine whether a project will result in a significant noise impact, the ISAGs set forth standards to determine whether the proposed use is a “noise sensitive use” or a “noise generator.” Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. Reasonable foreseeable ministerial development is anticipated on the subject property. Current zoning would allow for a variety of ministerial agriculturally-related uses to be introduced onsite in the future in accordance with Section 8105-4 of the NCZO. These ministerial uses require the issuance of a Zoning Clearance and may include, but not limited to, the restoration of the existing single-family dwelling unit and the construction of an accessory dwelling unit, and the construction of a maximum of 20,000 sq. ft. of structures related to animal husbandry and the keeping of animals or principal structures related to agriculture, such as greenhouses and structures for preliminary packing, storage and preservation of produce. The *Ventura County General Plan* Goals, Policies, and Programs, and the ISAGs consider residential and agricultural land uses a noise-sensitive use. These noise-sensitive uses are not considered a long-term noise generator use since these types of uses would not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, would not involve the creation of a new transit use, and would not involve the creation of a new commercial or industrial use that involves noise generating activities. As the proposed project does not include a noise generating use (except with regard to construction noise, which is addressed separately below), the proposed project will have no impacts related to the introduction of a new noise generator near noise sensitive uses.

The noise that will be experienced at the project site will largely result from traffic on Olivas Park Drive or South Victoria Avenue. According to RMA GIS (May 2019), both roads have a mapped CNEL 60dB(A) noise contour which may exceed exterior noise levels thresholds specified in Ventura County General Plan Policy 2.16-1 and ISAG item 21. Future ministerial agricultural development on the subject lot could be subject to noise levels from traffic along Olivas Park Drive and South Victoria Avenue that meet or exceed the CNEL 60dB(A) noise contour. In addition, the proposed project site is located immediately south of the Union Pacific Railroad tracks, which is also considered a noise generating use when this portion of the railroad is in use. To ensure the reasonable foreseeable ministerial development does not exceed exterior noise level thresholds specified in County General Plan Policy 2.16-1 and ISAG item 21, the applicant will be required to be in compliance with the requirements of the Ventura County General Plan Policy 2.16.2-1(5), Construction Noise Threshold Criteria and Control Plan (2010a), noise goals. The applicant will be required to limit construction

activity for future development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours.

To ensure interior noise levels are in compliance with Ventura County General Plan noise policy limits, the applicant will be required to ensure that reasonable foreseeable development be designed so that noise-attenuating features of dual-paned windows and sound insulation would be installed. In addition, the applicant will ensure that noise-sensitive development would be sited away from the road, as appropriate. These project features will act to screen future noise-sensitive development, and noise impacts to this type of development will be reduced in compliance with Ventura County General Plan noise policy limits.

21.b. and 21e. The potential non-commercial or industrial use of the property is not considered a noise generator that will adversely affect any nearby noise sensitive use (e.g., existing residences). However, reasonable foreseeable development will involve noise-generating construction activities that have the potential to adversely affect surrounding residential uses.

At this time, it is unclear if reasonable foreseeable development of the proposed project site would require pile-driving, vibratory compaction, demolition, drilling, or other similar types of vibration-generating activities. Pursuant to the requirements of the *Ventura County Construction Noise Threshold Criteria and Control Plan (2010a)*, the proposed project will be subject to a condition of approval to limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to vibration-generating activities.

21c. The proposed project does not involve the creation of a vibration-generating transit use. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines* (Section 21).

21d. The project site has direct access from Olivas Park Drive, which is a paved public road. The proposed project will not involve the use of heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (ISAGs, Section 21-D, Table 1, Item No. 3). Therefore, the proposed project will not have a project-specific vibratory impact and will

not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to the use of rubber-tire heavy vehicle uses.

21f. The project would be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, project-specific and cumulative impacts on noise and vibration will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

22a. The property is located adjacent to the Olivas Park and South Victoria Avenue intersection. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. Reasonable future development will be subject to a standard condition of approval that will require future development be constructed with non-reflective materials so as to not create any disability or discomfort glare for motorists traveling along Olivas Park Drive or South Victoria Avenue. In addition, prior to development of the lot, the applicant will be required to submit a Lighting Plan that will minimize potential impacts from glare associated with exterior lighting. With implementation of these standard conditions of approval, reasonable foreseeable development will not make a cumulatively considerable contribution to significant glare impacts,



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

Based on the above discussion, project-specific and cumulative impacts on daytime glare will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

23a. The existing onsite single family dwelling is currently and will continue to be used as storage. The storage of hazardous materials in the structure may have impacts to public health due to onsite storage and/or handling of hazardous material. Compliance with applicable state and local regulations will reduce potential project specific and cumulative impacts to a level considered less than significant.

23b. The project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 23 of the Ventura County Initial Study Assessment Guidelines.*

Based on the above discussion, project-specific and cumulative impacts on public health will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?	X				X			

**Impact Discussion:**

24a. Neither VCAPCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County's discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons carbon dioxide equivalent per year (MTCO<sub>2</sub>e/year) threshold of significance to such projects, in accordance with CEQA Guidelines section 15064.4(a)(2). VCAPCD has concurred with the County's approach.

The proposed CC of C TPM would not result in a change to the existing use of the property. Reasonable foreseeable development of the lot could result in the introduction of agricultural uses as permitted in accordance with Section 8105-4 of the NCZO. Many of the permitted uses in the AE 40 ac zone require a Permit to Operate issued by the VCAPCD, which sets limits (i.e. below the routinely applied 10,000 metric tons carbon dioxide equivalent per year (MTCO<sub>2</sub>e/year) threshold of significance) to the maximum amount of GHG emissions that can be emitted from the use. The uses that are not subject to a Permit to Operate are not expected to exceed the routinely applied VCAPCD threshold.

Based on the above discussion, there will not be any impacts on greenhouses gases.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

25a. The subject lot is 54.2 acres in size. Parcels currently in agricultural production are located south and west of the project site. Parcels containing industrial uses within the City of Ventura city limits are located north of the project site. Open space parcels and a master planned development of residential uses within the City of Ventura city limits are located north of the project site. The character of this agricultural community will not be substantially altered with the proposed lot legalization and reasonable foreseeable ministerial development of the lot.

While development is not proposed with this project, future development of the lot through a ministerial Zoning Clearance is allowed and must meet the development standards noted in Section 8106.1.1 of the NCZO for the current zoning designation of the parcel, AE 40 ac. These standards are noted below.

**Standards for Future Development on the Lot**

Zone	Maximum Percentage of Building Coverage	Required Minimum Setbacks	Maximum Structure Height
AE 40 ac	2,336,558 sq. ft.	Front: 20 feet	Principal: 25 feet*
		Side: 10 feet	Accessory: 15 feet
		Rear: 15 feet	

\*Principal structure height may increase to 35 feet if structure is setback more than 15 feet from the side setback.

25b. The proposed project would be consistent with the *Ventura County General Plan Goals and Policies* that pertain to item 25 of the *Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, project-specific and cumulative impacts on community character will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

26a. The proposed project will not result in the elimination of three or more dwelling units and instead may result in the development of one new single-family dwelling unit and one accessory dwelling unit, which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific or cumulative impact on housing.

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

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

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

Based on the above discussion, project-specific and cumulative impacts on housing will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

27a(1)-a. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. The project, as proposed, will not generate additional traffic on the local public roads and the Regional Road Network, and does not have the potential to alter the level of service (LOS) of the roadways that will be used by the project. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the Public Works Agency Transportation Department collect a Traffic Impact Mitigation Fee (TIMF). Although a TIMF is not required prior to the approval of CC of C and recordation of the TPM, a TIMF will be required from the applicant prior to the issuance of a Zoning Clearance for construction should reasonably foreseeable development occur in the future on the project site. With payment of the TIMF(s), the LOS and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to LOS will be a less than significant.

Based on the above discussion, project-specific and cumulative impacts on level of service will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

27a(2)-a. The proposed project, will not generate additional traffic on the County of Ventura Regional Road Network and local public roads. The existing single-family dwelling is used for storage. The proposed project includes the legalization of the

subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance and would not have the potential to alter the level of safety of roadways and intersections near the project. The roadway has adequate pavement width in front of the property. Therefore, impacts related to safety/design of County roads will be less than significant.

Based on the above discussion, project-specific and cumulative impacts on the safety and design of public roads will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X				X		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

27a(3)-a. The VCFPD evaluated the proposed project and determined that the existing access roads do not meet current VCFPD standards for access. To ensure that the onsite access roads comply with VCFPD Standard 501 access road widths, the applicant will be subject to a standard condition of approval that will require the installation of a minimum 20-foot wide certified all weather access prior to the issuance of the Zoning Clearance for construction for future development of the lot. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding the safety and design of private access.

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

Based on the above discussion, project-specific and cumulative impacts on safety and design of private access roads will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

27a(4)-a. The VCFPD evaluated the proposed project and determined that the existing access roads do not meet current VCFPD standards for access. To ensure that the onsite access roads comply with VCFPD Standard 501 access road widths, the applicant will be subject to a standard condition of approval that will require the installation of a minimum 20-foot wide certified all weather access prior to the issuance of the Zoning Clearance for construction for future development of the lot. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding the tactical access.

27a(4)-b. The project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines*.



Based on the above discussion, project-specific and cumulative impacts on safety and design of private access roads will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/PIng.)</b>								
<b>Will the proposed project:</b>								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

27b-1. and 27b-2. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. Reasonable foreseeable ministerial development of the lot may result in the generation of pedestrian and bicycle traffic. However, the increase is not expected to create a significant adverse impact on the regional road network or local roads. Therefore, the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be less than significant.

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

Based on the above discussion, project-specific and cumulative impacts on pedestrian and bicycle facilities will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

27c-1. A transit stop, operated by Gold Coast Transit, is located approximately 845 feet north of the project site at the intersection of Valentine Road and South Victoria Avenue. The proposed CC of C TPM and reasonable foreseeable ministerial development of the lot will not interfere with existing bus transit facilities and routes or create a substantial increase in the demand for additional or new transit services. Therefore, the proposed project will not have a project-specific impact on bus transit facilities/services, and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities/services.

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

Based on the above discussion, project-specific and cumulative impacts on bus transit will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant..

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

**Impact Discussion:**

27d-1. The Southern Pacific Railroad is located at the northern boundary of APNs 138-0-220-010 and -020. The right-of-way width is approximately 14 feet. The proposed legalization of the lot will not adversely impact the use of the railroad, as no physical change will occur as a result of the proposed CC of C TPM. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. While the onsite water well, existing development, and utility connections are located on APN 138-0211-025, which is located south of Olivas Park Drive and more than 1,000 feet south of the railroad, future development could be proposed on APNs 138-0-220-010 and -020. If development is proposed on the northern portion of the legal lot, development would be required to be setback from the railroad easement line and not the property line.

