

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
 MITIGATED NEGATIVE DECLARATION**

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Parcel Map Waiver (PMW) / Large Lot Subdivision (LLS) Case No. SD06-0041
2. **Applicant:** Day Farms, LLC
3. **Location:** 2127 Olsen Road, Ventura County unincorporated area of Moorpark
4. **Assessor's Parcel No.:** 594-0-010-035
5. **Parcel Size:** 213.4 acres
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** OS 40 ac (Open Space 40 acres minimum lot size)
8. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife, United States Department of Fish and Wildlife, Los Angeles Regional Water Quality Control Board and United States Army Corps of Engineers.
9. **Project Description:** The applicant requests approval of a Parcel Map Waiver/Large Lot Subdivision (PMWLLS) to subdivide one existing lot (represented by APN 594-0-010-035) into four lots as illustrated in the PMW / LLS Site Plan (Attachment 3). The acreage for each new lot would be as follows:

POSTED
 7.1.19 - 7.31.19
 MARK A. LUNN
 Ventura County Clerk and Recorder
 By: *[Signature]*, Deputy

Proposed Lot Sizes

Proposed Lot	Net Area (acres)
1	41.14
2	54.74
3	67.95
4	49.62

The proposed project also includes the realignment of an existing driveway connected to Olsen Road. The realignment will result in the removal of one or two oak trees depending on the final design and alignment. These trees are part of an existing oak woodland that is located adjacent to Olsen Road. Approximately 1.1 acres of land will be disturbed to accommodate the widening of the existing access road to 20-feet in width and the installation of a fire department turnaround for reasonably foreseeable development on Lot 2.



The project site is currently developed with one primary dwelling on Lot 4 and accessory dwelling units on Lots 1 and 3. The accessory dwelling units on Lots 1 and 3 will become the main residence on these lots after the PMW / LLS is recorded. These structures have a combined footprint of 6,983 square feet. Approximately 20,920 square feet of accessory structures related to animal keeping and agricultural uses are located on Lots 1, 3 and 4. Lot 2 is not developed. No new development is proposed as part of the requested PMW / LLS, however, the applicant has proposed a 3.64 acre building envelope (i.e. access road and building pad) on proposed Lot 2. The building envelope is the designated area where future construction of a single-family dwelling and accessory structures would be confined to.

Water supply for the proposed new lots will be provided by the Camrosa Water District. Wastewater disposal would be accomplished through the use of onsite septic systems installed under County permit.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

Biological Resources

- Item 4.a: Species
- Item 4.b: Ecological Communities Sensitive Plant Communities
- Item 4.c: Ecological Communities Waters and Wetlands
- Item 4.e Habitat Connectivity

The public review period is from July 1, 2019 to July 31, 2019. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.vcrma.org/mitigated-negative-declarations or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on July 31, 2019 to the address listed above. Alternatively, you may e-mail your comments to the case planner at kristina.boero@ventura.org.



Jennifer Welch, Manager
Residential Permit Section



Date