



## **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:** Planned Development (PD) Permit Case No. PL21-0020
2. **Applicant:** Robert Erdmann
3. **Location:** 2551 White Stallion Road in the unincorporated area of Thousand Oaks
4. **Assessor's Parcel Nos.:** 668-0-080-140 and -150
5. **Parcel Size:** 20.75 acres
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** Open Space, 20-acre minimum lot size
8. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife
9. **Project Description:** Request for a Planned Development (PD) Permit for the construction of a new single-family dwelling and accessory structures in the Scenic Resource Protection Overlay Zone. The permit would authorize construction of (1) a one-story single-family dwelling with an attached four-car garage totaling 15,784 sq. ft.; (2) an accessory dwelling unit of 1,799 sq. ft.; (3) a detached four-car garage of 1,272 sq. ft; and (4) a swimming pool. The permit would also authorize the demolition of a 2,592-sq. ft. structure that is not considered of historic or cultural interest and the removal of one protected Italian stone pine. The dwelling and accessory structures will cover 0.49 acres of a 20.75-acre lot.

In addition to the structural improvements, this PD Permit will also authorize grading, landscaping, installation of drainage improvements, and fuel modification. Grading will be limited to over-excavation and re-compaction of the existing building pad. Landscaping will include the planting of 58 trees as well as shrubs and vines. Groundcover will include 14,890 sq. ft. of artificial turf, 7,050 sq. ft. of ornamental planting, and 26,950 sq. ft. of native planting. Fuel modification will occur within 100 feet of proposed structures and will cover an area of approximately 3.87 acres. All drainage from the new development will be directed to a box planter and any overflow will be conveyed to an underground retention system, both to be located in the landscaped area.

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.

Potable water will be supplied by California-American Water Company. Wastewater will be disposed of using an on-site wastewater treatment system comprised of a septic tank, secondary treatment system, and two 40-foot-deep seepage pits.

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:**

Section 4a, Biological Resources, Species: The Initial Study finds that the project could result in impacts to one or more special-status animal species from construction activities or potential habitat loss. Additionally, the Initial Study finds that the project will result in the removal of one protected tree and site work within the root zone of two protected trees. Impacts will be less than significant with the incorporation of mitigation measures that call for (1) a pre-construction wildlife survey, (2) avoidance or relocation of woodrat nests, (3) biological monitoring during ground-disturbance activities, (4) exclusionary fencing during construction, and (5) a tree protection plan.

Section 4b, Biological Resources, Ecological Communities – Sensitive Plant Communities: The Initial Study finds that fuel modification activities will result in the loss of 0.33 acres of Bush monkeyflower scrub and 0.05 acres of Blue elderberry scrub, both of which are considered sensitive plant communities. Impacts will be less than significant with the implementation of mitigation measures including 2:1 restoration of sensitive plant communities.

Section 4e, Biological Resources, Habitat Connectivity: The Initial Study finds that artificial lighting associated with the project could have a potential impact on wildlife movement if it shines into habitat areas. Impacts will be less than significant with the implementation of a lighting plan.

The public review period is from March 29, 2022 to April 28, 2022. The Initial Study/Mitigated Negative Declaration is available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/planning) (select “CEQA Environmental Review”) or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday, Wednesday, and Friday. The public is encouraged to submit written comments to Michael Conger, no later than 5:00 p.m. on April 24, 2022, to the address listed above. Alternatively, you may e-mail your comments to the case planner at [Michael.Conger@ventura.org](mailto:Michael.Conger@ventura.org).

  
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**Jennifer Trunk, Manager**  
Residential Permits Section

March 17, 2022  
Date