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

Based on the above discussion, project-specific and cumulative impacts on railroads will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

27e-1. and 27e-2. The project site is not located within the sphere of influence of a County-operated airport. Oxnard Airport is located approximately 5.5 miles south of the project site and Camarillo Airport is located approximately 11 miles southwest of the project site. Based on these distances, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. Furthermore, as discussed in Section 4E (above), the proposed project will be subject to a condition of approval requiring the Applicant to provide a Lighting Plan to ensure lighting is minimized on-site and eliminate off-site glare. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to interference with airports.

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

Based on the above discussion, there will not be any impacts on airports.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27f-1. The project site is located approximately 3.5 miles east of the nearest harbor, Ventura Harbor. The proposed legalization of the lot and the reasonable foreseeable ministerial development of agriculturally-related uses in accordance with Section 8105-4 of the NCZO, will not increase commercial boat traffic and/or adjacent commercial boat facilities. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to harbor facilities.

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

Based on the above discussion, there will not be any impacts on harbor facilities.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

27g-1. The proposed CC of C TPM will not require the disturbance or interruption of the use of any mapped pipeline. RMA GIS mapping system (March 2019) indicates that a major pipeline operated by Crimson Pipeline L.P. is located along the northern boundary of the project site on APNs 138-0-220-010, 138-0-220-020 and 138-0-220-030. Reasonable foreseeable ministerial development will be required to avoid constructing over this pipeline. Required setbacks will not interfere with or compromise the integrity or affect the operation of this existing pipeline. Therefore, the proposed project will not result in project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipeline facilities.

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

Based on the above discussion, there will not be any impacts on pipelines.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

28a-1. An existing active water well (Well No. 02N22W20E01S) is located on APN 138-0-211-025, south of the existing dwelling and pump house. A water quality analysis (FGL Environmental Agricultural; December 6, 2018) submitted with the application indicates the water quality meets primary drinking water standards established by the State of California. However, the use of an onsite wastewater treatment system (OWTS) to serve development of the lot has the potential for contaminating groundwater supplies. At the time development is proposed, the applicant will be required to demonstrate conformance with the Ventura County Building Code and applicable drinking water standards, which will reduce any project-specific and cumulative impacts to a level considered less than significant.

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

Based on the above discussion, project-specific and cumulative impacts on water supply quality will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

28b-1. An existing active water well (Well No. 02N22W20E01S) is located on APN 138-0-211-025, south of the existing dwelling and pump house. The well is defined as a Category 2 well by the County of Ventura Watershed Protection District. In 2014 the groundwater extraction was of 200.43 acre feet. Based on the 2014 extraction values and the pumping capacity of the well, the well is capable of providing a long term supply of water to future ministerial permitted development. The proposed project has verified a permanent supply of water and is considered to have a less-than-significant project specific impact to and would not make a cumulatively considerable contribution to a significant cumulative impact to water quantity.

28b-2. The proposed legalization of the lot and reasonable foreseeable ministerial development on the lot, does not include new physical development that would adversely affect the water supply quantity of the hydrologic unit in which the project site is located.

28b-3. The project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28b of the Ventura County Initial Study Assessment Guidelines*.

Based on the above discussion, project-specific and cumulative impacts on water supply quantity will be less than significant.



**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Meet the required fire flow?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

28c-1. An existing active water well (Well No. 02N22W20E01S) is located on APN 138-0-211-025. The water well will provide domestic water for existing and future development of the lot. To ensure that the well can provide the required minimum 500 gallons per minute (GPM) for fire flow, the applicant will be required to provide private water plans that demonstrate that the minimum fire flow requirement can be achieved. The applicant will also be required to install fire sprinklers in all future habitable structures and demonstrate that the required minimum 500 GPM fire flow can be achieved prior to the issuance of building permit for future ministerial development on the project site. Therefore, with implementation of the proposed project, fire flow impacts would be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

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

Based on the above discussion, project-specific and cumulative impacts on fire flow will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

29a-1. The proposed CC of C TPM will not require the use of a septic system. However, the existing onsite wastewater treatment system (OWTS) serving the existing dwelling and reasonable foreseeable ministerial development of the lot, will require the installation of a new OWTS or rehabilitation of the existing OWTS for wastewater disposal. A December 14, 2018 onsite wastewater treatment system (OWTS) feasibility report was prepared for the proposed project and concluded that if percolation tests are not passing or that groundwater is shallower than an anticipated design depth of 10 feet, then the applicant will be required to construct a mound system onsite. Conformance with the County Building Code Ordinance, State OWTS policy, and Environmental Health Division guidelines, as well as proper routine maintenance of OWTS, will reduce any project specific and cumulative impacts to a level considered less than significant.

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

Based on the above discussion, project-specific and cumulative impacts on Individual Sewage Disposal Systems will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

29b-1. The proposed project does not include connection to a public sewer. The proposed project will not have any project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the use of a sewage collection/treatment facility.

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

Based on the above discussion, there will not be any impacts on sewage collection / treatment facilities.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								

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

**Impact Discussion:**

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, Ventura County has at least 15 years of disposal capacity available for waste generated by County projects. Because the County currently exceeds the minimum disposal capacity required by the state PRC, the proposed project will have less than a significant project specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding Ventura County's solid waste disposal capacity.

