

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Certificate of Compliance (CC of C) Tentative Parcel Map (TPM) No. 6012 (Collectively "Case No. PL18-0158")

Applicant: Olivas Victoria Investments, LLC

Location: 5590 Olivas Park Drive, in the Ventura County unincorporated area of Oxnard

Assessor's Parcel Nos.: 138-0-211-025, 138-0-212-015, 138-0-220-010, 138-0-220-020 and 138-0-220-035

Parcel Size: 53.64 acres

General Plan Designation: Agriculture

Zoning Designation: AE 40 ac (Agricultural Exclusive 40 acres minimum lot size)

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests that a CC of C TPM be granted that would authorize the legalization of 53.64 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 Ventura County Non-coastal Zoning Ordinance (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 square feet of structures related to animal husbandry and the keeping of animals, or a maximum of 20,000 square feet 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 square foot 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.



B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency (RMA), Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in the *Ventura County Star*.

Document Posting Period: June 24, 2019 to July 24, 2019

Public Review: The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to the case planner, Kristina Boero, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at kristina.boero@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

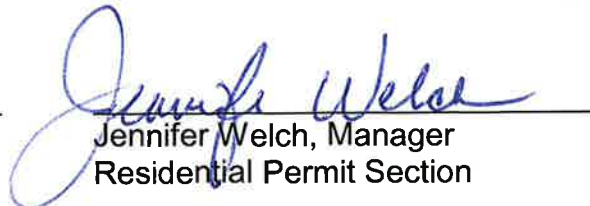
Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



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Reviewed for Release to the Public by:



Jennifer Welch, Manager
Residential Permit Section