

**DEPARTMENT OF TRANSPORTATION**

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**Governor's Office of Planning & Research****Apr 22 2022****STATE CLEARINGHOUSE**

April 22, 2022

Michael Conger  
County of Ventura  
800 S. Victoria Ave., L#1740  
Ventura, CA 93009

RE: White Stallion Planned Development  
Mitigated Negative Declaration (MND)  
SCH # 2022030691  
Vic. VEN-101/PM: 7.012  
GTS # 07-VEN-2022-00479

Dear Michael Conger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. This request for a Planned Development (PD) Permit for the construction of a new single-family dwelling and accessory structures on a 20.75-acre parcel in the Scenic Resource Protection Overlay Zone. The proposal includes construction of a 15,784 sq. ft. one-story single-family dwelling with attached garage, 1,799 sq. ft. accessory dwelling unit, 1,272 sq. ft. detached garage, and swimming pool. In addition to the structural improvements, this PD Permit will also authorize grading, landscaping, installation of drainage improvements, and fuel modification. Access to the proposed dwelling will be by way of an existing paved driveway that extends one-quarter (0.25) mile from White Stallion Road to the building pad. White Stallion Road, a paved private loop road, intersects with Potrero Road, a County-maintained arterial road, 0.36 miles west and 0.38 miles east of the project site. The County of Ventura is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facility to the proposed project is the U.S. 101 and State Route 23 (SR-23). After reviewing the MND, the project was determined to have a less-than-significant impact on transportation based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill 743 for residential land uses. The proposed dwellings home-based trips will likely average one per day, given the distance to employment centers and public services. Therefore, the vehicle trips generated by the residence are not expected to result in a Vehicle Miles Traveled (VMT) impact, consistent with the VMT reduction goals, and would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

The following information is included for your consideration.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are being addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-VEN-2022-00479.

Sincerely,



MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse