



## Planning Director Staff Report – Hearing on August 21, 2015

County of Ventura • Resource Management Agency • Planning Division

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# CONEJO MOUNTAIN MEMORIAL CEMETERY EXPANSION

Modification of Conditional Use Permit No. 2045

Case No. PL14-0050

## A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Modification of Conditional Use Permit (CUP) 2045 be granted to authorize a phased seven-acre expansion of the existing 27.9-acre cemetery facility to 34.9 acres in area. The proposed project includes the installation of new burial grounds, a 25-foot wide access driveway, and five new community mausoleums. The requested permit would authorize the continued operation of the facility for an additional 30 years and legalize additional burial plots installed between 2011 and 2013. Grading, landscaping and irrigation will be performed in an initial phase with the mausoleums constructed at a later date depending on demand (Case No. PL14-0050).
2. **Applicant:** Lauterbach and Associates Architects, Attn: David Kesterson, 300 Montgomery Avenue, Oxnard, CA 93036
3. **Property Owner:** Carriage Cemetery Services, Inc., Carl Benjamin Brink, Treasurer, 3040 Post Oak Blvd. Suite 300, Houston, Texas 77056
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8105-4 and § 8111-1.2 et seq.) the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The proposed project boundary encompasses an area of 34.98 acres within a 119.7 acre property located at 2052 Howard Road, near the intersection of Pancho and Howard Roads, near the City of Camarillo, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcel that constitute the project site are 234-0-060-120 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designation: Agricultural and Open Space (Exhibit 2)
  - b. Zoning Designation: AE 40 ac (Agricultural Exclusive, 40 acre minimum lot size) (Exhibit 2)

## 7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	"AE-40 ac" (Agricultural Exclusive, 40 acre minimum lot size).	Agriculture (row crops) and Santa Monica Mountains
East	"OS-160ac" (Open Space, 160 acre minimum lot size)	Pacific Rock Mining Operation and Santa Monica Mountains
South	"AE-40 ac" (Agricultural Exclusive, 40 acre minimum lot size).	Santa Monica Mountains and Agriculture
West	"OS-160ac" (Open Space, 160 acre minimum lot size)	Agriculture (row crops) and Santa Monica Mountains

Also, see the description of the environmental setting in Section A.5 of the Mitigated Negative Declaration (MND) that County staff prepared for the proposed project.

9. **History:** The subject property (APN 234-0-060-120) is part of the former 800-acre Smith Ranch. The Ranch property is now used for a rock quarry, the subject memorial park, and the Camarillo Sanitary District treatment plant. The Smith Ranch was founded in 1936 by J.V. (Jacob) and Mary Howard Smith, hardworking pioneers, mining operators and farmers. After the passing of her husband, Mary Smith decided, that upon her death, she would be buried on her property. As a result, Smith donated 119 acres of the Smith Ranch for the creation of the Conejo Mountain Memorial Cemetery Park.

The discretionary permits that have been granted on the subject property are listed in the following table and described below:

### Discretionary Permits Summary

Permit # and type	Uses Authorized	Date
Special Use Permit 2045	Cemetery including burial plots, mortuary, crematory, flower shop, chapel, mausoleum, columbarium, and related structures	July 6, 1964
Minor Change to CUP 2045	Re-designate the permit boundary	June 2, 1965
Variance 2391	Move chapel at Mary Star of the Sea Catholic Church onto subject property	September 20, 1965
Modification to CUP 2045	Change Condition No. 16 to allow construction of crypts	September 15, 1971
Modification to CUP 2045	Install a caretaker mobile home for a period of ten years	August 17, 1978



<b>Permit # and type</b>	<b>Uses Authorized</b>	<b>Date</b>
Modification No. 1 to CUP 2045	Add 140 crypts	September 7, 1984
Modification No. 2 to CUP 2045	Add 300 crypts to the existing mausoleum, a 720 square foot office trailer, and all other "as-built" structures and uses shown on the site plan.	June 5, 1997
Modification No. 3 to CUP 2045	Add 9 additional parking spaces, 172 burial sites within a walled area, a cremation garden, a fountain and a new roadway	October 2, 1998
Permit Adjustment to CUP 2045	Replace an existing single-wide modular office with a larger triple-wide modular office	November 19, 1999
Major Modification to CUP 2045 (LU04-0074)	25-year extension of the permit term, and add a new funeral home of 15,654 square feet consisting of a chapel, reception and visitation rooms, offices, meeting rooms, a vehicle storage area, and facilities for cremation and embalming, and an adjacent parking lot of 67 spaces	September 22, 2005
Permit Adjustment to CUP 2045 (LU06-0008)	Remove stone veneer proposed on the exterior of the proposed funeral home and to replace 20 parking spaces that were both approved under LU04-0074 with installation of a bio-swale for drainage to meet the requirements of the Ventura County Watershed Protection District.	February 6, 2006
Minor Modification to CUP 2045 (LU06-0009)	Construct a 5,205 square foot mausoleum to house 780 above-ground crypts and 1120 cremation crypts, with the addition of associated concrete patio walkways and grading	September 28, 2006
Permit Adjustment to CUP 2045 (LU07-0134)	Reduce the size of the unbuilt mausoleum to 2,233 square feet and for a one year time extension to issue the Zoning Clearance for Construction.	November 15, 2007
Permit Adjustment to CUP 2045 (LU08-0048)	Increase the size of the unbuilt mausoleum to 2,572 square feet	May 20, 2008

**10. Project Description:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize a phased seven-acre expansion of the existing 27.9-acre cemetery facility to 34.9 acres in area. The proposed project includes the installation of new burial grounds, a 25-foot wide access driveway, and five new community mausoleums. Three of the mausoleums would be 1,845 square feet in size and two would be 2,712 square feet in size. The mausoleums would be located adjacent to existing burial plots and a dedicated handicapped accessible parking space for each mausoleum would be provided. Mausoleum A and B will contain 500 crypts and 2240 niches combined. Mausoleum C will contain 400 crypts and 1,320 niches. Mausoleum D and E will contain 770 crypts and 1,520 niches combined. The requested permit would authorize the continued operation of the facility for an additional 30 years and legalize additional burial plots installed between 2011 and 2013. Grading, landscaping and irrigation will be performed in an initial phase with the mausoleums constructed at a later date depending on demand.

Existing structures developed on the current 27.9-acre cemetery site include:

- 14,940 square foot funeral home
- 4,600 square foot Chapel
- 414 square foot office
- 3,200 square foot maintenance building
- Two mausoleum buildings that encompass 2,620 and 2,008 square feet
- 60,000 gallon water tank for fire suppression

The existing funeral home consists of a chapel, reception, and visitation area, offices, meeting rooms, a vehicle storage area and facilities for cremation and embalming. The existing facility will continue to use a private septic sewage disposal system and water service will continue to be provided by the Camrosa Mutual Water District. (Exhibit 3 – Project Plans).

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code § 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, §15000 et seq.), the subject application constitutes a “project” that is subject to environmental review.

County staff prepared an Initial Study in accordance with the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). (See Exhibit 4.) Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from June 26, 2015, through July 27, 2015. The “Notice of Availability and Intent to Adopt a MND” for the proposed project was published in the *Ventura County Star*, mailed to owners of property located within 300 feet of the project site, and provided to the State Clearinghouse for distribution to responsible and trustee agencies that have jurisdiction over the proposed project.

A MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. The Initial Study identified three potentially significant impacts of the project related to biological resources, agricultural resources and surface water quality. The property owner and the applicant agreed, before the MND was released for public review, to incorporate mitigation measures into the project which would reduce these impacts to a less than significant level. These mitigation measures are identified in the MND. These measures incorporate a) avoidance of nesting birds during the construction phase of the project, b) post-construction stormwater best management practices to treat the new impervious surface runoff, and c) a notification and response process to coordinate cemetery activities with adjacent owners and operators of agriculturally-zoned properties.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [§ 15074(b)] state that a MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 4. The conclusions of the MND detail the potentially significant impacts on biological resources, agricultural resources and surface water quality that the project will have and the mitigation measures that will lessen these impacts to a less-than-significant level.

Therefore, based on the information provided in the MND and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and that the MND (Exhibit 4) reflects the County's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [§ 15091(d)] state that, when approving a project for which a MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

The mitigation monitoring and reporting program that is set forth in the MND is included as Conditions of Approval Nos. 14, 21, 22 and 32 of the modified Conditional Use Permit (Exhibit 5). Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

Based on the foregoing information, the project has been reviewed in compliance with the requirements of CEQA and the CEQA Guidelines.

## C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2015, page 4) states:

*...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.*

Furthermore, the Ventura County NCZO (§ 8111-1.2.1.1.a) states that in order to be approved, a CUP must be found consistent with all applicable policies of the Ventura County General Plan. Evaluated below is the consistency of the proposed project with the applicable policies of the Ventura County General Plan *Goals, Policies and Programs* (GPP) (2013).

1. **GPP Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above) and in the MND prepared for the proposed project (Exhibit 4), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the discussion above, the proposed project is consistent with Policy 1.1.2-1.

2. **GPP Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above) and in the MND prepared for the proposed project (Exhibit 4), the proposed project will have potentially significant but mitigable impacts on agricultural resources, biological resources and surface water quality. The CUP would include the mitigation measure identified in the MND as a condition of approval (Exhibit 5, Conditions No. 14, 21, 22 and 32). With the implementation of these conditions of approval, impacts on agricultural resources biological resources and surface water quality will be less than significant.

Based on the discussion above, the proposed project is consistent with Policy 1.1.2-2.

3. **GPP Resources Policy 1.3.2-2.:** *Discretionary development shall comply with all applicable County and State water regulations.*

**GPP Resources Policy 1.3.2-3.:** *The installation of on-site septic systems shall meet all applicable State and County regulations.*

The Watershed Protection District (WPD) Groundwater Resources Section reviewed the proposed project and has determined that the project site does not overlie a groundwater basin that is in a state of overdraft. No aspect of the project has been identified that would substantially degrade the quality of groundwater such that the groundwater quality objectives set by the Basin Plan would not be met. The proposed expansion would not involve a major change from the existing cemetery operation. The existing permitted septic system included in the facility is not proposed to be altered. No new septic system is included in the current proposal. The increased use of reclaimed water for landscaping would not substantially change the quality of irrigation water that infiltrates to the groundwater table.

Based on the discussion above, the proposed project is consistent with Policy 1.3.2-2 and Policy 1.3.2-3.

4. **GPP Resources Policy 1.3.2-4:** *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

With regard to GPP Water Resources Policy 1.3.2-4, the MND (Exhibit 4) analyzed the proposed project's potential impacts to the State Water Project, groundwater recharge areas, and groundwater basins located within the Calleguas Creek Watershed. As discussed in the MND, compliance with NPDES requirements will ensure that the proposed project will not create a significant surface water quality impact (Condition of Approval No. 34). The NPDES conditions of approval for the project will require the applicant to implement Best Management Practices, install drainage features, and conduct post-construction maintenance activities to ensure that surface water quality drainage features are properly installed and maintained to treat surface water runoff.

Furthermore, any future development of the site will be subject to the requirements of the Ventura County Building Code and Grading Code, thereby ensuring that future development will not increase the volume or flow rates of runoff beyond existing conditions, and which could produce adverse drainage and flooding impacts off-site.

The proposed project will not involve a substantial increase in potable water demand as the new landscaped areas will replace previously-irrigated

agricultural crops. Water demand would tend to be reduced because the ornamental landscaping will be irrigated with reclaimed wastewater.

Based on the discussion above, the proposed project is consistent with Policy 1.3.2-4.

5. **GPP Resources Policy 1.3.2-5:** *Landscape plans for discretionary development shall incorporate water conservation measures as prescribed by the County's Guide to Landscape Plans, including use of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce water usage.*

**GPP Public Facilities and Services Policy 4.3.2-1:** *Development that requires potable water shall be provided a permanent potable water supply of adequate quantity and quality that complies with applicable County and State water regulations.*

**GPP Public Facilities and Services Policy 4.3.2-3:** *Discretionary development shall be conditioned to incorporate water conservation techniques and the use of drought resistant native plants pursuant to the County's Guide to Landscape Plans.*

Camrosa Water District supplies potable water to the cemetery facility. Camrosa sells imported surface water obtained from the State Water Project and groundwater pumped from local aquifers. In addition to the potable water supplies, the cemetery facility uses reclaimed water for turf irrigation. The facility also utilizes a private water well for turf irrigation and irrigation of agricultural crops on the remaining 91 acres of the project property.

Of the seven-acre area proposed for cemetery expansion, six acres would be used for burial grounds that would be landscaped with turf and shrubbery. The remaining acre would be used for access roads, buildings, walkways and other hardscape. The water demand for six acres of turf and landscaping would use approximately the same volume of water as six acres of irrigated agriculture (i.e. berries). According to Certified Hydrogeologist Brian R. Baca (CHG #398), both agricultural row crops and landscaping (lawns and shrubs) use about 1.5 to 2.0 acre-feet of water per year per acre. Because the project would result in the replacement of irrigated agriculture with irrigated landscaping, no net increase in total water demand (or the use of groundwater) is anticipated. In fact, the new turf would be irrigated by reclaimed wastewater. This would serve to reduce the use of groundwater or other potable water sources from the current condition.

With regard to the water conservation requirements of GPP Water Resources Policy 1.3.2-5 and GPP Water Supply Facilities Policy 4.3.2-3, the proposed project will be subject to a condition of approval to require the applicant to prepare landscape plans that satisfy the requirements of the Ventura County



Landscape Design Guidelines and the Model Water Efficient Landscape Ordinance, July 9, 2015 Draft to the California Water Commission, (Exhibit 5, Condition No. 21).

Based on the discussion above, the proposed project is consistent with Policy 1.3.2-5 and GPP Water Supply Facilities Policies 4.3.2-1 and 4.3.2-3.

6. **GPP Hazards Policy 2.2.2-2:** *No habitable structures shall be located across or on any active fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Furthermore, no habitable structures shall be located within 50 feet of the mapped trace of an active fault unless an appropriate geologic investigation and report demonstrates that the site is not subject to a fault rupture hazard.*

There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zone maps prepared in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix–Figure 2.2.3b. Furthermore, no proposed habitable structures are within 50 feet of a mapped trace of an active fault. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2013, Chapter 16, Section 1613 requires the structures to be designed to withstand this ground shaking.

Additionally, the site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. Therefore, the proposed project will not involve significant impacts related to geologic hazards.

Based on the above discussion, the proposed project is consistent with GPP Policy 2.2.2-2

7. **GPP Landslides/Mudslides Hazards Policy 2.7.2-2:** *In landslide/mudslide hazard areas, there shall be no alteration of the land which is likely to increase the hazard, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and no undercutting of the bases of slopes or other improper grading methods.*

**GPP Landslides/Mudslides Hazards Policy 2.7.2-3:** *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the site is located adjacent to a hillside area of Ventura County. Based on an analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-

2699.6, portions of the property are located in potential seismically-induced landslide zone.

