



## NOTICE OF DETERMINATION

**TO:**  **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1210  
Ventura, CA 93009

**FROM:** **County of Ventura**  
Resource Management Agency  
(RMA), Planning Division  
800 South Victoria Ave., L#1740  
Ventura, CA 93009

**Office of Planning and Research**  
1440 Tenth Street, Room 121  
Sacramento, CA 95814

**SUBJECT:** Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**PROJECT TITLE AND CASE NO.:** Permit Adjustment to Conditional Use Permit (CUP) PL22-0180 (Case No. PL24-0029)

**APPLICANT:** Garden Acres Mutual Water Company, Mike Barber, President,

**APPLICANT ADDRESS:** 3701 Orange Drive, Oxnard, CA 93036

**STATE CLEARINGHOUSE NO.:**

**CONTACT PERSON:** Charles Anthony, Senior Planner

**TELEPHONE NO.:** 805-654-3683

**PROJECT LOCATION:** 3802 Almond Drive, near the city of Oxnard. The nearest cross streets to the project site are Friedrich Road and Almond Drive.

**PROJECT DESCRIPTION:** A Permit Adjustment (Case No. PL24-0029) to modify CUP Case No. PL22-0180 for the purpose of not constructing 25 linear feet of the proposed concrete block that would have been constructed on site (3802 Almond Drive, Assessor's Parcel No. 149-0-043-135) along the western wall of the existing on-site garage/storage structure. CUP Case No. PL22-0180 was previously approved for a water production, storage, and transmission facility. A Noise Impact Letter from MD Acoustics (February 8, 2024) verified that the existing garage/storage structure will, in combination with the six-foot tall concrete block walls that will be constructed on site, act as a noise shield and that noise levels would not increase as long as the garage/storage structure remains in its

current location. The project has been conditioned requiring that the garage/storage structure remains in its current location throughout the term of CUP Case No. PL22-0180.

This is to advise that on March 21, 2024, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program adopted.
5. The Planning Director found that none of the conditions had occurred or existed as set forth in CEQA Guidelines section 15162 to require the preparation of a subsequent MND for the project (Case No. PL24-0029), and that an addendum to the previously adopted MND satisfied the environmental review requirements of CEQA.

The Mitigated Negative Declaration, addendum thereto, and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

**DATE FILED:** April 4, 2024

**Prepared by:** Charles Anthony, Senior Planner

**Approved by:**

  
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John Novi, Manager  
Commercial & Industrial Permits