

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
a California Way of Life.*

July 22, 2019

Governor's Office of Planning & Research

**JULY 22 2019**

Ms. Kristina Boero, Senior Planner  
Ventura County Planning Division  
800 S. Victoria Avenue, #1740  
Ventura, CA 93009

**STATE CLEARINGHOUSE**

RE: Parcel Map Waiver/Large Lot Subdivision  
Case No. SD06-0041 – Mitigated Negative  
Declaration (MND)  
SCH # 2019069111  
GTS # 07-VEN-2019-00305  
Vic. VEN-23/PM: R8.957

Dear Ms. Kristina Boero:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. The proposed project would subdivide one existing lot into four lots, with the following acreages:

- **Lot 1:** 41.14 acres
- **Lot 2:** 54.74 acres
- **Lot 3:** 67.95 acres
- **Lot 4:** 49.62 acres

The proposed project also includes the realignment of an existing driveway connected to Olsen Road, 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. No new development is proposed as part of this project, however, the applicant has proposed a 3.64 acre building envelope (i.e. access road and building pad) on Lot 2. The building envelope is the designated area where future construction of a single-family dwelling and accessory structures would be confined to. The Ventura County Planning Division is considered the Lead Agency under the California Environmental Quality Act (CEQA).

After reviewing the DEIR, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

As a reminder, Caltrans is moving towards replacing Level of Service (LOS) with Vehicle Miles Traveled (VMT) when evaluating traffic impacts. For future projects we encourage the Lead Agency to integrate transportation and land use in a way that reduces VMT and Greenhouse Gas (GHG) emissions. This could be accomplished by facilitating the provision of more proximate goods and services to shorten trip lengths and achieve a high level of non-motorized travel as well as transit use.

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If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at [Emily.Gibson@dot.ca.gov](mailto:Emily.Gibson@dot.ca.gov), and refer to GTS #07-VEN-2019-00305.

Sincerely,



MIYA EDMONSON  
IGR/CEQA Branch Chief  
cc: Scott Morgan, State Clearinghouse