In accordance with the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, the project site will be subject to a comprehensive drainage study as part of the final grading plan for future grading activities, which will be reviewed by the Public Works Agency before the issuance of a grading permit. As part of that review, the Public Works Agency will ensure that runoff and drainage is directed away from slopes, and retained on-site such that the runoff volume and flow rates do not exceed existing conditions. Furthermore, the proposed project will be subject to a condition of approval that will prevent any new construction that could adversely affect drainage (Exhibit 5, Condition No. 38). The project does not involve any grading that would reduce the stability of the nearby slopes.

Based on the above discussion, the proposed project is consistent with GPP Policy 2.7.2-2 and 2.7.2-3.

8. **GPP Air Resources Policy 1.2.2-2:** *The air quality impacts of discretionary development shall be evaluated by use of the Guidelines for the Preparation of Air Quality Impact Analysis.*

As discussed in Section B.1 of the MND prepared for the proposed project (Exhibit 4), the Ventura County Air Pollution Control District (VCAPCD) evaluated the proposed project's air quality impacts in accordance with the "Ventura County Air Quality Assessment Guidelines" (which superseded the "Guidelines for the Preparation of Air Quality Impact Analysis"). The VCAPCD concluded that the impact of the proposed project on air quality will be less than significant.

Although the proposed project will not create a significant impact on air quality, the modified Conditional Use Permit will be subject to a VCAPCD-recommended conditions of approval. These conditions reflect VCAPCD rules and regulations and will serve to minimize fugitive dust and particulate matter that may result from future development on the site (Exhibit 5, Condition Nos. 23 and 24).

Based on the above discussion, the proposed project is consistent with GPP Resources Policy 1.1.2-2.

9. **GPP Fire Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

**GPP Fire Hazards Policy 2.13.2-2:** *All discretionary permits in fire hazard areas shall be conditioned to include fire-resistant vegetation, cleared firebreaks, or a long-term comprehensive fuel management program as a condition of approval.*

*Fire hazard reduction measures shall be incorporated into the design of any project in a fire hazard area.*

**GPP Fire Protection Public Facilities and Services Policy 4.8.2-1:**  
*Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the proposed project is located in a designated High Fire Hazard Areas/Fire Hazard Severity Zone. A hydrant exists on the site that meets Ventura County Fire Protection District (VCFPD) requirements. The VCFPD has recommended conditions of approval for the project that all proposed structures be constructed and maintained in compliance with current California Codes and VCFPD Ordinance pertaining to the hazardous fire area building code requirements (Condition of Approval Nos. 29 and 30).

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that adequate access for fire protection and evacuation purposes will be available at the project site. The current project is within acceptable response distance of Fire Station No. 52 located at 5353 Santa Rosa Road, Camarillo.

The Modification to the Conditional Use Permit will be subject to a VCFPD recommended condition of approval to maintain a minimum paved width of 25 feet and off street parking for two-way traffic and where one-way and off street parking occurs, a 20 foot minimum paved width street shall be provided before the start of combustible construction. (Exhibit 4, Condition 25).

Based on the above discussion, the project is consistent with the above policies.

- 10. GPP Biological Resources Policy 1.5.2-1:** *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

**GPP Biological Resources Policy 1.5.2-2:** *Discretionary development shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to biological resources. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

The construction footprint of the project is located 125 feet from native vegetation at the nearest point, and therefore, the required 100-foot fuel modification zone around structures will not affect native vegetation or the nearby habitat that supports special-status species.

Although no natural wildlife habitat occurs on the project site, ornamental trees and shrubs in the onsite landscaping and non-native ruderal vegetation along the drainage channels potentially provide suitable nesting habitat for migratory birds that are protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503.5, 3511, and 3513. Construction of the project could potentially impact protected nesting birds if construction, especially grading of the drainages or construction near trees and shrubs, occurs during the nesting season. However, Mitigation Measure MM-BIO-4A-2.1, which requires that nesting birds be avoided during ground-disturbing activities, will ensure that potential impacts on native nesting birds are less than significant (Condition of Approval No. 14).

Based on the above discussion, the proposed project is consistent with GPP Policies 1.5.2-1 and 1.5.2-2.

**11. GPP Farmland Resources Policy 1.6.2-6:** *Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.*

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the Agricultural Commissioner's Office reviewed the proposed project and determined that the construction of the project could create a potential incompatibility between the Conejo Mountain Memorial Park Events and the use of adjacent off-site important farmland that exists in the vicinity (e.g., to the north, south, east and west) of the project site. However, Mitigation Measures AG5B-1.1 and AG5B-2.1, which requires the installation and maintenance of a vegetative screen along the proposed project, will ensure that potential impacts on off-site farmland are less than significant. Additionally, Mitigation Measures MM-AG5B-1.2 and 5B-2.2, which requires Conejo Mountain Memorial Park to provide a 7-day notice to off-site farmland owners and/or operators within 300 feet of upcoming cemetery events, will ensure that potential impacts on off-site farmland are less than significant (Condition of Approval Nos. 21 and 22).

Based on the above discussion, the proposed project is consistent with GPP Farmland Resources Policy 1.6.2-6.

**D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the Ventura County NCZO (§ 8105-4 and 8107-27), the proposed use is allowed in the Agricultural Exclusive zone district with the granting of a CUP. Cemeteries existing in an AE zone prior to January 1, 1994 may be allowed to expand subject to a permit modification (or a new Conditional Use Permit) granted by the County decision-makers. Upon the granting of the requested modified CUP, the applicant/Permittee will be in compliance with this requirement.

The proposed project includes the installation of new burial grounds, a 25-foot wide access driveway, and five new community mausoleums that are subject to the development standards of the Ventura County NCZO (§ 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres	Yes
Maximum Percentage of Building Coverage	5%	Yes.
Front Setback	20 ft.	Yes
Side Setback	10 ft.	Yes
Rear Setback	15 ft.	Yes
Maximum Building Height	35 ft.	Yes

## **E. CUP FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a Conditional Use Permit pursuant to § 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§ 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [§ 8111-1.2.1.1.b].**

As discussed in Section A of this staff report (above), the cemetery is surrounded by agricultural and mining operations. The proposed mausoleums (A, B and C) will be located on flat ground south and east of the existing developed cemetery and will be built consistent with the existing character of the cemetery using a similar design and same quality of materials used elsewhere in the cemetery. The proposed mausoleums (D and E) will be constructed using retaining walls that are twenty feet tall by notching the structures into the adjacent hillside. This design will make the new structures consistent in appearance and visually compatible with the existing character of the cemetery.

Based on the discussion above, this finding can be made.

**3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§ 8111-1.2.1.1.c].**

The proposed cemetery expansion will not substantially alter the mixture of land uses in the vicinity of the project. A cemetery surrounded by agriculture and a mining site will remain. As part of the proposed expansion, the installation and maintenance of vegetation that screens the site from the adjacent agricultural fields will be required. This will minimize the potential incompatibility of cemetery events with agricultural operations.

Additionally, the cemetery shares the same principal access road (Howard Road) with the Pacific Rock mining operation. The proposed project would not hamper or preclude extraction of or access to the mineral resources on the Pacific Rock site. With implementation of the conditions of approval, the proposed project would not be obnoxious or harmful, or impair the utility of the neighboring property or uses.

Based on the above discussion, this finding can be made.

**4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§ 8111-1.2.1.1.d].**

The proposed cemetery expansion will not substantially alter the mixture of land uses in the vicinity of the project. A cemetery surrounded by agriculture and a mining site will remain. The proposed expansion of the existing cemetery is allowed by the General Plan and the Non-Coastal Zoning Ordinance as an allowed use in the Agricultural Exclusive zone with approval of a CUP. The proposed project is not expected to significantly increase traffic, noise, dust or other such impacts to the surrounding land uses. In summary, no aspect of the project has been identified that would be detrimental to the public interest, health, safety or welfare.

Based on the discussion above, this finding can be made.

**5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§ 8111-1.2.1.1.e].**

The proposed cemetery expansion will not substantially alter the mixture of land uses in the vicinity of the project. A cemetery surrounded by agriculture and a mining site will remain. These uses have co-existed for several decades without any record of complaints.



The conversion of the site from agricultural crop production to cemetery use would result in the intensification of the use and would permanently prevent the proposed expansion area from ever being used for agriculture. However, the General Plan and the Non-Coastal Zoning Ordinance allows for the expansion of the existing cemetery as an allowed use in the Agricultural Exclusive zone. The loss of agriculture is outweighed by the necessity to plan for the increased demand for additional burial space from a rapidly aging population. However, alternative burial options offered by Conejo Mountain Memorial Cemetery including cremation and the multi-level burial method may lessen the amount of land needed for burials in the future.

All five proposed mausoleums will contain multi-layered crypts and niches for the purpose of minimizing the amount of land used for burial sites.

As part of the proposed expansion, the installation and maintenance of vegetation that screens the site from the adjacent agricultural fields will be required. This will minimize the potential incompatibility of cemetery events with agricultural operations.

Based on the discussion above, this finding can be made.

**6. The proposed development will occur on a legal lot [§ 8111-1.2.1.1f].**

The proposed use will occur on a legal lot. The 119-acre subject property is a legal lot recorded on an approved parcel map as Parcel A, in Book 3, Page 62 of Parcel Maps filed April 18, 1968, in the office of the County Recorder of Ventura County.

Based on the discussion above, this finding can be made.

**7. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [§ 8111-1.2.1.2.a].**

The 28-acre portion of the 119-acre property which the Conejo Mountain Memorial Park currently operates is designated with the agricultural soils classification of *Developed* on the California Department of Conservation, Important Farmland Inventory (IFI) Map. The proposed expansion site of 7.05 acres is located on land with agricultural soils classifications of *Prime*, *Unique* and *Other* farmland, according to the IFI Map. According to the County's Initial Study Assessment Guidelines (ISAGs) Item 5A, any project site with an Agricultural General Plan land use designation that would cause the direct and/or indirect loss of agricultural soils meeting or exceeding 5 acres of *Prime/Statewide* soils, 10 acres of *Unique* soils, or 15 acres of *Local* soils would result in a significant impact on agricultural resources. ISAG Item 5A has no threshold of significance for *Other* soils.

The loss of agricultural soils resulting from the proposed project is as follows and will not exceed the established ISAG thresholds of significance:

IFI Class.	ISAG Significance Threshold	Existing acres lost resulting from Existing Facility	Additional acres lost resulting from Proposed Expansion	Cumulative Acres Lost (Total)
Prime/Statewide	5 acres	0 acres	1.58 acres	1.58 acres
Unique	10 acres	3.6 acres	5.32 acres	8.92 acres
Local	15 acres	0 acres	0 acres	0 acres
Other	N/A	0 acres	0.15 acres	0.15 acres

Based on the discussion above, this finding can be made.

- 8. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [§ 8111-1.2.1.2.b].**

Carriage Cemetery Services, Inc., the operator of the cemetery, owns most of the agricultural fields surrounding the cemetery facility except for the adjacent property to the east. This eastern property is currently in agricultural production and is owned by Pacific Rock, a mining company. As landlord to the agricultural tenants, the cemetery operator will be able to control the times and dates when the agricultural tenants conduct chemical spraying in order to avoid conflicts with cemetery events.

The Conejo Mountain Memorial Park hours are Monday through Sunday, dawn to dusk to allow the public access. During these times, the public could be exposed to normal agricultural operations which may include dust, noise, odors and pesticide applications. To meet the requirements of the County of Ventura Agricultural/Urban Buffer Policy and to mitigate the proposed project's potential impacts on agriculture, the implementation of mitigation measures to require the installation of a vegetative screen, and to require the cemetery operator to notify adjacent owners and tenants when an upcoming event will occur, will minimize the proposed project's potential conflicts with the adjacent agricultural operation.

Based on the discussion above, this finding can be made.

- 9. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [§ 8111-1.2.1.2.c].**

The loss of agriculture land is minimal in view of the necessity to plan for the increased demand for additional burial space from a rapidly aging population.

However, alternative burial options offered by Conejo Mountain Memorial Cemetery including cremation and the multi-level burial method may lessen the amount of land needed for burials in the future. Additionally, all five proposed mausoleums will contain multi-layered crypts and niches for the purpose of minimizing the amount of land used for burial sites.

Based on the discussion above, this finding can be made.

#### **F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091), and Ventura County NCZO (§ 8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

The project site is located within the City of Camarillo's Area of Interest. Therefore, on April 21, 2014, the Planning Division notified the City of Camarillo of the proposed project and requested the City of Camarillo to submit comments. Mr. Dave Norman, City of Camarillo's Community Development Director and Bill Golubics, City of Camarillo Traffic Engineer, contacted the case planner and asked that the Memorial Cemetery's existing off-site signage be permitted by the County Planning Division. They were informed that such signage on County roadways is not allowed under the Non-Coastal Zoning Ordinance.

#### **G. RECOMMENDED ACTIONS**

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 5), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the project revisions and mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);

4. **MAKE** the required findings to grant Minor Modification of CUP 2045 pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** Minor Modification of CUP 2045 (Case No. PL14-0050), subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

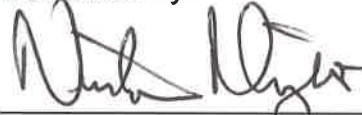
If you have any questions concerning the information presented above, please contact Nicole Doner at (805) 654-5042 or [nicole.doner@ventura.org](mailto:nicole.doner@ventura.org).

Prepared by:



Nicole Doner, Case Planner  
Commercial and Industrial Permits Section  
Ventura County Planning Division

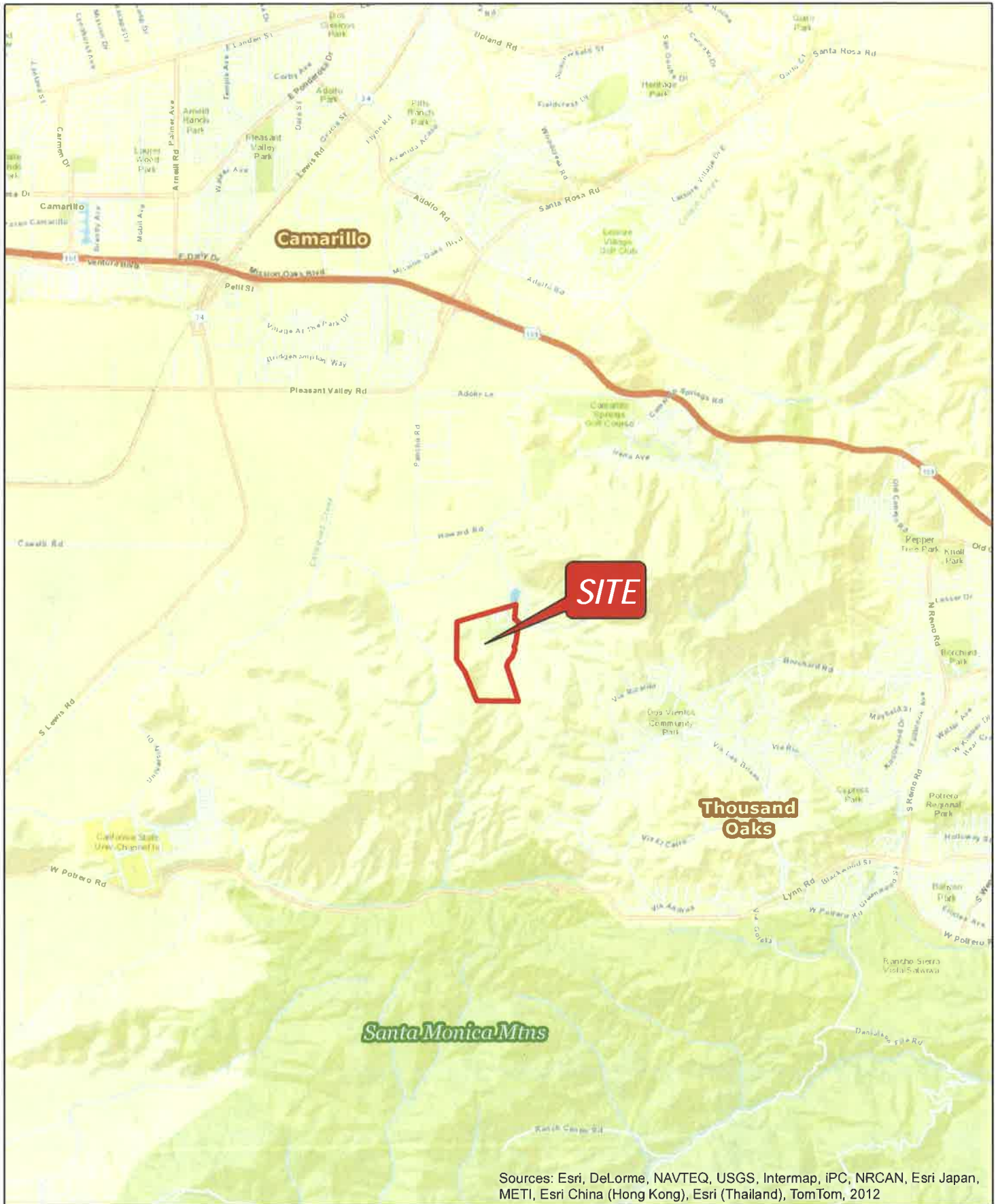
Reviewed by:



Brian R. Baca, Manager  
Commercial/Industrial Section  
Ventura County Planning Division

#### EXHIBITS

- Exhibit 2 - Location Map, Aerial Photograph of the Project Site, and Land Use/Zoning Designations
- Exhibit 3 - Proposed Project Plans
- Exhibit 4 - Final Mitigated Negative Declaration
- Exhibit 5 - Conditions of Approval and Mitigation Monitoring and Reporting Program



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 08/05/2015



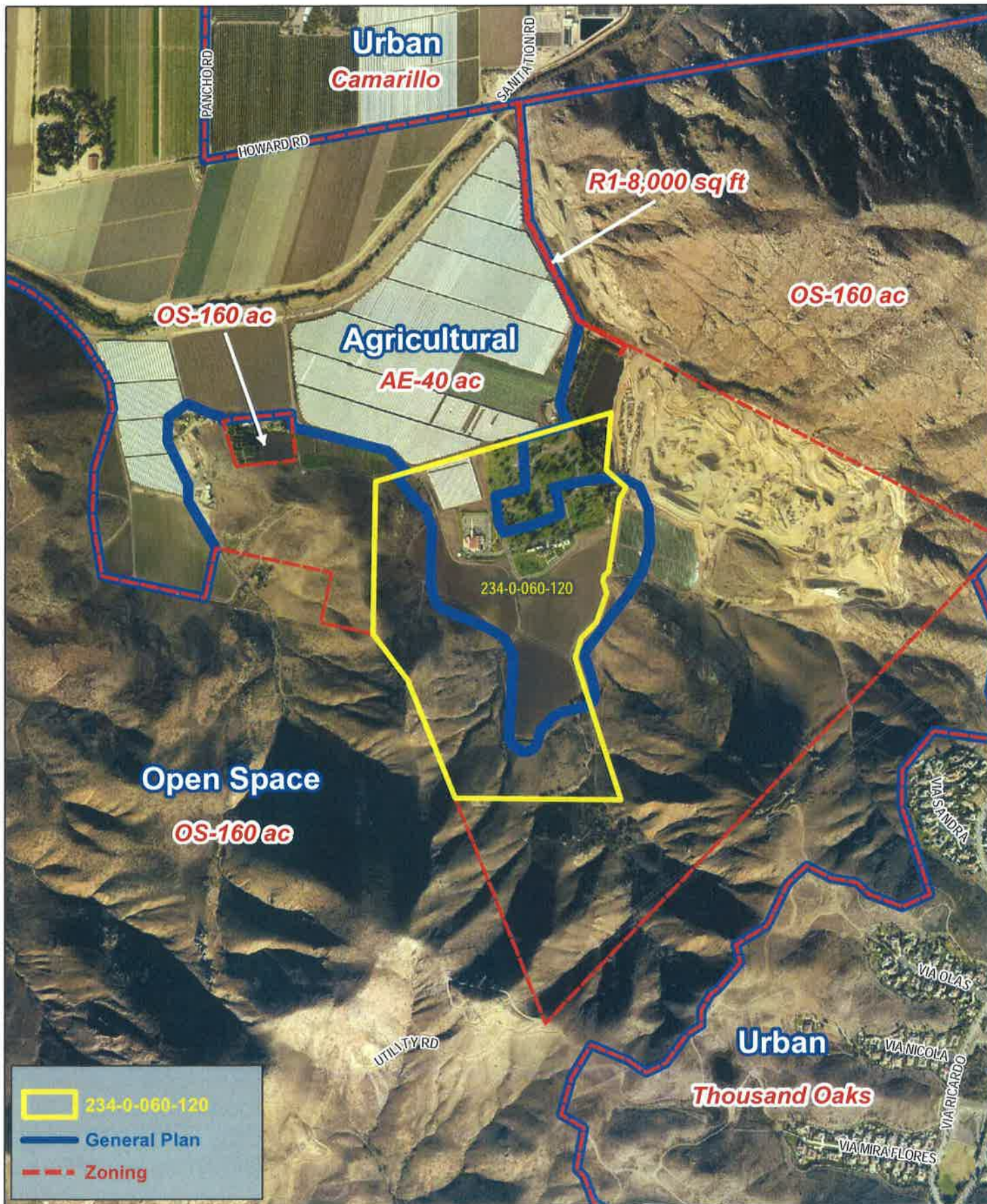
County of Ventura  
Planning Director Hearing  
PL14-0050  
Exhibit 2 - Maps



Disclaimer: This map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.







Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 08/05/2015  
Source: Picometry®, February 2015



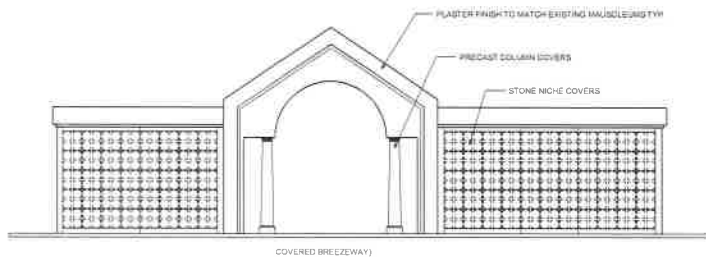
County of Ventura  
Planning Director Hearing  
PL14-0050  
**Land Use Aerial Map**

0 400 800 1,600 Feet

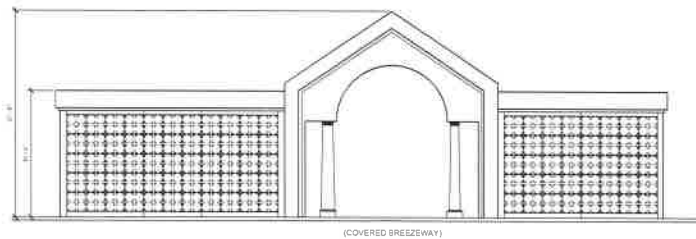
Disclaimer: this map was created by the Ventura County Resource Management Agency Information GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.



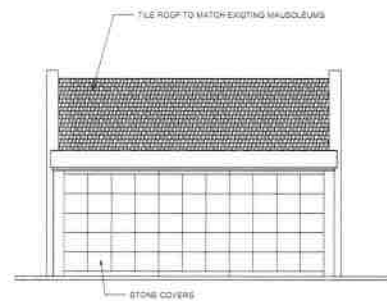




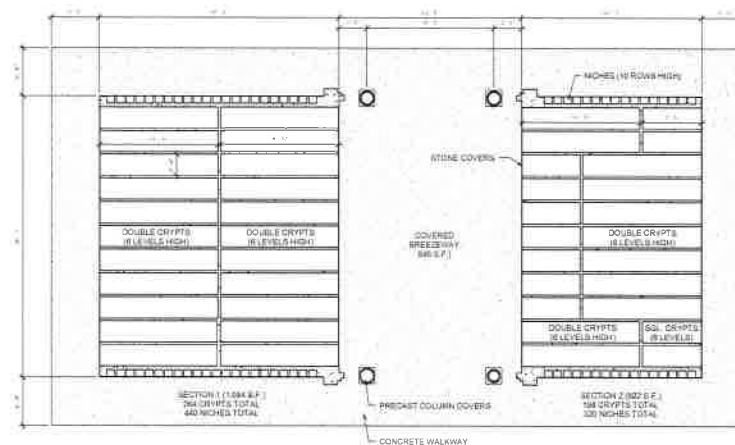
Proposed North Elevation  
3/16/11



Proposed South Elevation  
3/16/11



Proposed East & West Elevation  
3/16/11



Horizontal D & E Plans  
3/16/11

GRAND TOTAL 462 CRYPTS AND 765 NICHES  
(BUILDING FOOTPRINT: 2717 S.F.)

MAUSOLEUM "D & E" PLANS

PROPOSED MAUSOLEUMS  
CONEJO MOUNTAIN FUNERAL HOME, MEMORIAL PARK AND CREMATORY  
(CONEJO MOUNTAIN MEMORIAL PARK)

LAUTERBACH & ASSOCIATES  
CARRIAGE SERVICES



VICINITY MAP

ARCHITECT: CONTACT PERSON  
LAUTERBACH & ASSOCIATES  
300 MONTGOMERY AVE  
OXFORD, CA 93035  
805-988-0512  
ATTN: STEVEN GEOPFRON

PROPERTY OWNER  
CARRIAGE SERVICES INC  
CONEJO MOUNTAIN MEMORIAL PARK  
2052 HOWARD ROAD  
CAMARILLO, CA 93012  
805-482-1959  
GENERAL MANAGER STEVEN MORA

CIVIL ENGINEER  
KREUZER CONSULTING GROUP  
300 MAIN STREET UNIT 10  
SEAL BEACH, CA 90740  
714-458-0180  
ATTN: RICK KREUZER

LANDSCAPE ARCHITECT & CEMETERY PLANNER  
CLARK & GREEN ASSOCIATES  
150 PALLADIUM AVE #100  
COSTA MESA, CA 92626  
714-434-9803  
ATTN: MICHAEL GREEN

Conejo Mountain Memorial Park  
2052 Howard Road  
Camarillo, CA 93012

Assessor's Parcel Number:  
234-0-060-120

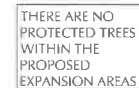
MAUSOLEUM "D&E" PLANS



FEBRUARY 25, 2014

6

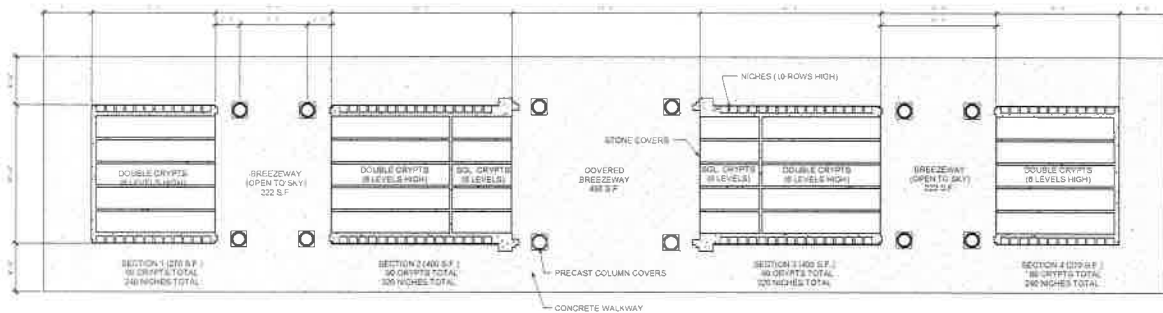
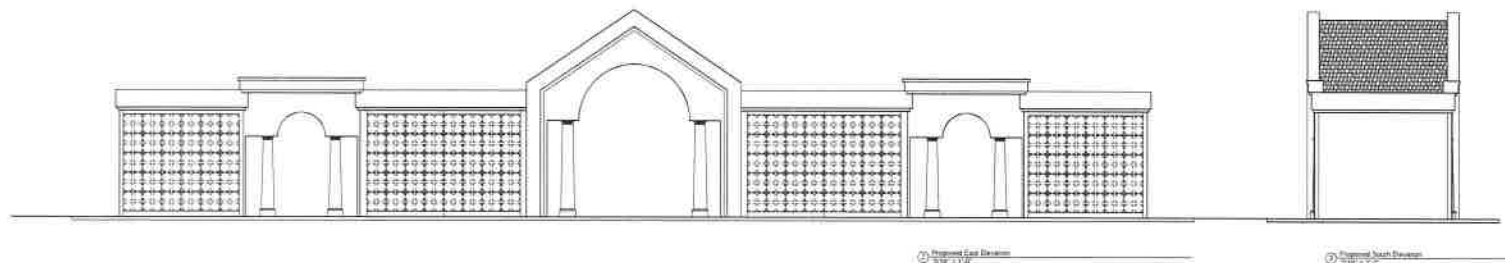
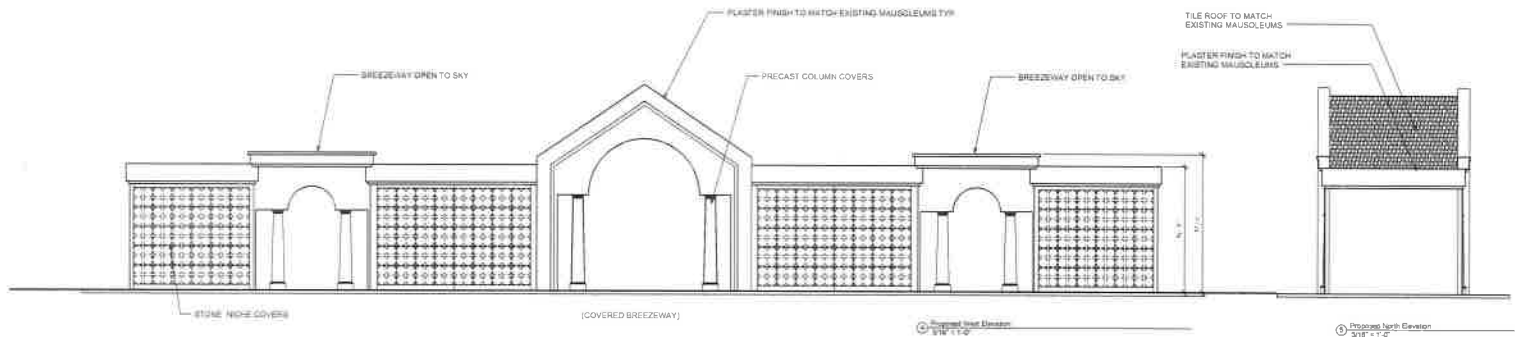
### Exhibit 3 – Project Plans

[illegible]

Assessor's Parcel Number:  
234-0-060-120

-





1 Mausoleum 'A & B' Plans  
3/18/14

(GRAND TOTALS: 300 CRYPTS AND 1100 NICHES)  
BUILDING FOOTPRINT: 1,380 S.F.