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

Based on the above discussion, project-specific and cumulative impacts on solid waste management will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								

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

**Impact Discussion:**

29d-1. The proposed project does not involve a solid waste operation or facility. The project will not create any adverse project specific impacts, and will not make a cumulative considerable contribution to significant cumulative impacts, relating to a solid waste operation or facility.

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

Based on the above discussion, there will not be any impacts on solid waste facilities.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

30a. The area in which the project site is located is currently served with electrical, gas, and communications facilities. Future ministerial development of the project site will require an extension of utilities however, there are no utilities that would be disrupted or re-routed to accommodate future development. Therefore, the proposed project will not result in project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

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

Based on the above discussion, project-specific and cumulative impacts related to utilities will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								

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

**Impact Discussion:**

31a-1. The proposed project site is situated approximately 0.6 miles north of the Santa Clara River, and a mile west of Moon Ditch, both of which are Ventura County Watershed Protection District (District) jurisdictional redline channels. No direct connections to these District channels are proposed. No new impervious area within the subject property is proposed. It is understood that impacts from any future increases in impervious area and stormwater drainage design will be required to be mitigated to a less than significant level under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to Appendix J of the Ventura County Building Code, requiring that runoff from the proposed project site be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak, velocity or duration. District staff determined that the proposed project design with the conditions mentioned above mitigates the direct and indirect project specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed CC of C TPM and reasonable foreseeable development of the legal lot, will have a less-than-significant project-specific impact, and will not make a cumulatively cumulative contribution to a significant cumulative impact, regarding flood hazards.

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

Based on the above discussion, project-specific and cumulative impacts on Flood Control Facilities/Watercourses will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

31b-1. The project will preserve the existing trend of runoff and local drainage patterns. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. Future development will be required to maintain the drainage conditions and to not create an obstruction of flow in the existing drainage in order to maintain the drainage pattern that presently exists.

31b 2. Runoff is by sheetflow conditions along existing grades. Runoff will not impact the capacity of the existing drainage and overall drainage patterns will be unaltered as



the existing drainage will be maintained in the present pattern. The project will not result in an increase in the potential for deposition of sediment and debris materials within existing channels as there is no increase in impervious area. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively cumulative contribution to a significant cumulative impact, regarding flood control facilities/watercourses. It is understood that impacts from any future increases in impervious area and stormwater drainage design will be required to be mitigated to a less than significant level under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to Appendix J of the Ventura County Building Code,

31b 3. and 31b-4. The project runoff will be similar to the present flow and no increase in effects on Areas of Special Flood Hazard will occur than the pre-project condition. Therefore, the proposed project will have a less-than significant project-specific impact and will not make a cumulatively cumulative contribution to a significant cumulative impact, regarding flood control facilities/watercourses.

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

Based on the above discussion, project-specific and cumulative impacts on Flood Control Facilities/Watercourses will be less than significant.

**Mitigation/Residual Impact(s)**

No mitigation required. Residual impacts will be less than significant.

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

**Impact Discussion:**

32a. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. Permitted ministerial development would not result in a substantial increase in the population. The proposed project will not require additional personnel, equipment, or facilities from the Ventura County Sheriff's Department, in order to continue to provide law enforcement/emergency services to the project site. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to law enforcement services.

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

Based on the above discussion, there will be not be any impacts on emergency services.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

33a-1. and 33a-2. This project is located west of and approximately 4.7 miles to Ventura County Fire Station No. 51, addressed at 3302 Turnout Park Circle. The proposed project will not require additional fire stations and personnel. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to distance and response activities related to fire protection services.

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

Based on the above discussion, there will not be any impacts on fire protection services distance and response time.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

**Impact Discussion:**

33b-1. and 33b-2. The proposed project will not result in the need for additional personnel. A new facility or additional equipment will not be required. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to personnel for fire protection services.

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

Based on the above discussion, there will not be any impacts on fire protection services personnel, equipment and facilities.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								



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

**Impact Discussion:**

34b-1. through 34b-4. The Albert H. Solis library is located at 2820 Jourdan Street, approximately 3.9 miles southeast of the project site. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. A substantial increase in the population due to ministerial development is not expected to result in an increase in residents within the area that would put additional demands on a public library facility. Thus, based on the nature of the proposed project, there will not be a substantial interference with the operations of an existing library facility or additional demands on a public library facility. In addition, the proposed project will not limit the ability to access library resources or create a cumulative impact on library resources that would result in overcrowding of the facility.

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

Based on the above discussion, there will be not be any impacts on libraries.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

**Impact Discussion:**

35a. and 35b. The project site is located approximately two miles west of Olivas Adobe Historical Park, and approximately 1.3 miles southeast of Montalvo Hills Park. The proposed project includes the legalization of the subject lot. Following recordation of the CC of C TPM, one legal lot would result. Agriculturally-related uses in accordance with Section 8105-4 of the NCZO would be permitted with a zoning clearance. A substantial increase in the population due to reasonable foreseeable ministerial development of the lot is not expected to occur. Thus, based on the nature of the proposed project, the project will not cause an increase or decrease in the demand for recreation, parks, and/or trails and corridors.

35c. The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. The project site is located in an existing agricultural area, where development of future trails or recreation areas is not anticipated. Thus, the proposed project will not generate a significant increase in the development of Recreation Parks/Facilities and/or Regional Trails/Corridors.

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

Based on the above discussion, there will be not be any impacts on recreation facilities.

**Mitigation/Residual Impact(s)**

No mitigation required. No impact identified.

