



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2263 (Clerk/Vitals)
(805) 654-3665 (Recorder)

Receipt: 25-18614

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	8
	Document #	2025100002290
	Document Info:	VENTURA COUNTY
	Filing Type	NED
	State Fee Prev Charged	false
	No Handling Fee	false
Total		\$50.00
Tender (Check)		\$50.00
Payor	LAW OFFICES OF NANCY KIERSTYHN SCHREINER	
Check Number	1745	

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

2/26/25 3:23 PM QUELLRA
VENTURA



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 56 — —
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Ventura County	LEAD AGENCY EMAIL noe.torres@ventura.org	DATE
COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER	

PROJECT TITLE

Amendment to Tract Map No. 5154, Case No. PL21-0119

PROJECT APPLICANT NAME Nancy Schreiner	PROJECT APPLICANT EMAIL nancy@nkslaw.com	PHONE NUMBER (805) 248-9093
PROJECT APPLICANT ADDRESS 400 Camarillo Ranch Road, Suite 102	CITY Camarillo	STATE CA
		ZIP CODE 93012

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input checked="" type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | |
| <input type="checkbox"/> Other | | \$ | 50.00 |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 5 0.00

SIGNATURE

X *Noe Torres*

AGENCY OF FILING PRINTED NAME AND TITLE

Noe Torres, Associate Planner, County of Ventura

Filed in County Clerk's Office
 Michelle Ascencion
 Ventura County Clerk-Recorder

2025100002290

02/26/2025
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Pages: 8

VEN
 DocType: FISH
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Fees: \$50.00

FILED
 DATE: FEB 26 2025
 MICHELLE ASCENCION
 Ventura County Clerk-Recorder
 By: *Michelle Ascencion*, Deputy

POSTED
 FEB 26/2025

MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____, Deputy





State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Nancy Kierstyn Schreiner
400 Camarillo Ranch, Suite 102
Camarillo, CA 93012
nancy@nkslaw.com

CEQA Lead Agency: County of Ventura

Project Title: Amendment to Tract Map No. 5154

CEQA Document Type: Negative Declaration

State Clearinghouse Number/local agency ID number: N/A

Project Location: The project site is located approximately 250 feet east of the intersection of Santa Rosa Road and east Las Posas Road, in the community of Santa Rosa, in the unincorporated area of Ventura County.

Brief Project Description: Porpoise Productions Ltd., Profit Sharing Plan and Trust and Mark and Penelope Burley Living Trust dated January 25, 2001, ("Subdivider") requests a merger of Lots 3, 4, 5 and 6, a modification to the conditions of approval for Tract Map 5154, and recordation of a voluntary deed restriction.

Lot Merger: Lots 3 through 6 will be merged into one lot of approximately 47.26 acres and Lot 7 (10 acres) and Lot 8 (13.59 acres) will remain as single discrete lots.

Tract Map 5154: Conditions of approval assigned to Tract Map No. 5154 have been superseded with the current conditions assigned to Amendment to Tract Map No. 5154. Conditions that have been satisfied were omitted; conditions were updated to current language; or modified to reflect the map amendment.

Deed Restriction: A deed restriction will be recorded restricting the use over Lots 3 through 8 to agriculture. The deed restriction for Lots 3 through 8 would be executed by, or on behalf of, the owner of the land.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.


Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two

Nancy Kierstyn Schreiner
County of Ventura
February 14, 2025
Page 2 of 2

copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by: _____ Date: 2/14/2025

DocuSigned by:

C3D449ECB7C14DE...

Signature

Jennifer Turner, Senior Environmental Scientist
(Supervisory)

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial



NOTICE OF DETERMINATION

TO: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
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.: Map Amendment to Tract Map No. 5154, Case No. PL21-0119

APPLICANT: Nancy Schreiner

APPLICANT ADDRESS: 400 Camarillo Ranch, Suite 102, Camarillo, CA 93012

STATE CLEARINGHOUSE NO.:

CONTACT PERSON: Noe Torres

TELEPHONE NO.: 805-654-4645

PROJECT LOCATION: East of the intersection of Santa Rosa Road and Las Posas Road, Camarillo, CA 93012

PROJECT DESCRIPTION: Porpoise Productions Ltd., Profit Sharing Plan and Trust and Mark and Penelope Burley Living Trust dated January 25, 2001, ("Subdivider") requests a merger of Lots 3, 4, 5 and 6, a modification to the conditions of approval for Tract Map 5154, and recordation of a voluntary deed restriction.

Lot Merger: Lots 3 through 6 will be merged into one lot of approximately 47.26 acres and Lot 7 (10 acres) and Lot 8 (13.59 acres) will remain as single discrete lots.

Tract Map 5154: Conditions of approval assigned to Tract Map No. 5154 have been superseded with the current conditions assigned to Amendment to Tract Map No. 5154. Conditions that have been satisfied were omitted; conditions were updated to current language; or modified to reflect the map amendment.

Voluntary Deed Restriction: A voluntary deed restriction will be recorded restricting the use over Lots 3 through 8 to agriculture. The deed restriction for Lots 3 through 8 would be executed by, or on behalf of, the owner of the land.