# MAUSOLEUM "A & B" PLANS

PROPOSED MAUSOLEUMS  
CONEJO MOUNTAIN FUNERAL HOME, MEMORIAL PARK AND CREMATORY

LAUTERBACH & ASSOCIATES  
CARRIAGE SERVICES



**ARCHITECT / CONTACT PERSON**  
LAUTERBACH & ASSOCIATES  
300 MONTGOMERY AVE  
OXNARD, CA 93008  
805-448-0312  
ATTN: STEVEN GEDFRON

**PROPERTY OWNER**  
CARRIAGE SERVICES, INC.  
CONEJO MOUNTAIN MEMORIAL PARK  
2052 HOWARD ROAD  
CAMARILLO, CA 93012  
805-482-1859  
GENERAL MANAGER: STEVEN MORIA

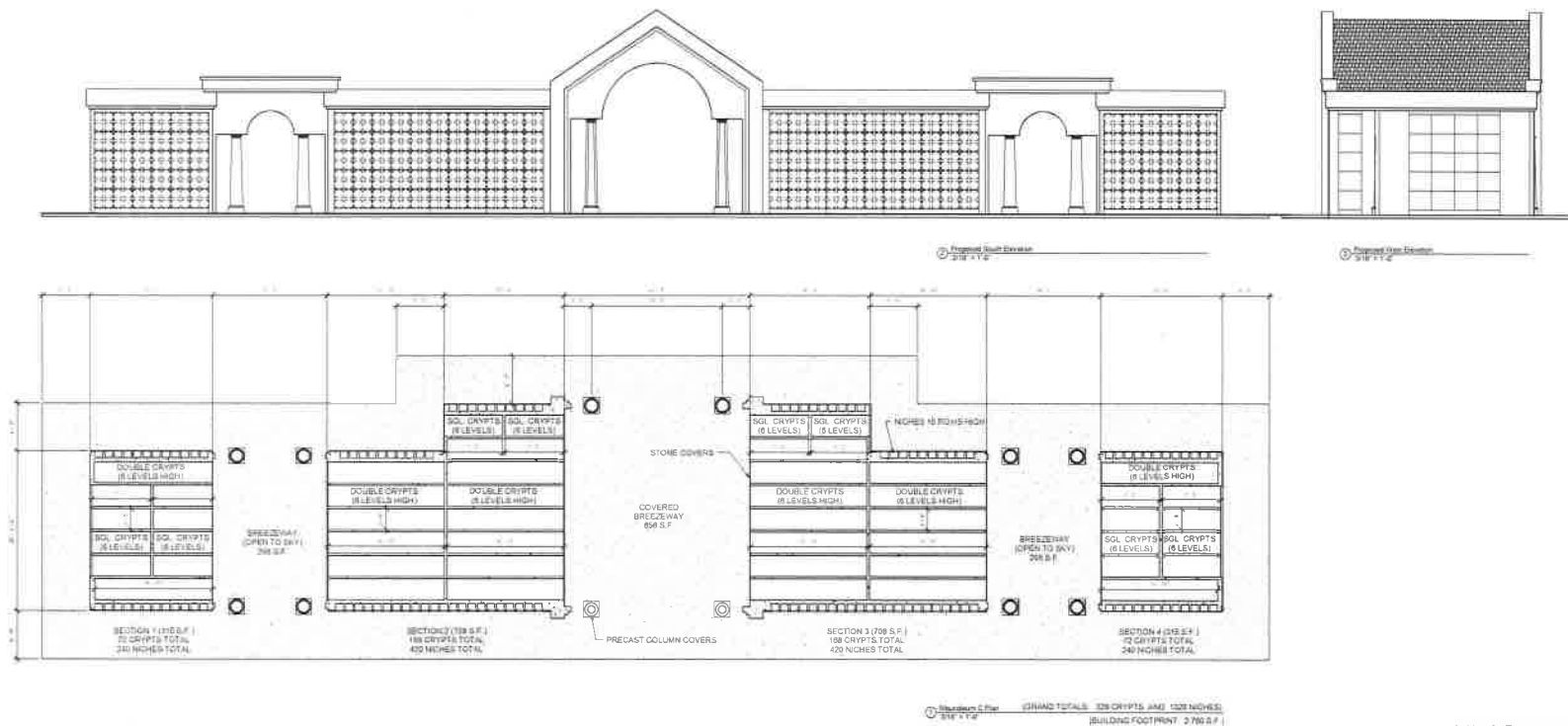
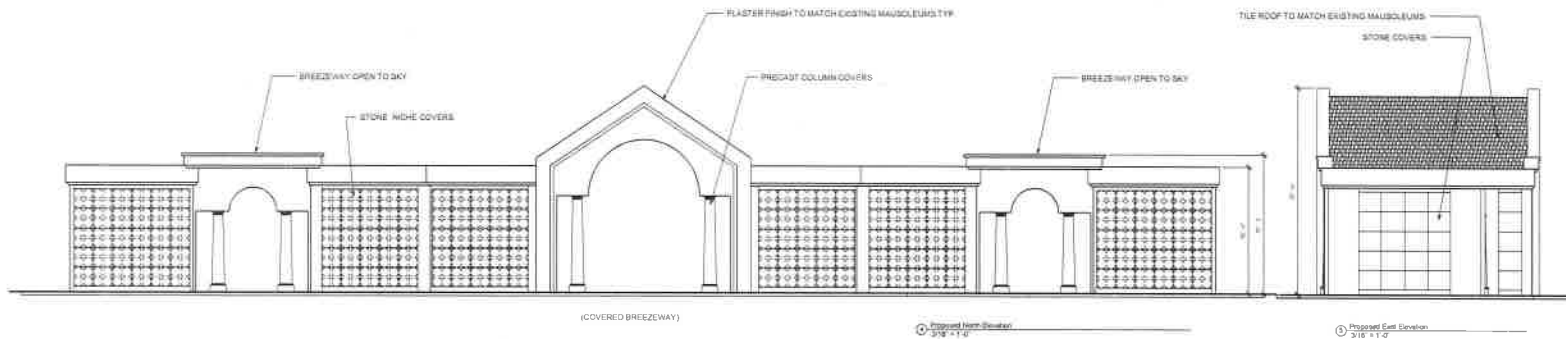
**CIVIL ENGINEER**  
KREUZER CONSULTING GROUP  
320 MAIN STREET, UNIT D  
SEAL BEACH, CA 90733  
714-456-0180  
ATTN: RICK KREUZER

**LANDSCAPE ARCHITECT & CEMETERY PLANNER**  
CLARK & GREEN ASSOCIATES  
150 PAULARING AVE. #100  
COSTA MESA, CA 92626  
714-434-6903  
ATTN: MICHAEL GREEN

Conejo Mountain Memorial Park  
2052 Howard Road  
Camarillo, CA 93012

Assessor's Parcel Number:  
234-0-060-120

# MAUSOLEUM "A & B" PLANS



MAUSOLEUM "C" PLANS

PROPOSED MAUSOLEUMS  
CONEJO MOUNTAIN FUNERAL HOME, MEMORIAL PARK AND CREMATORY

A102

LAUTERBACH & ASSOCIATES  
CARRIAGE SERVICES



ARCHITECT/ CONTACT PERSON  
LAUTERBACH & ASSOCIATES  
300 MONTGOMERY AVE  
OXFORD, CA 93338  
805-998-0912  
ATTN: STEVEN GEDDFRICH

PROPERTY OWNER  
CARRIAGE SERVICES INC.  
CONEJO MOUNTAIN MEMORIAL PARK  
2052 HOWARD ROAD  
CAMARILLO, CA 93012  
805-482-1959  
GENERAL MANAGER: STEVEN MCHIA

CIVIL ENGINEER  
KREUZER CONSULTING GROUP  
200 MAIN STREET, UNIT D  
SEAL BEACH, CA 90740  
714-456-0180  
ATTN: RICK KREUZER

LANDSCAPE ARCHITECT & CEMETERY PLANNER  
CLARK & GREEN ASSOCIATES  
150 PAULARINO AVE #100  
COSTA MESA, CA 92626  
714-434-0803  
ATTN: MICHAEL GREEN

Conejo Mountain Memorial Park  
2052 Howard Road  
Camarillo, CA 93012

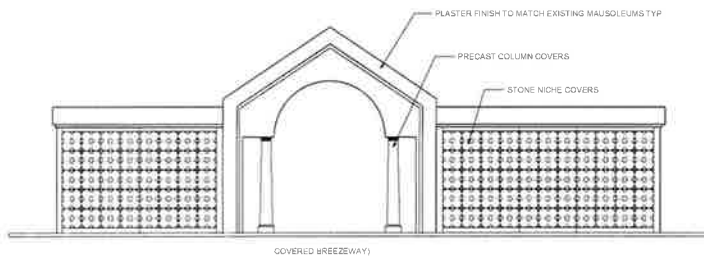
Assessor's Parcel Number:  
234-0-060-120

MAUSOLEUM "C" PLANS

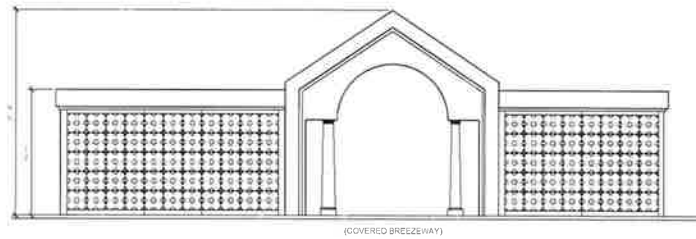


FEBRUARY 25, 2014

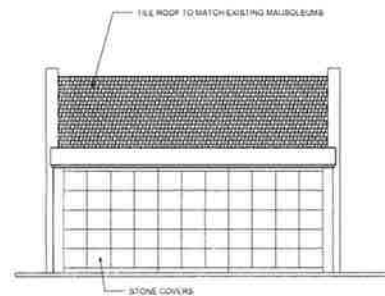
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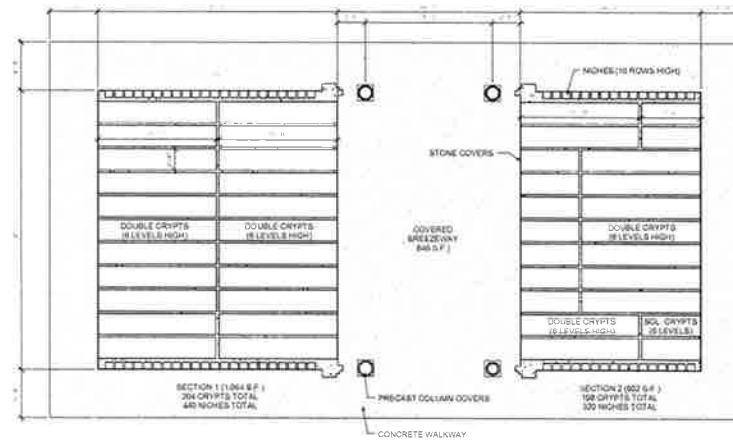
① Proposed Mausoleum Elevation  
3/4" = 1' 0"



② Proposed Mausoleum Elevation  
3/4" = 1' 0"



③ Proposed Mausoleum Elevation  
3/4" = 1' 0"



④ Mausoleum D & E Plans  
3/4" = 1' 0"

(GRAND TOTAL: 372 CRYPTS AND 80 NICHES)  
(BUILDING FOOTPRINT: 2372 S.F.)

MAUSOLEUM "D & E" PLANS

PROPOSED MAUSOLEUMS  
CONEJO MOUNTAIN FUNERAL HOME, MEMORIAL PARK AND CREMATORY

A103

CARRIAGE SERVICES  
LAUTERBACH & ASSOCIATES



VICINITY MAP

ARCHITECT/ CONTACT PERSON  
LAUTERBACH & ASSOCIATES  
300 MONTGOMERY AVE  
OXFORD, CA 95026  
916-988-0912  
ATTN: STEVEN GEORFFRON

PROPERTY OWNER  
CARRIAGE SERVICES, INC.  
CONEJO MOUNTAIN MEMORIAL PARK  
2052 HOWARD ROAD  
CAMARILLO, CA 93012  
805-482-1859  
GENERAL MANAGER: STEVEN MORA

CIVIL ENGINEER  
KREUZER CONSULTING GROUP  
330 MAIN STREET, UNIT D  
SEAL BEACH, CA 90740  
714-455-0160  
ATTN: RICK KREUZER

LANDSCAPE ARCHITECT & CEMETERY PLANNER  
CLARK & GREEN ASSOCIATES  
150 PAULARINO AVE #150  
COSTA MESA, CA 92626  
714-434-9853  
ATTN: MICHAEL GREEN

Conejo Mountain Memorial Park  
2052 Howard Road  
Camarillo, CA 93012

Assessor's Parcel Number:  
234-0-060-120

MAUSOLEUM "D&E" PLANS

6



# county of ventura

## FINAL MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Minor Modification to Conditional Use Permit 2045 (PL14-0050)

**Applicant:** Lauterbach and Associates Architects, Attn: David Kesterson

**Location:** The proposed project is located at 2052 Howard Road, in the unincorporated area of Camarillo. The proposed project boundary consists of a 34.98 acre portion of the 119.7 acre subject property. The project parcel is accessed via Howard Road, a private road, connected to Pancho Road, a City of Camarillo maintained roadway.

**Assessor's Parcel Nos.:** APN. 234-0-060-120

**Parcel Size:** 34.98 acre portion of the 119.7 acre subject property

**General Plan Designation:** Agricultural and Open Space

**Zoning Designation:** AE 40 ac (Agricultural Exclusive, 40 acre minimum lot size)

**Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife.

**Project Description:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize a phased seven-acre expansion of the existing cemetery facility of 27.9 acres to 34.9 acres. The proposed project includes the installation of new burial grounds, a 25-foot wide access driveway, and five new community mausoleums. Three of the mausoleums would be 1,845 square feet in size and two would be 2,712 square feet in size. The mausoleums would be located adjacent to existing burial plots. The requested permit would authorize the continued operation of the facility for an additional 30 years and legalize additional burial plots installed between 2011 and 2013. Grading, landscaping and irrigation will be performed in an initial phase with the mausoleums constructed at a later date depending on demand.

Existing structures developed on the current 27.9-acre cemetery site include:

- 14,940 square foot funeral home
- 4,600 square foot Chapel
- 414 square foot office



- 3,200 square foot maintenance building
- Two mausoleum buildings that encompass 2,620 and 2,008 square feet
- 60,000 gallon water tank for fire suppression

The existing funeral home consists of a chapel, reception, and visitation area, offices, meeting rooms, a vehicle storage area and facilities for cremation and embalming. The existing facility will continue to use a private sewage disposal system and water service will continue to be provided by the Camrosa Mutual Water District.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the 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. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**

**Surface Water Quality MM SWQ 2D.1.1**

**Impacts to Surface Water Quality:** Runoff pollution from the proposed impervious surfaces has the potential to contribute to the exceedances of water quality objectives in downstream waterbodies. Increased new development and urbanization is typically addressed through the Part 4.E., "Planning and Land Development Program" of the Ventura Countywide NPDES Municipal Stormwater Permit No. CAS004002, but the proposed project is not subject to these requirements. Overall, the future proposed development and increased impervious surface area has an individual and cumulative potential to exceed the threshold for significance related to the water quality objectives of the Los Angeles Region Basin Plan and is expected to have Potentially Significant Impact (PSM) on surface water quality objectives. Implementation of Mitigation Measure MM-SWQ-1 will ensure that potential individual and cumulative impacts to existing impaired downstream waterbodies and water quality objectives are less than significant.

**Biological Resources MM BIO 4A-2.1**

**Avoidance of Nesting Birds:** ornamental trees and shrubs in the onsite landscaping and non-native ruderal vegetation along the drainage channels

potentially provide suitable nesting habitat for migratory birds that are protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503.5, 3511, and 3513. Construction of the project could potentially impact protected nesting birds if construction, especially grading of the drainages or construction near trees and shrubs, occurs during the nesting season. However, Mitigation Measure MM-BIO-1, which requires that nesting birds be avoided during ground-disturbing activities, will ensure that potential impacts on native nesting birds are less than significant.

**Agricultural Resources - Land Use Incompatibility - MM-AG5B-1.1 and AG5B-2.1-: Vegetative Screen**

**Purpose:** To mitigate potential incompatibility between the Conejo Mountain Memorial Park Events and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met.

**Requirement:** The Permittee shall install and maintain a vegetative screen along the perimeter of the proposed project, to meet the requirements the County of Ventura Agricultural /Urban Buffer Policy.

**Documentation:** The Permittee shall provide a vegetative screen plan to the Agricultural Commissioner. The plan shall be kept on site at all times and shall be made available to County staff.

**Timing:** The required vegetative screen plan shall be submitted to, and approved by, the Agricultural Commissioner prior to use inauguration.

**Monitoring:** In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

**Agricultural Resources - Land Use Incompatibility - MM-AG5B-1.2, 5B-2.2: Notification and Response**

**Purpose:** To mitigate potential incompatibility between the Conejo Mountain Memorial Park Events and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met.

**Requirement:** The Permittee shall notify the owners and/or operators of agriculturally-zoned properties located within 300 feet of the location where any Conejo Mountain Memorial Park event will be held.

**Documentation:** The Permittee shall provide a written schedule of the event to the owners and/or operators of agriculturally-zoned properties located within 300 feet of the event. This schedule shall specify the date and time of event.

**Timing:** The required schedule shall be provided a minimum of 7 days prior to each event. (If in the case a particular event cannot meet this time period, notification shall be provided at the time the event is scheduled)

**Monitoring and Reporting:** In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

**D. PUBLIC REVIEW:**

**Legal Notice Method:** Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

**Document Posting Period:** June 24, 2015 through July 28, 2015

**Public Review:** 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, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Nicole Doner, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at [nicole.doner@ventura.org](mailto:nicole.doner@ventura.org).

**D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

**Prepared by:**



Nicole Doner, Case Planner  
(805) 654-5042

**Reviewed for Release to the Public by:**



Brian R. Baca, Manager  
Commercial/Industrial Permits Section

**Recommended for Approval by**

---

Kim Prillhart, Director  
Ventura County Planning Division



## County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

### Initial Study for the Conejo Mountain Memorial Cemetery Expansion Project Case No. PL14-0050

#### Section A – Project Description

1. **Project Case Number(s):** Minor Modification to CUP 2045 (PL14-0050)
2. **Name of Applicant:** Lauterbach and Associates Architects, Attn: David Kesterson
3. **Project Location and Assessor's Parcel Number(s):** The proposed project is located at 2052 Howard Road, Unincorporated Area of Camarillo. The proposed project boundary consists of a 34.98-acre portion of the 119.7 acre subject property. Assessor Parcel No. 234-0-060-120.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - a. **General Plan Land Use Designation:** Agricultural and Open Space
  - b. **Zoning Designation:** AE 40 ac (Agricultural Exclusive, 40 acre minimum lot size)
5. **Description of the Environmental Setting:** The project parcel is accessed from Howard Road, a private road that is connected to Pancho Road, a City of Camarillo maintained roadway. The project site is developed with a funeral home and centralized parking area, burial plots, cremation garden, two mausoleums, chapel, and a water tank. The 34.98-acre area proposed for cemetery use is characterized by gentle slopes and near-level land. The entire lot that includes the cemetery facility encompasses 119.71 acres.
6. **Project Description:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize a phased seven-acre expansion of the existing cemetery facility of 27.9 acres to 34.9 acres. The proposed project includes the installation of new burial grounds, a 25-foot wide access driveway, and five new community mausoleums. Three of the mausoleums would be 1,845 square feet in size and two would be 2,712 square feet in size. The mausoleums would be located adjacent to existing burial plots. The requested permit would authorize the continued operation of the facility for an additional 30 years and legalize additional burial plots installed between 2011 and 2013. Grading, landscaping and irrigation will be performed in an initial phase with the mausoleums constructed at a later date depending on demand.

Existing structures developed on the current 27.9-acre cemetery site include:

- 14,940 square foot funeral home
- 4,600 square foot Chapel
- 414 square foot office
- 3,200 square foot maintenance building
- Two mausoleum buildings that encompass 2,620 and 2,008 square feet
- 60,000 gallon water tank for fire suppression

The existing funeral home consists of a chapel, reception, and visitation area, offices, meeting rooms, a vehicle storage area and facilities for cremation and embalming. The existing facility will continue to use a private sewage disposal system and water service will continue to be provided by the Camrosa Mutual Water District.

7. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife.
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. More specifically, the projects noted in Attachment 6 was included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project.

## Section B – Initial Study Checklist and Discussion of Responses<sup>1</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		x				x		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

#### 1a): Regional Air Quality Impacts

Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will have less than a significant impact on regional air quality.

#### 1a) Local Air Quality Impacts

Based on information provided by the applicant and the CalEEMod air emissions modeling program, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds (ROG) and oxides of nitrogen (NOx) as described in the Ventura County Air Quality Assessment Guidelines (0.53 lbs./day ROG and 3.19 lbs/day NOx). This is based on information in Item #12, Page 4, of the Presubmittal Analysis contained in the application materials. Additional average daily trips are expected to be 4.73 ADT/acre. Based on the analysis conducted by the VCAPCD, the project will have a less than significant impact on regional air quality.

<sup>1</sup> The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.



1b) The proposed project is consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines, specifically Section 1.2, Air Quality (Sections 1.2.1, 1.2.2 and 1.2.3). The project is consistent with the Ventura County Air Quality Management Plan.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2A. Water Resources – Groundwater Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		x				x		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		x				x		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		x				x		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		x				x		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		x				x		

## Impact Discussion:

2A-1, 2A-2, 2A-3, 2A-4:

Camrosa Water District supplies potable water to the cemetery facility. Camrosa sells imported surface water obtained from the State Water Project and groundwater pumped from local aquifers. In addition to the potable water supplies, the cemetery facility uses reclaimed water for turf irrigation. The facility also utilizes a private water well for turf irrigation and irrigation of agricultural crops on the remaining 91 acres of the project property.

Of the seven-acre area proposed for cemetery expansion, six acres would be used for burial grounds that would be landscaped with turf and shrubbery. The remaining acre would be used for access roads, buildings, walkways and other hardscape. The water demand for six acres of turf and landscaping would use approximately the same volume of water as six acres of irrigated agriculture (i.e. berries). According to Certified Hydrogeologist Brian R. Baca (CHG #398), both agricultural row crops and landscaping (lawns and shrubs) use about 1.5 to 2.0 acre-feet of water per year per acre. Because the project would result in the replacement of irrigated agriculture with irrigated landscaping, no net increase in total water demand (or the use of groundwater) is anticipated. In fact, the new turf would be irrigated by reclaimed wastewater. This would serve to reduce the use of groundwater or other potable water sources from the current condition.

2A-5. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

## Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		x				x		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		x				x		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	x				x			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

2B-1, 2B-2: No aspect of the project has been identified that would substantially degrade the quality of groundwater such that the groundwater quality objectives set by the Basin Plan would not be met. The proposed expansion would not involve a major change from the existing cemetery operation. The existing permitted septic system included in the facility is not proposed to be altered. No new septic system is included in the current proposal. The increased use of reclaimed water would not substantially change the quality of irrigation water that infiltrates to the groundwater table.

2B-3: The proposed project will not be located within two miles of the boundary of a former or current test site for rocket engines.

2B-4: The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		x				x		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		x				x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

#### 2C-1, 2C-2:

Camrosa Water District supplies potable water to the cemetery facility. Camrosa sells imported surface water obtained from the State Water Project and groundwater pumped from local aquifers. In addition to the potable water supplies, the cemetery facility uses reclaimed water for turf irrigation. The facility also utilizes a private water well for turf irrigation and irrigation of agricultural crops on the remaining 91 acres of the project property.

Of the seven-acre area proposed for cemetery expansion, six acres would be used for burial grounds that would be landscaped with turf and shrubbery. The remaining acre would be used for access roads, buildings, walkways and other hardscape. The water demand for six acres of turf and landscaping would use approximately the same volume of water as six acres of irrigated agriculture. According to Certified Hydrogeologist Brian R. Baca (CHG #398), both agricultural row crops and landscaping (lawns and shrubs) use about 1.5 to 2.0 acre-feet of water per year per acre. Because the project would result in the replacement of irrigated agriculture with irrigated landscaping, no net increase in total water demand is anticipated. In fact, the new turf would be irrigated by

reclaimed wastewater. This would serve to reduce the use of groundwater or other potable water sources from the current condition. The usage of potable water (including imported surface water) supplied by the Camrosa Water District would not substantially change.

2C-3: The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?			x				x	
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		x				x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

2D-1: Runoff pollution from the proposed impervious surfaces has the potential to contribute to the exceedances of water quality pollutant concentration objectives in downstream waterbodies. Increased new development and urbanization is typically addressed through the Part 4.E., "Planning and Land Development Program" of the Ventura Countywide NPDES Municipal Stormwater Permit No. CAS004002, but the proposed project is not subject to these requirements. Overall, the future proposed development and increased impervious surface area has an individual and cumulative potential to exceed the threshold for significance related to the water quality objectives of the Los Angeles Region Basin Plan and is expected to have Potentially Significant Impact (PSM) on surface water quality objectives.

Implementation of Mitigation Measure SWQ-2D-1.1 below will ensure that significant impacts on the water quality in existing impaired downstream waterbodies will be avoided.

2D-.2 The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. The proposed construction project is located outside the County Unincorporated Urban Area and will involve soil disturbance of more than 1 acre. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site greater than 1 acre to protect surface water quality during construction (Table 7 in Subpart 4.F). The proposed construction activities are also subject to coverage under the NPDES General Construction Permit (No. CAS000002). Additionally, proof is required of coverage and compliance with the Conditional Waiver of Waste Discharge Requirements for Discharges from Irrigated Agriculture Lands within the Los Angeles Region Order No. R4-2010-0186 (Conditional Waiver). Compliance with NPDES standards will ensure that neither the individual project nor the cumulative threshold for significance would be exceeded. Thus, the project is expected to have a Less than Significant (LS) impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

### **Mitigation/Residual Impact(s)**

With implementation of the following measure, impacts on water quality will be less than significant

#### **MM-SWQ-2D-1.1. SURFACE WATER QUALITY:**

**Purpose:** To ensure runoff from new impervious surfaces does not contribute pollutants or degrade water quality of downstream surface waters resulting in further exceedances of water quality objectives contained in the Los Angeles Region Basin Plan.

**Requirement:** The Permittee shall include post-construction stormwater best management practices (BMPs) to treat the new impervious surface runoff to the maximum extent practicable and a Maintenance Plan and annual verification of ongoing maintenance.

**Documentation:** The Permittee shall submit the following items to the Watershed Protection District - Surface Water Quality Section (SWQS) for review and approval:

- a. A complete site plan prepared and stamped by a California licensed civil engineer or land surveyor that accurately delineates the location of the proposed

development, existing and proposed impervious surfaces, storm drain system elements, general drainage patterns, and the location and size of post-construction BMPs. This plan must verify that BMPs will capture and treat all post-construction urban runoff from the existing and proposed site to the maximum extent practicable in accordance with Condition No. 86a of the Conditions of Approval for the Major Modification (LU04-0074) to Conditional Use Permit (CUP) 2045, dated September 22, 2005, as well as this Minor Modification (PL14-0050) to CUP 2045

b. Maintenance Plan (Exhibit "C" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available at <http://onestoppermit.ventura.org>) for the detention basins shall be prepared in accordance with Section 7 and Appendix I of the 2011 Technical Guidance Manual (TGM). The plan shall include but not limited to the following:

- 1) the location of each device;
- 2) the maintenance processes and procedures necessary to provide for continued operation and optimum performance;
- 3) a timeline for all maintenance activities; and
- 4) any technical information that may be applicable to ensure the proper functionality of this device.

c. Maintenance Agreement (County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form is available at <http://onestoppermit.ventura.org>) signed by the Property Owner including a signed statement accepting responsibility for maintenance of the detention basins. The statement must include written verification that the detention basins will be properly maintained. At a minimum, this statement shall include the following:

- 1) written conditions in the sales or lease agreement, which require the Property Owner or tenant to assume responsibility for PCSMP maintenance and annual maintenance inspection;
- 2) written text in project covenants, or
- 3) any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.

d. Completed and signed Annual Maintenance Verification Report (Exhibit "D" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available under the Surface Water Quality Section tab at <http://onestoppermit.ventura.org>).

**Timing:** The above listed items (a, b and c) shall be submitted to the SWQS for review and approval prior to issuance of approval for Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (d) shall be submitted to SWQS annually prior to September 15th after signing off for occupancy and issuing the Certificate of Occupancy.

**Monitoring and Reporting:** SWQS staff will review the submitted materials to ensure the project does not contribute to exceedances of water quality objectives in downstream receiving waters. Maintenance Plan shall be kept on-site for periodic review by SWQS staff. (SWQ-M1)

**Residual Impacts:** After implementation of Mitigation Measure SWQ-M1, impacts to surface water quality objectives will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3A. Mineral Resources – Aggregate (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?		x				x		
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?						x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

3A-1, 3A-2: Aggregate resources consist of sand, gravel, and crushed rock used in the construction industry. The Ventura County Non-Coastal Zoning Ordinance includes a Mineral Resource Protection (MRP) overlay zone for areas that contain or may contain important mineral resources where the extraction of these resources may be a compatible land use. The closest MRP zone is located approximately 5 miles east of the project parcel boundary. Thus, no lands subject to an MRP Overlay will be affected by the proposed project.

The project site is located adjacent to an existing Pacific Rock mining operation authorized by CUP 3817-4. The cemetery shares the same principal access road with the mining operation. The proposed project would not hamper or preclude extraction of or access to the mineral resources on the Pacific Rock site. Therefore, the proposed project will not result in a significant impact on mineral resources.



3A-3 The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 3A.

**Mitigation/Residual Impact(s):**

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3B. Mineral Resources – Petroleum (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	x				x			

**Impact Discussion:**

3B-1: The proposed project is not located within a petroleum resource area, or in the vicinity of a permitted oil and gas facility. Therefore, the proposed project will have no impact on access to petroleum resources.

3B-2: The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 3B.

**Mitigation/Residual Impact(s)**

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								
<b>4A. Species</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project, directly or								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	x				x			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			x				x	

### Impact Discussion:

#### 4A-1 and 2.

A biological assessment was prepared (Rincon Consultants, January 13, 2014) and a site inspection was conducted by the Planning Division biologist. The project site consists of developed areas of the Conejo Mountain Memorial Park and adjacent actively-cultivated agricultural fields. Vegetation on the project site includes landscaping in the Memorial Park, some non-native weedy vegetation in the drainage ditches, and row crops. No native vegetation occurs on the project site. The project site is located at the foot of the Santa Monica Mountains. Steep slopes covered in coastal sage scrub and chaparral habitats surround the project site to the south, east, and west. No special-status plants or animals or their habitats occur on the project site. The surrounding coastal sage scrub and chaparral habitats support special-status plants, including Blochman's dudleya (*Dudleya blockmaniaea* ssp. *blockmaniaea*), a rare plant with a State ranking of 1B.1, Verity's dudleya (*Dudleya verityi*), a federally listed threatened plant, and Conejo buckwheat (*Eriogonum crocatum*), a federally listed threatened plant. These habitats also have the potential to support special-status animals, including coast horned lizard, a California species of special concern, and coastal California gnatcatcher, a federally listed threatened bird.

The construction footprint of the project is located 125 feet from native vegetation at the nearest point, and therefore, the required 100-foot fuel modification zone around structures will not affect native vegetation or the nearby habitat that supports special-status species.

Although no natural wildlife habitat occurs on the project site, ornamental trees and shrubs in the onsite landscaping and non-native ruderal vegetation along the drainage channels potentially provide suitable nesting habitat for migratory birds that are protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503.5, 3511, and 3513. Construction of the project could potentially impact

protected nesting birds if construction, especially grading of the drainages or construction near trees and shrubs, occurs during the nesting season. However, Mitigation Measure MM-BIO-4A-2.1, which requires that nesting birds be avoided during ground-disturbing activities, will ensure that potential impacts on native nesting birds are less than significant.

### **Mitigation/Residual Impact(s)**

With implementation of the following mitigation measure, impacts on biological resources will be less than significant.

#### **MM-BIO-4A-2.1: AVOIDANCE OF NESTING BIRDS**

**Purpose:** In order to prevent impacts on birds protected under the MBTA and CDFG Code (3503, 3503.5, 3511, 3513 and 3800), ground disturbance activities shall be regulated.

**Requirement:** The Permittee shall conduct all ground disturbance activities (e.g., vegetation removal, trenching, or grading) in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

1. Timing of construction: Prohibit ground disturbance activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; OR
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to ground disturbance activities during the breeding and nesting season (February 1–August 31) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved qualified biologist.

An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of ground disturbance activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 500 feet from the development footprint. If occupied (active) nests are found, ground disturbance activities within a setback area surrounding the nest shall be postponed or halted. Ground disturbance activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Ground disturbance activities can also occur outside of the setback areas. The required setback is 300 feet for most birds and 500 feet for raptors, as recommended by the California Department of Fish and Wildlife. This setback can be increased or decreased based on the recommendation of the County-approved qualified biologist and approval from the Planning Division.

**Documentation:** The Permittee shall provide to the Planning Division a Survey Report from a County-approved qualified biologist documenting the results of the initial nesting

bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved qualified biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved qualified biologist following ground disturbance activities documenting actions taken to avoid nesting birds and results.

**Timing:** If ground disturbance activities will occur between February 1 and August 31, nesting bird surveys shall be conducted 30 days prior to initiation of ground disturbance activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of ground disturbance activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for ground disturbance activities (e.g., vegetation removal, trenching, or grading). The Mitigation Monitoring Report shall be submitted within 14 days of completion of the ground disturbance activities.

**Monitoring and Reporting:** The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for ground disturbance activities. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. The Planning Division has the authority to inspect the property during the development phase of the project to ensure that the survey and monitoring work is conducted as required. If the Planning Division confirms that the required surveys are not conducted as agreed upon, enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	x				x			
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	x				x			

### Impact Discussion:

**4B-1.**

No native vegetation occurs on the project site. The construction footprint of the project is located 125 feet from native vegetation at the nearest point, and therefore, the required 100-foot fuel modification zone around structures will not affect native vegetation. Therefore, the project will not directly impact sensitive plant communities.

**4B-2.**

Landscaping is proposed as part of the project. If invasive, non-native plants are installed with the landscaping, these plants could invade the nearby sensitive coastal sage scrub and chaparral communities of the Santa Monica Mountains. However, the project landscaping must comply with the Ventura County Landscape Design Criteria, which requires that invasive plants be avoided on sites adjacent to native areas (see Section D.6(f)). Therefore, the project will not indirectly impact sensitive plant communities.

**Mitigation/Residual Impact(s)**

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		x				x		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	x				x			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	x				x			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	x				x			

### Impact Discussion:

4C-1, 4C-2, 4C-3, 4C-4:

Two man-made drainage ditches that convey irrigation runoff from agricultural activities adjacent to the Memorial Park are located within the project footprint and flow north to a retention pond. These drainages also convey stormwater flows from the adjacent mountain on the south side of the project site. Because these drainages exhibit a defined bed and banks and convey intermittent flows, they are “streambeds” regulated by the California Department of Fish and Wildlife’s Lake and Streambed Alteration Program.

The onsite drainage ditches are regularly cleared of vegetation for agricultural purposes, and therefore, provide minimal habitat value. The project will reroute these drainages, filling in the current drainage ditches and creating new ditches in their place to continue conveying irrigation and stormwater runoff around the Memorial Park and to the retention pond to the north of the site. Although the project will result in direct impacts to waters through rerouting these drainage ditches, these drainages are regularly maintained for agriculture and do not provide wildlife habitat. They will be replaced with



new drainage ditches that provide the same function. Given these circumstances, impacts on biological resources related to the drainage ditches will be less than significant.

In summary, the proposed project does not have the potential to result in a project-specific significant impact, or make a cumulatively considerable contribution to a significant cumulative impact on waters or wetlands.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	x				x			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	x				x			

### Impact Discussion:

4D-1, 4D-2:

The project site is not within the coastal zone and does not contain coastal habitats. Therefore, the proposed project will not create a project-specific impact, or make a cumulatively considerable contribution to impacts on coastal habitat.

### Mitigation/Residual Impact(s)

No mitigation required. No impact has been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4E. Habitat Connectivity</b>								
<b>Will the proposed project:</b>								
1) Remove habitat within a wildlife movement corridor?	x				x			
2) Isolate habitat?	x				x			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	x				x			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	x				x			

### Impact Discussion:

4E-1-3. Conejo and Calleguas creeks function as wildlife movement corridors along the edge of the Santa Monica Mountains. These creeks are located north of the project site. The Santa Monica–Sierra Madre Linkage is located south of the project site within the western portion of the Santa Monica Mountains. These features currently function as wildlife movement corridors between habitats around the Memorial Park. The project site is located in an area that does not currently support wildlife habitat. Therefore the changes included in the proposed project will not result in the removal of wildlife habitat, isolate habitat, or create a barrier to wildlife movement.

4E-4. The project site is currently subject to existing indirect impacts, such as light, noise, and human presence, from the Memorial Park, agriculture, and nearby rock quarry. Therefore any potential increases in light, noise, and human activity generated by the project that could intimidate wildlife will have less than significant impacts on wildlife.

The proposed project does not have the potential to create a project-specific significant impact, or make a cumulatively considerable contribution to a significant cumulative impact on habitat connectivity.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?			X				X	

### Impact Discussion:

4F.

The proposed project is consistent with the General Plan Goals and Policies for Biological Resources, because the project site is located within an existing developed area and with implementation of the mitigation measure above will have less than significant impacts on biological resources.

### Mitigation/Residual Impact(s)

With implementation of MM-BIO-4A-2.1, impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5A. Agricultural Resources – Soils (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?		X				X		
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

5A-1 and 5A-2. The 27.9 acre portion of the 119.7 acre subject property currently permitted for cemetery use is designated with the agricultural soils classification of *Developed* on the California Department of Conservation, Important Farmland Inventory (IFI) Map. The proposed expansion site of 7.05 acres is located on land with agricultural soils classifications of *Prime, Unique and Other* farmland, according to the IFI Map. According to ISAG Item 5A, any project site with an Agricultural General Plan land use designation that would cause the direct and/or indirect loss of agricultural soils meeting or exceeding 5 acres of *Prime/Statewide* soils, 10 acres of *Unique* soils, or 15 acres of *Local* soils would result in a significant impact on agricultural resources. ISAG Item 5A has no threshold of significance for *Other* soils. The loss of agricultural soils resulting from the proposed project is as follows and will not exceed the established ISAG thresholds of significance:

IFI Class.	ISAG Significance Threshold	Existing acres lost resulting from Existing Facility	Additional acres lost resulting from Proposed Expansion	Cumulative Acres Lost (Total)
Prime/Statewide	5 acres	0 acres	1.58 acres	1.58 acres
Unique	10 acres	3.6 acres	5.32 acres	8.92 acres
Local	15 acres	0 acres	0 acres	0 acres
Other	N/A	0 acres	0.15 acres	0.15 acres

Based on the above information, the proposed project will not result in a significant impact on the loss of agricultural soils.

5A-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 5A.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5B. Agricultural Resources - Land Use Incompatibility (AG.)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?			x				x	
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?			x				x	

### Impact Discussion:

5B-1, 5B-2: The proposed project is not defined as agriculture or an agricultural operation and will be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines. However, the operator of the cemetery owns most of the agricultural fields surrounding the cemetery facility except for the adjacent property to the east. This eastern property is currently in agricultural production and is owned by Pacific Rock.

As landlord to the agricultural tenants, the cemetery operator will be able to control the times and dates when the agricultural tenants conduct chemical spraying in order to avoid conflicts with cemetery events.

The Conejo Mountain Memorial Park hours are Monday through Sunday, Dawn to Dusk. Even though there will be events in the Park that are scheduled, the public will have access to the Park throughout the day and could be exposed to normal agricultural operations which may include dust, noise, odors and pesticide applications. Therefore, with the implementation of the mitigation measures to require the installation of a vegetative screen between the proposed project and the adjacent agricultural operations, and to require the cemetery operator to notify adjacent owners and formers operating on land located within 300 feet of the project site when an upcoming event will occur, the proposed project's impacts related to land use incompatibility will be less than significant.

Therefore, the proposed project is consistent with the applicable General Plan Goals and Policies for Item 5b of the initial Study Assessment Guidelines. The General Plan Farmland Resources policy 1.6.2 allows for discretionary development located on land designated as Agricultural as long as it is planned and designed to remove as little land as possible from potential agricultural production.

### Mitigation/Residual Impact(s)

With implementation of the following mitigation measures, impacts related to land use incompatibility will be less than significant.

#### MM-AG5B-1.1 and AG5B-2.1-: VEGETATIVE SCREEN

**Purpose:** To mitigate potential incompatibility between the Conejo Mountain Memorial Park Events and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met.

**Requirement:** The Permittee shall install and maintain a vegetative screen along the perimeter of the proposed project, to meet the requirements the County of Ventura Agricultural /Urban Buffer Policy.

**Documentation:** The Permittee shall provide a vegetative screen plan to the Agricultural Commissioner. The plan shall be kept on site at all times and shall be made available to County staff.

**Timing:** The required vegetative screen plan shall be submitted to, and approved by, the Agricultural Commissioner prior to use inauguration.

**Monitoring:** In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

#### MM-AG5B-1.2, 5B-2.2: NOTIFICATION AND RESPONSE

**Purpose:** To mitigate potential incompatibility between the Conejo Mountain Memorial Park Events and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met.

**Requirement:** The Permittee shall notify the owners and/or operators of agriculturally-zoned properties located within 300 feet of the location where any Conejo Mountain Memorial Park event will be held.

**Documentation:** The Permittee shall provide a written schedule of the event to the owners and/or operators of agriculturally-zoned properties located within 300 feet of the event. This schedule shall specify the date and time of event.

**Timing:** The required schedule shall be provided a minimum of 7 days prior to each event. (If in the case a particular event cannot meet this time period, notification shall be provided at the time the event is scheduled)

**Monitoring and Reporting:** In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (PIng.)</b>								
<b>Will the proposed project:</b>								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	x				x			
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	x				x			
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

6a. and 6b. The project site is not located within or near a designated Scenic Resource Protection (SRP) Overlay Zone area. The nearest SRP Overlay Zone is located 2 miles from the project site. In addition, the project site is approximately 1.3 miles from a Designated or Eligible Scenic Highway and cannot be seen because of the intervening existing development and mature landscaping that blocks views of the project site. Therefore, the proposed project will not have a project-specific scenic resources impact and will not make a cumulatively considerable contribution to a significant cumulative scenic resources impact.

6c. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 6.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	x				x			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	x				x			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

7a and 7b. According to the County RMA GIS Mapping database paleontological layer, the subject property is given a paleontological importance ranking of "undetermined" for the occurrence of paleontological resources. However, the project site is located in an area that has been in agricultural operation for over 100 years and it is unlikely that intact paleontological resources exist on the project site. In the unlikely event that paleontological resources are uncovered during ground disturbance activities associated with the cemetery use, the proposed project will be subject to a standard condition of approval to require the applicant to suspend construction until a paleontologist can evaluate, recover, and curate the find, subject to the concurrence of the Planning Director.

The Condition of Approval for paleontological resources inadvertently discovered during grading is as follows:

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- Cease operations and assure the preservation of the area in which the discovery was made;
- Notify the Planning Director in writing, within three days of the discovery;

- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
- e. Implement the agreed upon recommendations.

**Documentation:** Permittee shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by in the paleontological report.

**Timing:** Paleontological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Permittee shall provide any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director.

Based on the above discussion, the proposed project will not result in a significant impact on paleontological resources.

7c. The proposed project will be consistent with the applicable General Plan Goals and Policies for ISAGs Item 7.

### **Mitigation/Residual Impact(s)**

No additional mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8A. Cultural Resources - Archaeological</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		x				x		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?		x				x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

8A-1.through 8A-3. A Phase I Archaeological Report was completed by Cogstone in 2010 for the adjacent Pacific Rock Quarry project (CUP 3387-3). Through their record search, Cogstone found ten pre-historic sites were identified within a one-mile radius of the Pacific Rock Quarry project. Specifically, in 1967, a site known as CA-VEN 182 was surface collected and archaeologists recorded scattered artifacts throughout a wide area of the agricultural basin, many of which were given to the land owner at the time, Mary Howard Smith. However, during the 2010 survey, no artifacts were found.

In the unlikely event that archeological resources are uncovered during ground disturbance activities, the proposed project will be subject to a standard condition of approval to require the applicant to suspend construction until an archaeologist can evaluate, recover and curate the find, subject to the Planning Director's concurrence.

The Condition of Approval for archaeological resources inadvertently discovered during grading is as follows:

**Purpose:** In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

- i. Cease operations and assure the preservation of the area in which the discovery was made;
  - ii. Notify the Planning Director in writing, within three days of the discovery;
  - iii. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
  - v. Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- i. Cease operations and assure the preservation of the area in which the discovery was made;
  - ii. Immediately notify the County Coroner and the Planning Director;
  - iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and,
  - v. Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** Archaeologist reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Permittee shall provide any archaeologist report prepared for the project site to the Planning to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director. (PL-59)

Based on the above discussion, the proposed project will not result in a significant impact on archeological resources.

#### **Mitigation/Residual Impact(s)**

No additional mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8B. Cultural Resources – Historic (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	x				x			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	x				x			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	x				x			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	x				x			

### Impact Discussion:

8B-1 to 8B-4.

Historical Background: According to research that the Planning Division Cultural Heritage Board Planner conducted, the subject property is part of the larger 800 acre Smith Ranch that included the property that is now used as a rock quarry, the memorial park, and the Camarillo Sanitary District treatment plant. The Smith Ranch begun in 1936 by J.V. (Jacob) and Mary Howard Smith, hardworking pioneers, mining operators and farmers. After the passing of her husband, Mary Smith decided, that upon her death, she would be buried on her property. As a result, Smith donated 119 acres of the Smith Ranch for the creation of the Conejo Mountain Memorial Cemetery Park.

The Chapel of the Islands located on the cemetery site, built in 1942, was originally known as Mary Star of the Sea Catholic Church and was located in Port Hueneme, California. In 1962, as part of a 33-acre urban renewal project, the church had to be either relocated or destroyed. It was purchased at auction from the Harbor Redevelopment Agency for \$2,500 by Mary Smith and co-owner, James A. Reardon.

On September 20, 1965, Variance No. 2391 was granted to allow the chapel to be moved onto the subject property and on December 8, 1965, house movers transported the church in three sections: first the main building, followed by the bell tower and entryway over 15 miles of road to the memorial park site.

The project's expansion area is a vacant agricultural field (of the Smith Ranch). No historical resources will be demolished or materially altered. The project site is not listed or determined eligible for listing as a historical site in the California Register of Historic Resources or the National Register of Historic Places, or identified in a historic survey worthy of designation in a local register. Because the cemetery is less than 50 years old, it is too early to assess whether the cemetery and/or its founder, Mary Smith, have made a significant contribution to the broad patterns of the County's history.

Since the property does not meet the local, state, or national criteria for eligibility as a historic resource, the proposed project will not have a significant project-specific impact to cultural resources and will not make a cumulatively considerable contribution to a significant cumulative historical resources impact.

### **Mitigation/Residual Impact(s)**

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	x				x			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?								
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

9a and 9b. The project site is located approximately 4 miles from the coast. The proposed project does not involve any physical construction or installation of barriers in the coastal zone that could impede sand transport and does not involve the construction of a shoreline protective structure. Therefore, the proposed project will not have a project-specific coastal beach or sand dune impact and will not make a cumulatively considerable contribution to a significant cumulative coastal beach or sand dune impact.

9c. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 9.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>10. Fault Rupture Hazard (PWA)</b>								
Will the proposed project:								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	x							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	x							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

10a., and 10b. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Furthermore, no proposed habitable structures are within 50 feet of a mapped trace of an active fault. There is no impact (N) from potential fault rupture hazard.

10c. Based on the discussion above, the proposed project is consistent with the applicable General Plan Goals and Policies for Item 10 of the ISAGs.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		x				x		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

11a. and 11b.

The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The present County of Ventura Building code adopted from the California Building Code, dated 2013, Chapter 16, Section 1613 requires the structures be designed to withstand this ground shaking. These parameters may need to be updated to the building code in effect at the time the application for building permit is submitted. The requirements of the building code will reduce the effects of ground shaking to less than significant (LS).

Therefore, the project is consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>12. Liquefaction Hazards (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	x							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. There is no impact (N) from potential hazards from liquefaction.

12b. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	x							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	x							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

13a. The nearest part of the project to a closed or restricted body of water is about 600 feet based on aerial imagery review (photos dated November 17, 2014, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, 2014). The project involves the construction of structures and involves grading. The elevation of the project site is 60 feet above the elevation of the lake shoreline. Due to the distance removed from the lake and elevation above the lake, the hazard from potential seiche is considered to have no impact (N) to the proposed project.

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact (N) from potential hazards from tsunami.

13c. The site is about 600 feet away and 60 feet in elevation higher than a closed or restricted body of water based on aerial imagery review (Aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, November 17, 2014) and would not be subject to seiche hazard. The project, is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	x							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

14a. and 14b. The site is not located in a mapped landslide and is not located in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. The project is located in a hillside area and includes excavations into a hillside. The proposed excavations will be supported by designed retaining walls approximately 20 feet in height, notched into the hillside and will require re-contouring the existing hillside down to the existing roadways located to the south. The excavation and retaining walls will be constructed in accordance with the requirements of the Ventura County Building Code. There are no impacts (N) to the project resulting from landslide hazard.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>15. Expansive Soils Hazards (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		x						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

15a. Future development of the site will be subject to the requirements of the County of Ventura Building code adopted from the California Building Code, dated 2013, Section 1803.5.3 that require mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is considered to be less than significant (LS).

15b. Based on the discussion above, the proposed project is consistent with the applicable General Plan Goals and Policies for Item 15 of the ISAGs.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>16. Subsidence Hazard (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	x							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

16a. and 16b. The subject property is not located within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (October 22, 2013). The project is not for the purpose of water, oil, or gas withdrawal, the subsidence hazard is considered as no impact (N) for the proposed project.

Therefore, the project is consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>		x				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		x				x		

## Impact Discussion:

### 17A-1

An increase in impervious area is proposed by this project with the construction of structures, driveways and sidewalks. The increase in impervious area and the resulting increase in runoff will be directed to the existing on-site drainage facilities. The drainage facilities will discharge onto existing natural areas or existing lawn areas. The construction will be completed according to current codes and standards requiring that no increase in runoff occurs as a result of the project and the runoff will be directed to a non-erosive drainage course or the existing lake. Compliance with the standards



conditions of approval for site drainage will assure that the post project runoff is maintained at or below existing quantities. Therefore, the impacts of the project on Non-FEMA Flood Hazards are less than significant.

#### 17A-2

An increase in impervious area is proposed by this project with the construction of structures, driveways and sidewalks. The increase in impervious area and the resulting increase in runoff will be directed to the existing on-site drainage facilities. The drainage facilities will discharge onto existing natural areas or existing lawn areas. The construction will be completed according to current codes and standards requiring that no increase in runoff occurs as a result of the project and the runoff will be directed to a non-erosive drainage course or the existing lake. Therefore, the impacts of the project on Non-FEMA Flood Hazards are less than significant

#### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		x				x		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		x				x		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		x				x		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		x				x		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

17B-1. The Public Works Agency Watershed Protection District Flood Control staff have reviewed and concur with the floodplain analysis and technical findings of the "Conejo Mountain Memorial Park Floodplain/Floodway Study: June 18, 2014" prepared by Jensen Design & Survey, Inc., and their subsequent technical response memorandum dated August 19, 2014. We concur that the proposed locations of Mausoleum Building 'A' and Mausoleum Building 'B' as illustrated on 'Floodplain/Floodway Exhibit' on Sheet 1 of 1 of said Study, are out of the 1% annual chance (100-year) floodplain. Both structures and the remainder of the subject property are located in an "X Unshaded Zone" (i.e. 500-year floodplain) as evidenced on the Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Map (DFIRM); Map No. 06111C0942E, Effective Date January 20, 2010. Therefore, the proposed project will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding and is deemed to be Less than Significant with regard to the flood hazard.

17B-2. The Public Works Agency Watershed Protection District Flood Control staff have reviewed and concur with the floodplain analysis and technical findings of the "Conejo Mountain Memorial Park Floodplain/Floodway Study: June 18, 2014" prepared by Jensen Design & Survey, Inc., and their subsequent technical response memorandum dated August 19, 2014. We concur that the proposed locations of Mausoleum Building 'A' and Mausoleum Building 'B' as illustrated on 'Floodplain/Floodway Exhibit' on Sheet 1 of 1 of said Study, are out of the 1% annual chance (100-year) floodplain. Both structures and the remainder of the subject property are located in an "X Unshaded Zone" (i.e. 500-year floodplain) as evidenced on the Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Map (DFIRM); Map No. 06111C0942E, Effective Date January 20, 2010. Therefore, the proposed project will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding and is deemed to be Less than Significant with regard to the flood hazard.

17B-3. The Public Works Agency Watershed Protection District Flood Control staff have reviewed and concur with the floodplain analysis and technical findings of the Conejo Mountain Memorial Park Floodplain/Floodway Study: June 18, 2014" prepared by Jensen Design & Survey, Inc., and their subsequent technical response memorandum dated August 19, 2014. We concur that the proposed locations of Mausoleum Building 'A' and Mausoleum Building 'B' as illustrated on 'Floodplain/Floodway Exhibit' on Sheet 1 of 1 of said Study, are out of the 1% annual chance (100-year) floodplain. Both structures and the remainder of the subject property are located in an "X Unshaded Zone" (i.e. 500-year floodplain) as evidenced on the Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Map (DFIRM); Map No. 06111C0942E, Effective Date January 20, 2010. Therefore, the proposed project will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding and is deemed to be Less than Significant with regard to the flood hazard.

17B-4. The Public Works Agency Watershed Protection District Flood Control staff have reviewed and concur with the floodplain analysis and technical findings of the "Conejo Mountain Memorial Park Floodplain/Floodway Study: June 18, 2014" prepared by Jensen Design & Survey, Inc., and their subsequent technical response memorandum dated August 19, 2014. We concur that the proposed locations of Mausoleum Building 'A' and Mausoleum Building 'B' as illustrated on 'Floodplain/Floodway Exhibit' on Sheet 1 of 1 of said Study, are out of the 1% annual chance (100-year) floodplain. Both structures and the remainder of the subject property are located in an "X Unshaded Zone" (i.e. 500-year floodplain) as evidenced on the Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Map (DFIRM); Map No. 06111C0942E, Effective Date January 20, 2010. Therefore, the proposed project will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding and is deemed to be Less than Significant with regard to the flood hazard.

17B-5. Through the issuance of a Floodplain Clearance prior to issuance of a Zoning Clearance for construction, the proposed project will be compliant with the flood hazard policies set out in the Ventura County General Plan and the Ventura County Floodplain Management Ordinance.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		x				x		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

18a. Adequate fire protection services are available to the project site from the nearest fire station. Adequate access and water for fire suppression is available. The project will be required to maintain appropriate brush clearance.

18b Based on the above discussion, the project is consistent with the applicable General Plan Goals and Policies for Item 18 of the ISAGs.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>19. Aviation Hazards (Airports)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	x				x			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	x				x			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	x				x			

#### Impact Discussion:

19a. and 19b. The project site is not located within the sphere of influence of any public airport. In addition, the proposed project will not involve development that will create obstructions within navigable airspace (e.g., the construction of structures or installation of lighting that could interfere with navigation). Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Title 14, Part 77 (Obstruction Standards).

Therefore, the proposed project will not have a project-specific aviation hazard impact and will not make a cumulatively considerable contribution to a significant cumulative aviation hazard impact.

19c. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 19.

#### Mitigation/Residual Impact(s):

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?		x				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

20A-1. The proposed project includes the use of hazardous materials typically associated with cemetery operations. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. Compliance with state and local regulations will reduce potential project-specific and cumulative impacts to a level considered less than significant.

20A-2. The proposed project includes the use of hazardous materials typically associated with cemetery operations. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. Compliance with state and local regulations will reduce potential project-specific and cumulative impacts to a level considered less than significant.

### Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

20b-1. The proposed project is not considered an activity that generates hazardous waste. The proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes

20b-2. The proposed project is not considered an activity that generates hazardous waste. The proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		x				x		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		x				x		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	x				x			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		x				x		
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		x				x		



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

21a. The methodology used in determining whether or not a project will result in a significant noise impact requires a determination as to whether the proposed use is a "Noise Generator" or a "Noise Sensitive Use." With the exception of construction noise (which is evaluated separately in this Initial Study below), the use of the cemetery facility is unlikely to involve the generation of noise that will exceed the thresholds established in the ISAGs and the Ventura County General Plan Goals, Policies and Programs (Section 2.1 6).

21b. The proposed project does not include construction activities that involve blasting, pile driving, vibratory compaction or demolition. The proposed project will involve excavation and grading. The proposed project is not anticipated to generate any impacts that could exceed the noise threshold in Section 12.2. Therefore, the proposed project will have a less than significant impact on noise.

21c. The proposed project does not involve the development of a transit use. Therefore, the proposed project will not result in a project-specific vibration impact and will not make a cumulatively considerable contribution to a significant cumulative noise and vibration impact.

21d. The proposed project does not involve the use of semi-trucks (except for possibly temporary construction activities) or buses. Therefore, the proposed project does not have the potential to exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses. The proposed project will have a less-than-significant project-specific vibration impact and will not make a cumulatively considerable contribution to a significant cumulative noise and vibration impact.

21f. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 21.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>22. Daytime Glare</b>								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	x				x			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

22a. The proposed project will not use any materials that could be considered a potential source of glare (reflective surfaces including metal and glass) and will not have the potential to generate any daytime glare. Therefore, the proposed project will have no impact on glare

22b. Based on the above discussion, the proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 22.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		x				x		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

23a. The proposed project may have impacts to public health from hazardous materials and on-site septic systems. Compliance with applicable state and local regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a level considered less than significant.

23b. The proposed project may have impacts to public health from hazardous materials and on-site septic systems. Compliance with applicable state and local regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a level considered less than significant.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		x				x		

### Impact Discussion:

24a. The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (Plng.)</b>								
<b>Will the proposed project:</b>								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		x				x		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

25a. The proposed project is a request for an expansion of the existing cemetery facility and a 30-year extension of the effective period of the permit. The existing area can be identified as a patchwork of Agricultural and Open Space zoned and General Plan-designated properties. The surrounding land uses are agricultural related uses to the north, south, and west and a mining operation to the east. The area of expansion is zoned Agricultural Exclusive and is currently in crop production. The removal of agricultural land will be limited to seven acres resulting in the direct and/or indirect cumulative loss of 8.92 acres of *Unique* soils classification and 1.58 acres of *Prime* soils classification.

As previously mentioned, the loss of agricultural soils resulting from the proposed project is less than significant according to the adopted ISAG thresholds of significance.

Additionally, the proposed expansion will be closer than the agricultural buffer threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines, however, the existing cemetery operator owns most of the agricultural fields surrounding the cemetery facility and as landlord to the agricultural tenants, the cemetery operator will be able to control the times and dates when the agricultural tenants conduct chemical spraying in order to avoid conflicts with cemetery events.