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

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

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

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

**Section C – Mandatory Findings of Significance**

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X



<p>3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)</p>		X
<p>4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X

**Findings Discussion:**

1. As stated above in Section B of this Initial Study, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The proposed project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
3. As stated in Section B, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.
4. As stated in Section B, the proposed project will have at most a less than significant impact with regard to adverse effects, either directly or indirectly, on human beings.

**Section D – Determination of Environmental Document**

Based on this initial evaluation:

[ X ]	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
[ ]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.*

[ ]	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required.</b>



Kristina Boero, Senior Planner

6-24-19

Date

**Attachments:**

- Attachment 1      Aerial Location Map
- Attachment 2      Zoning and General Plan Map
- Attachment 3      CC of C TPM No. 6102
- Attachment 4      Map of Approved and Pending Projects within the Unincorporated Ventura County Area
- Attachment 5      Map of Approved and Pending Projects within the City of Oxnard
- Attachment 6      Works Cited



Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 02-04-2019  
Source: Pictometry; Nov 2017



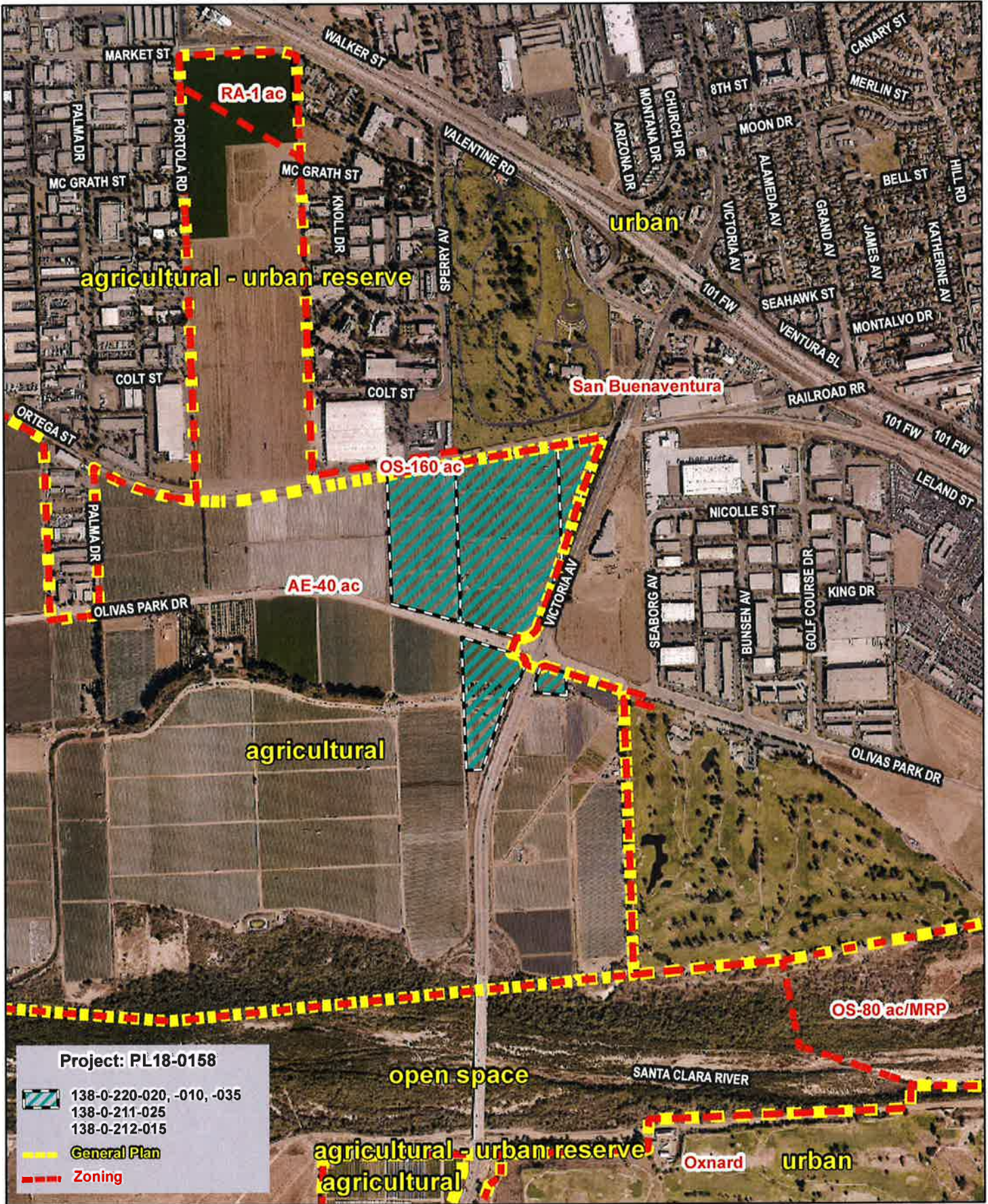
County of Ventura  
Initial Study  
PL18-0158  
Attachment 1 - Aerial Location Map

0200 Feet








Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems 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 and no decision involving a risk of economic loss or physical injury should be made in reliance therein





**Project: PL18-0158**

-  138-0-220-020, -010, -035
-  138-0-211-025
-  138-0-212-015
-  **General Plan**
-  **Zoning**



Ventura County  
 Resource Management Agency  
 Information Systems GIS Services  
 Map created on 02-04-2019  
 Source: Picometry; Nov 2017

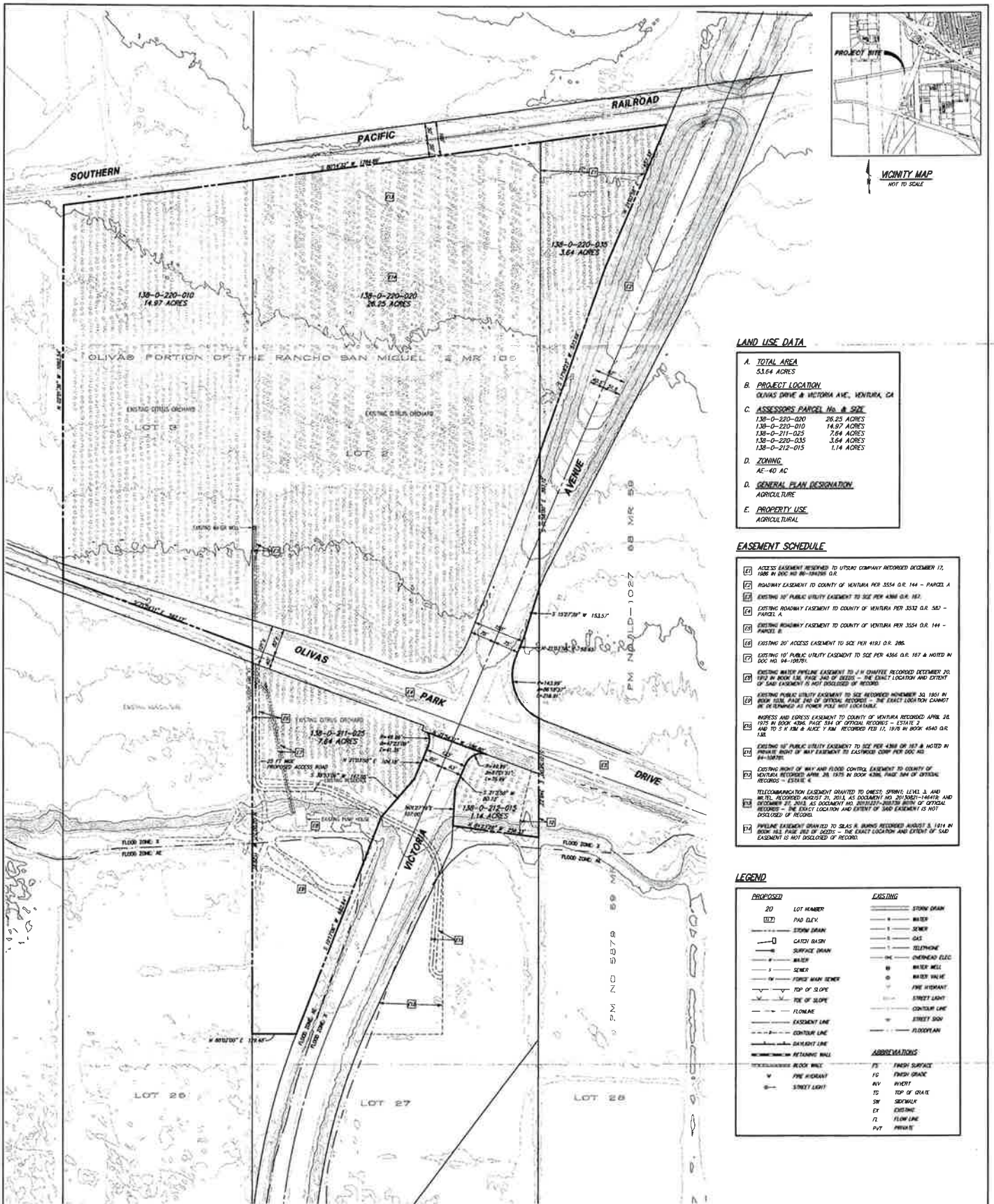


County of Ventura  
 Initial Study  
 PL18-0158  
**Attachment 2 - Zoning & General Plan Map**

05000000 Feet

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**LAND USE DATA**

<b>A. TOTAL AREA</b>	53.64 ACRES
<b>B. PROJECT LOCATION</b>	OLIVAS DRIVE & VICTORIA AVE, VENTURA, CA
<b>C. ASSESSORS PARCEL NO. &amp; SIZE</b>	136-0-220-020 28.25 ACRES 136-0-220-010 14.97 ACRES 136-0-211-025 7.84 ACRES 136-0-220-035 3.64 ACRES 136-0-212-015 1.14 ACRES
<b>D. ZONING</b>	AE-40 AC
<b>E. GENERAL PLAN DESIGNATION</b>	AGRICULTURAL
<b>F. PROPERTY USE</b>	AGRICULTURAL