This is to advise that on December 26, 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. Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were not made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.

The Negative Declaration 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:

Prepared by: Noe Torres

Approved by:


Jennifer Trunk, Manager
Residential Permits Section



NEGATIVE DECLARATION (ND) ADDENDUM

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Amendment to Tract Map No. 5154 to modify the conditions of approval, merge Lots 3, 4, 5, and 6 into a single discrete lot, and a voluntary self-imposed deed restrict the land use of Lots 3 through 8 exclusively to agricultural use.
2. **Applicant:** Nancy Kierstyn Schreiner, 400 Camarillo Ranch, Suite 102, Camarillo, CA 93012.
3. **Property Owners:** The Mark and Penelope Burley Living Trust and the Porpoise Productions Ltd., Profit Sharing Plan and Trust.
4. **Location:** The project site is located approximately 250 feet east of the intersection of Santa Rosa Road and Las Posas Road, in the community of Santa Rosa, in the unincorporated area of Ventura County.
5. **Tax Assessor's Parcel Numbers:** 520-0-340-035, 520-0-340-045, 520-0-340-055, 520-0-340-065, 520-0-340-075 and 520-0-340-085.
6. **Lot Sizes:** Lot 3 (11.67 acres), Lot 4 (11.98 acres), Lot 5 (10.00 acres), Lot 6 (13.61 acres), Lot 7 (10.00 acres) and Lot 8 (13.59 acres).
7. **General Plan Land Use Designation:** Open Space.
8. **Zoning Designation:** OS-10AC (Open Space, 10-acre minimum lot area).
9. **Project Description:** Porpoise Productions Ltd., Profit Sharing Plan and Trust and Mark and Penelope Burley Living Trust dated January 25, 2001, ("Subdivider") requests a merger of Lots 3, 4, 5 and 6, a modification to the conditions of approval for Tract Map 5154, and recordation of a voluntary deed restriction.

Lot Merger: Lots 3 through 6 will be merged into one lot of approximately 47.26 acres and Lot 7 (10 acres) and Lot 8 (13.59 acres) will remain as single discrete lots.¹

Tract Map 5154: Conditions of approval assigned to Tract Map No. 5154 have been superseded with the current conditions assigned to Amendment to Tract Map No. 5154. Conditions that have been satisfied were omitted; conditions were updated to current language; or modified to reflect the map amendment.

¹ Subdivision Map for Tract 5154

Deed Restriction: A deed restriction will be recorded restricting the use over Lots 3 through 8 to agriculture. The deed restriction for Lots 3 through 8 would be executed by, or on behalf of, the owner of the land.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On August 3, 1999, the Board of Supervisors adopted a Negative Declaration (ND) that evaluated the environmental impacts of the re-subdivision of PM-2999 (32 PM 4-7) into eight lots, ranging in size from 10 acres to 13.62 acres and rezoning from "AE" (Agricultural Exclusive, 40 Acres Minimum) zone to the "OS-10AC" (Open Space 10 Acre Minimum) zone.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].

The previously adopted ND for Tract Map No. 5451 analyzed future impacts associated with the subdivision of four lots (94.4 total acres) into eight lots and a zone change from AE (Agricultural Exclusive, 40 Acre Minimum Lot Area) zone to OS-10 AC (Open Space, 10 Acre-Minimum Lot Area) zone and residential development within the eight lots. The proposed project is a request to merge Lots 3 through 6 of Tract Map No. 5451, modify the existing conditions of approval for Lots 3 through 8 and record a voluntary self-imposed deed restriction to restrict the use of Lots 3 through 8 exclusively to agriculture. Since the number of lots will be reduced and Lots 3 through 8 will be restricted to agricultural use, the allowed intensity of land use will be lower than what was analyzed under the ND and approved with Tract Map No. 5451.

Therefore, the proposed project will not require substantial revisions to the ND due to the involvement of new significant environmental effects nor will the project result in a substantial increase in the severity of the previously identified impacts in the adopted ND.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].

No major revisions to the previously adopted ND are required, and there are no new significant environmental impacts associated with this proposed project. The existing baseline conditions that were used to analyze potential impacts to the environment have not changed. No new or substantially more severe environmental effects that would result from

the proposed project when compared with those identified in the ND have occurred. The proposed project will not establish a new use beyond what was previously analyzed as part of Tract Map No. 5451.

Therefore, the proposed project would not create new significant environmental effects or a substantial increase in the severity of significant effects as the result of substantial changes to the background conditions analyzed in the previously adopted ND.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous ND, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].


The proposed project is a request to merge Lots 3 through 6 of Tract Map No. 5451, modify the existing conditions of approval and record a voluntary self-imposed deed restriction to restrict the use of Lots 3 through 8 exclusively to agriculture. As stated on this Addendum (above), the proposed project will not change the analysis set forth in the previous ND. Therefore, no new information of substantial importance has been discovered, and the proposed project will not result in any new significant effects that were not discussed in the previous ND.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to making a decision on the project.

C. PUBLIC REVIEW:


Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:



Noe Torres, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division