**EASEMENT SCHEDULE**

[1] ACCESS EASEMENT REFERRED TO UPDRA COMPANY RECORDED DECEMBER 17, 1989 IN BOOK 468 PAGE 4386 O.R.
[2] ROADWAY EASEMENT TO COUNTY OF VENTURA PER 3554 O.R. 144 - PARCEL A
[3] EXISTING 30' PUBLIC UTILITY EASEMENT TO SIZE PER 4386 O.R. 167
[4] EXISTING ROADWAY EASEMENT TO COUNTY OF VENTURA PER 3552 O.R. 582 - PARCEL A
[5] EXISTING ROADWAY EASEMENT TO COUNTY OF VENTURA PER 3554 O.R. 144 - PARCEL B
[6] EXISTING 20' ACCESS EASEMENT TO SIZE PER 4193 O.R. 286
[7] EXISTING 10' PUBLIC UTILITY EASEMENT TO SIZE PER 4566 O.R. 167 & NOTED IN 000 PG. 14-100791
[8] EXISTING WATER PIPELINE EASEMENT TO J IN CHARTER RECORDED DECEMBER 20, 1978 IN BOOK 136 PAGE 548 OF OFFICIAL RECORDS - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
[9] EXISTING PUBLIC UTILITY EASEMENT TO SIZE RECORDED NOVEMBER 30, 1951 IN 1951 1ST 1ST PAGE 240 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED AS POWER PILE NOT LOCATED
[10] EGRESS AND EGRESS EASEMENT TO COUNTY OF VENTURA RECORDED APRIL 28, 1975 IN BOOK 4086 PAGE 584 OF OFFICIAL RECORDS - ESTATE 7 AND TO S. 4.10M & ALICE T. LAW RECORDED FEB. 17, 1978 IN BOOK 4540 O.R. 132
[11] EXISTING 10' PUBLIC UTILITY EASEMENT TO SIZE PER 4386 O.R. 167 & NOTED IN PRIVATE BOOK OF MAP EASEMENT TO EASTWOOD COMPANY PER 000 PG. 14-100791
[12] EXISTING RIGHT OF WAY AND FLOOD CONTROL EASEMENT TO COUNTY OF VENTURA RECORDED APRIL 28, 1975 IN BOOK 4386 PAGE 584 OF OFFICIAL RECORDS - ESTATE 6
[13] TELECOMMUNICATION EASEMENT GRANTED TO ORIST, SPRING LEVEL 3, AND METRO, RECORDED AUGUST 25, 2011 AS DOCUMENT NO. 20110821-144816; AND DECEMBER 21, 2012 AS DOCUMENT NO. 20121211-160158 BOTH OF OFFICIAL RECORDS - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
[14] PIPELINE EASEMENT GRANTED TO SEAS & BOND RECORDED AUGUST 8, 1974 IN BOOK 144 PAGE 102 OF OFFICIAL RECORDS - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

**LEGEND**

PROPOSED	EXISTING
20 LOT NUMBER	STORM DRAIN
(12) PAD ELEV.	WATER
STORM DRAIN	SEWER
CATCH BASIN	GAS
SURFACE DRAIN	TELEPHONE
WATER	OVERHEAD ELEC.
SEWER	WATER MISC.
FINISH MAN SEWER	WATER VALVE
TOP OF SLOPE	FIRE HYDRANT
TOP OF SECTE	STREET LIGHT
FLOWLINE	CONTOUR LINE
EASEMENT LINE	STREET DOOR
CONTOUR LINE	FLOODPLAIN
DATELINE	
RETAINING WALL	
ROCK WALL	
FIRE HYDRANT	
STREET LIGHT	

**ABBREVIATIONS**

FS	FRESH SURFACE
FG	FRESH GRADE
RV	INVERT
TO	TOP OF GRADE
SW	SECTION
EX	EXISTING
FL	FLOW LINE
PVT	PRIVATE



County of Ventura  
 Initial Study  
 PL18-0158  
 Attachment 3 - CC of C TPM  
 No. 6102



REVISION	DATE	SUBMITTED/OWNER
		OLIVAS VICTORIA INVESTMENTS, LLC 1221 PARK ROAD Ojai, CA 93023
		CONTACT: PATRICIA W. ALKINSON (805) 799-3095
		ENGINEER: <b>JENSEN DESIGN &amp; SURVEY, INC.</b> 1872 BONDEN STREET VENTURA, CALIF. 93003 PHONE: 805/654-0077 FAX: 805/554-0670

CONDITIONAL CERTIFICATE OF COMPLIANCE  
 TENTATIVE PARCEL MAP 6102  
 FOR  
 Olivas Victoria Investments, LLC  
 PL18-158  
 COUNTY OF VENTURA STATE OF CALIFORNIA

BOOK & PAGE NO. OF LOTS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

SCALE: 1"=100'  
 DATE: Jan 02, 2019  
 SHEET: 1  
 OF: 1



**LEGEND**

- Project: PL18-0158
- APPROVED
- PENDING
- 5 MILE RADIUS

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

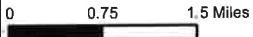


Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 06-06-2018  
This aerial imagery is under the  
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Source: Pictometry, Jan.2017



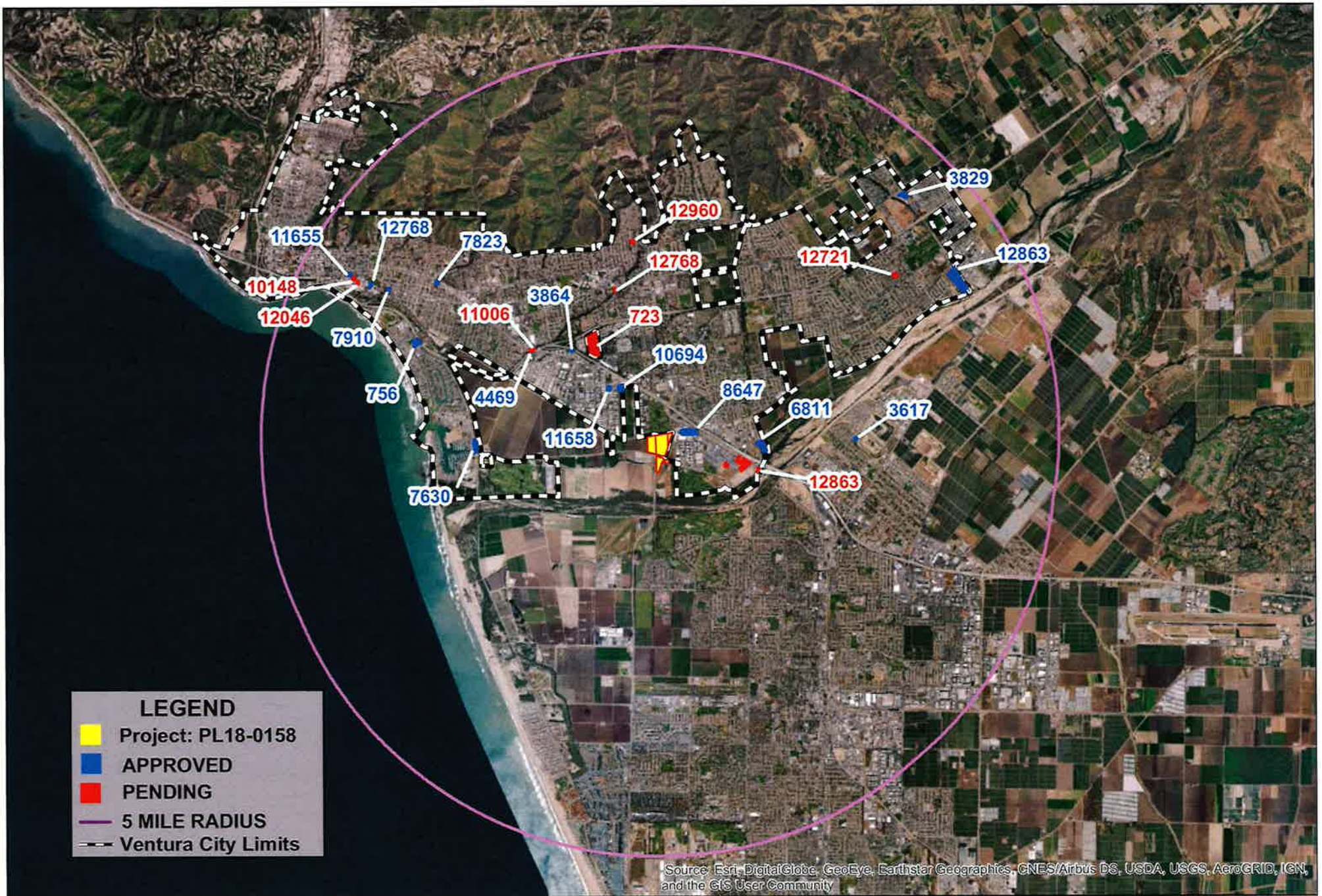
County of Ventura  
Initial Study  
PL18-0158

**Attachment 4 - Map of Approved and  
Pending Projects within the Unincorporated  
Ventura County Area**



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 its local public agencies. The County does not warrant the accuracy of this map nor does it intend to be used in any way that would result in a claim of liability. The County does not warrant the accuracy of this map nor does it intend to be used in any way that would result in a claim of liability. The County does not warrant the accuracy of this map nor does it intend to be used in any way that would result in a claim of liability.





**LEGEND**

- Project: PL18-0158
- APPROVED
- PENDING
- 5 MILE RADIUS
- Ventura City Limits



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
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County of Ventura  
 Initial Study  
 PL18-0158  
**Attachment 5 - Map of Approved and Pending Projects  
 within the City of Oxnard**

0 0.75 1.5 Miles



Disclaimer: This Map was created by the Ventura County Resource Management Agency Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this regard no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



**Attachment 6 - Works Cited**  
**Conditional Certificate of Compliance (CC of C) Tentative Parcel Map**  
**(TPM) No. 6012 (Collectively “Case No. PL18-0158”)**

Ventura County Initial Study Assessment Guidelines, April 26, 2011

Site Plans, Jensen Design and Survey, dated January 2, 2019

Ventura County Public Works Agency, Transportation Department, Darren Arrieta,  
January 4, 2019 and February 11, 2019

Resource Management Agency Planning Division Cultural Heritage Planner, Ashley  
Cook, January 10, 2019

Integrated Waste Management Division, Tobie Mitchell, January 14, 2019

City of Ventura Correspondence, January 16, 2019

Watershed Protection District, Advanced Planning Floodplain, Nathaniel Summerville,  
January 16, 2019

Watershed Protection District, Planning and Regulatory Division, Sergio Vargas,  
January 18, 2019

Ventura County Fire Protection District, Ruben Luna, January 23, 2019

Ventura County Public Works Agency, Development and Inspection Services Division,  
Jim O'Tousa, January 25, 2019

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Jim O'Tousa, January 25, 2019

Ventura County Watershed Protection District, Groundwater Section, Kim Loeb,  
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Ventura County Environmental Health Division, Paolo Quinto, January 30, 2019

Ventura County Public Works Agency, Surface Water Quality Section, Ewelina  
Mutkowska, February 4, 2019

Ventura County Air Pollution Control District, Nicole Collazo, February 12, 2012

Ventura County General Plan Goals, Policies and Programs, March 19, 2019

Ventura County Non-coastal Zoning Ordinance, March 19, 2019



Ventura County Planning GIS data layers, 2019

List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis, City of Ventura

List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis, Unincorporated Area of Oxnard