The Conejo Mountain Memorial Park hours are Monday through Sunday, Dawn to Dusk. Even though there will be events in the Park that are scheduled, the public will have access to the Park throughout the day and could be exposed to normal agricultural operations which may include dust, noise, odors and pesticide applications. Therefore, with the implementation of mitigation measures to require the installation of a vegetative screen between the proposed project and the adjacent agricultural operations, and to require the cemetery operator to notify adjacent owners and operators of agriculture within 300 feet of the site when an upcoming event will occur, the proposed project's impacts related to community character will be less than significant

25b. Based on the above discussion, the proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 25.

### **Mitigation/Residual Impact(s)**

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (PInG.)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>	x				x			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		x				x		
c) Result in 30 or more new full-time-equivalent lower-income employees?								
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

26a. The proposed project will not remove any existing housing. Therefore, the proposed project will have no impact on housing.

26b. As stated in the Initial Study Assessment Guidelines (146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions.

26c. The current number of employees is 23 (21 full time and 2 part time). No additional employees are anticipated or deemed necessary as the expansion allows only for services to continue, by adding additional areas for burials.

26d. Based on the above discussion, the proposed project is consistent with the applicable General Plan Goals and Policies for ISAGs Item 26.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(1). Transportation &amp; Circulation - Roads and Highways - Level of Service (LOS) (PWA)</b>								
<b>Will the proposed project:</b>								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		x				x		

### Impact Discussion:

27a(1)-a. The project includes the expansion of an existing cemetery and a 30-year extension of the permit life. A Traffic Study/Evaluation provided by Lauterbach & Associates, Architects, Inc. dated July 5, 2006 (revised date of July 28, 2006) determined the trip generation rates for the construction of mausoleums at this location. The study concludes that project-related traffic will not cause the level of service on any roads to drop below the acceptable level established in the County ISAGs.

The proposed project will generate additional traffic on the Regional Road Network and local public roads. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from development. This development is subject to this Ordinance. With payment of the TIMF, the level of service (LOS) and safety of the existing roads would remain consistent with the County's GP.

Therefore, adverse traffic impacts relating to Level of Service (LOS) will be "Less than Significant."

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		x				x		

### Impact Discussion:

27a(2)-a. The project parcel will be accessed from Howard Road, a private road, connected to Pancho Road a City of Camarillo-maintained roadway. Pancho Road from Pleasant Valley Road to Howard Road is designated in the City's Circulation Element as an industrial collector. Industrial collectors are designed specifically to accommodate truck traffic. The accommodation of larger and heavier vehicles, which may be necessary in this area, requires that lanes be wider than normal (13 feet) and pavement be thicker. Therefore, adverse traffic impacts relating to safety and design will be "Less Than Significant."

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		x				x		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:



27a(3)-a. This project will be required to meet VCFD access standards.

27a(3)-b. The project will meet plan goals and policies.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		x				x		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

27a(4)-a. Current access roads leading to the project site are existing and meet the requirement for a private road access.

27a(4)-b. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)</b>								
<b>Will the proposed project:</b>								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		x				x		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		x				x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

27b-1. The proposed project will not generate any additional pedestrian and bicycle traffic and furthermore, the project parcel is adjacent to and accessed from a private road.

Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be "Less Than Significant."

27b-2. The project parcel is accessed via Howard Road, a private road. Howard Road used by the project is rural in nature with a low volume of daily traffic. The proposed project is not expected to generate pedestrian and bicycle traffic on the private road. Most if not all of the cemetery guests/participants/employees would need to access the site using motorized transport.

Therefore, adverse traffic impacts relating to the addition of pedestrians and bicycles will be Less than Significant.

27b-3. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

27c-1. The proposed project is not located within 1.5 miles from an existing bus transit facility or route and will not create a substantial increase in demand for additional or new bus transit facilities/services.

27c-2. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27d. Transportation &amp; Circulation - Railroads</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

27d-1. The proposed project is not located within 1.5 miles from an existing railroad line, facility or operation. Therefore, the proposed project will have no impact on Transportation Railroads.

27d-2. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have the potential to generate complaints and concerns regarding interference with airports?	x				x			
2) Be located within the sphere of influence of either County operated airport?	x				x			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

27e-1. The proposed project is located 4 miles from the nearest airport and is not expected to create adverse impacts on airports.

27e-2. The proposed project is located 4 miles from the nearest airport and is not located within a Sphere of Influence of either County-operated airport. Therefore, the proposed project will have no impacts on either County-operated airport.

27e-3. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

27f-1. The proposed project will not involve any construction or an operation that will increase the demand for commercial boat traffic and/or adjacent boat facilities.

27f-2. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

27g-1. There are no pipelines located under the area that will be impacted by the proposed project. Therefore, the proposed project will not interfere with the operation of an existing pipeline. Therefore, the proposed project will have no impact on Transportation pipelines.

27g-2. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

28a-1, 2a-2: The public water system which will serve domestic water to the proposed project is regulated by the State Drinking Water Branch. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. The proposed project will not have any project-specific or cumulative impacts to the quality of water supplied by the public water system.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Have a permanent supply of water?		x				x		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		x				x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

28b-1 and 28b-2. Water is currently supplied to the project site by Camrosa Water District. In addition, a private water well supplies water for agricultural irrigation and irrigation of landscaping. Reclaimed water is also imported to the site to use for turf irrigation. There are sufficient water supplies to serve the proposed project.

The conversion of some land from irrigated agriculture to landscaped cemetery use will not result in an increase in water demand. The use of reclaimed water for irrigation of turf will tend to reduce the overall water demand of the subject property.

28b-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines. 28b.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								
Will the proposed project:								
1) Meet the required fire flow?		x				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

28c-1. The VCFPD reviewed the proposed project and determined that the project site is located in a High Fire Hazard area. The current project site has an onsite hydrant and meets VCFD requirements. VCFPD has recommended conditions of approval for the project that all proposed structures are in compliance with current California Codes and VCFPD Ordinance pertaining to the hazardous fire area building code requirements.

With the implementation of these conditions, the adverse project-specific and cumulative impacts to water supply related to fire flow will be less than significant.

28c-2. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines with the implementation of the VCFPD's recommended conditions of approval.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems (EHD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?		x				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

29a-1. The proposed project will utilize an existing individual sewage disposal system. Information submitted with the project application indicates the system is functioning properly at this time. Conformance with applicable state and local regulations will reduce any project-specific and cumulative impacts to a level considered less than significant.

29a-2. The proposed project will utilize an existing individual sewage disposal system. Information submitted with the project application indicates the system is functioning properly at this time. Conformance with applicable state and local regulations will reduce any project-specific and cumulative impacts to a level considered less than significant.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

29b-1. The proposed project does not include connection to a public sewer. The proposed project will not have any project-specific or cumulative impacts to a sewage collection facility.

29b-2. The proposed project does not include connection to a public sewer. The proposed project will not have any project-specific or cumulative impacts to a sewage collection facility.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		x				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts related to Ventura County's solid waste disposal capacity.

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment & Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, -4, and -6. Therefore, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the Ventura County's General Plan goals and policies for solid waste disposal capacity.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

29d-1. The proposed project does not include a solid waste facility. The proposed project will not have any project-specific or cumulative impacts relating to solid waste facilities.

29d-2. The proposed project does not include a solid waste facility. The proposed project will not have any project-specific or cumulative impacts relating to solid waste facilities.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	x				x			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	x				x			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

30a. The potential impacts to utilities, such as electrical, gas, and communication have been analyzed for the proposed project. The proposed project is not expected to individually or cumulatively cause a disruption or re-routing of an existing utility facility. Therefore, the proposed project will have no impacts on utilities.

30b. The proposed project is not expected to individually or cumulatively increase demand on a utility that results in an expansion of an existing utility facility which has the potential for secondary environmental impacts. Therefore, the proposed project will have no impacts on utilities.

30c. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								
<b>Will the proposed project:</b>								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		x				x		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

31a-1. No direct connections to Conejo Creek, Calleguas Creek or any other District jurisdictional red line channels are indicated. Conejo Creek is located approximately 3,146 feet north of the site and Calleguas Creek is approximately 5,990 feet northwesterly of the site. According to the Preliminary Grading Plan prepared by the Applicant's Civil Engineer, Kreuzer Consulting Group and dated February 25, 2014, drainage from the proposed development will be managed through the installation of a trapezoidal earthen channel with C350 vmax turf reinforcement matting along the southerly, southeasterly and easterly project site boundaries. Stormwater will then discharge directly into Conejo Park Creek via a riprap inlet which will be constructed easterly of proposed community mausoleum "A". Stormwater will then discharge into Conejo Creek which is located approximately 3,800 feet downstream of the site. It is understood that impacts from increases in impervious area will be required to be mitigated to less than significant under conditions imposed by the Engineering Services Department, Development and Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the site will be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determines that the

project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is Less than Significant (LS) on red line channels under the jurisdiction of the Watershed Protection District. ADVISORY NOTE TO APPLICANT: Should any change in project description be made, the project should be returned to the District for a subsequent determination of incompleteness or completeness. Any activity in, on, over, under or across any jurisdictional red line channel will require a permit from the District. In addition, a project can not impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional red line channel.

31a-2. No direct connections to Conejo Creek, Calleguas Creek or any other District jurisdictional red line channels are indicated. Conejo Creek is located approximately 3,146 feet north of the site and Calleguas Creek is approximately 5,990 feet northwesterly of the site. According to the Preliminary Grading Plan prepared by the Applicant's Civil Engineer, Kreuzer Consulting Group and dated February 25, 2014, drainage from the proposed development will be managed through the installation of a trapezoidal earthen channel with C350 vmax turf reinforcement matting along the southerly, southeasterly and easterly project site boundaries. Stormwater will then discharge directly into Conejo Park Creek via a riprap inlet which will be constructed easterly of proposed community mausoleum "A". Stormwater will then discharge into Conejo Creek which is located approximately 3,800 feet downstream of the site. It is understood that impacts from increases in impervious area will be required to be mitigated to less than significant under conditions imposed by the Engineering Services Department, Development and Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the site will be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determines that the project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is Less than Significant (LS) on red line channels under the jurisdiction of the Watershed Protection District. ADVISORY NOTE TO APPLICANT: Should any change in project description be made, the project should be returned to the District for a subsequent determination of incompleteness or completeness. Any activity in, on, over, under or across any jurisdictional red line channel will require a permit from the District. In addition, a project can not impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional red line channel.

### **Mitigation/Residual Impact(s)**

No additional mitigation required. Impacts will be less than significant.

*(refer to Development and Inspection Services Division conditions that require peak after project implementation to be no greater than the undeveloped flow rate).*

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		x				x		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		x				x		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		x				x		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		x				x		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		x				x		

### Impact Discussion:

#### 31b-1

The project runoff will be by sheetflow along the existing topography of the site. The project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff will be into an existing storm drain system and also towards natural and lawn planted areas. The drainage will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions and will not concentrate flow and allow erosion and subsequent deposition within existing channels as the natural environment.

#### 31b-2

The project runoff will be directed to natural areas north of the project and to the existing driveways presently in the project area and the runoff will be similar to the existing condition. The runoff from the area uphill of the portion of the project will be directed to a proposed earthen channel that will direct the runoff around the project and discharge to the existing lake. The additional runoff from the project will not impact the capacity of the downstream channel or create a potential for overflow in the existing channel.



31b-3

No. The project runoff will be returned to existing natural conditions that will be similar to the present offsite flow. The earthen channel will direct the upslope runoff above the project around the project to the existing lake and no increase in effects on Areas of Special Flood Hazard than the pre-project condition.

31b-4

The project will not result in an increase in flow from the existing natural conditions. The project is being designed with some structures, driveways and walkways that will reduce infiltration, however any runoff will be sheetflow in natural or lawn areas as well as being directed to the existing lake. The project will maintain the runoff amounts and location by offsetting with runoff from the upslope areas around the project to the existing lake. There is no impact to the natural and man-made channels and facilities

31b-5

The project results in an increase in flow due to the impervious surface area proposed but the project is designed utilizing a proposed earthen drainage channel discharging to the lake that acts as a detention basin that will maintain flows to the pre-developed condition. There will be no adverse effect to Area of Special Floor Hazard, regulatory channels and natural and man-made channels. The project will be completed according to current codes and standards. Compliance with the project conditions and grading plan will assure that the post-project runoff is maintained at or below existing quantities. Therefore, the impacts of the project on drainage facilities not under the jurisdiction of the Watershed Protection District are less than significant.

### **Mitigation/Residual Impact(s)**

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have the potential to increase demand for law enforcement or emergency services?	x				x			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

32a. The proposed project is an expansion of the existing cemetery. The proposed expansion is not expected to have a significant demand for law enforcement or emergency personnel services. Therefore, the project will have no impact to law enforcement and emergency services.

32b. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	x				x			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	x				x			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

33a-1. Emergency fire protection services would be provided by VCFPD Station 52 located at 5353 Santa Rosa Road, Camarillo. The current project is within the acceptable response distance of fire station 52. The VCFPD's goal is between five to seven minutes for suburban areas. Therefore, the proposed project will have no impact related to fire protection service distance and response time.

33a-2. This project will not require additional fire stations, equipment or personnel

33a-3. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the need for additional personnel?	x				x			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	x				x			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

33b-1. and 33b-2. The proposed project does not involve the development of large concentrations of people, such as amusement parks, conference centers and retirement communities that may place a higher demand on emergency services than is normally anticipated. VCFPD reviewed the proposed project and determined that the proposed project would not create a need for a new fire station or additional equipment or personnel.

Therefore, the proposed project will have no impact on fire protection services related to personnel, equipment and facilities.

33b-3. Based on the above discussion, the proposed project will be consistent with the General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing school facility?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

34a-1. The project will not interfere with the operations of an existing school facility. The closest school is the Adolfo Camarillo High School located at 4660 Mission Oaks Boulevard, Camarillo. Therefore, the project will have no impact on the operations of the Education - Schools.

34a-2. Based on the above discussion, the project will be consistent with the applicable General Plan Goals and Policies for Item 34a. of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34b. Education - Public Libraries (Lib. Agency)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing public library facility?	x							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	x							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	x							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					x			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

34b-1. The project will not interfere with the operation of any existing public library facility. Therefore the project will have no impact on education – public library services.

34b-2. The project will not put additional demands on a public library facility which is currently overcrowded. Therefore the project will have no impact on education – public library services.

34b-3. The project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. Therefore the project will have no impact on education – public library services.

34b-4. The project will not put additional demands on a public library facility that may become overcrowded. Therefore the project will have no impact on education – public library services.

34b-5. Based on the above discussion, the project will be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	x				x			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>• <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population;</li> <li>• <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or,</li> <li>• <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population?</li> </ul>	x				x			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	x				x			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	x				x			

### Impact Discussion:

35a., 35b., and 35c. The proposed project site is located within the Santa Monica Mountains National Recreation Area, which has a number of regional trails and parks that are managed by the National Park Service for the public's use and enjoyment.

Recreation in the Santa Monica Mountains has taken on national significance with the formation of the Santa Monica Mountains National Recreational Area. The nearest public hiking trail to the project site is the Backbone Trail System within Boney Mountain State Wilderness Area. This area is located approximately 0.35 miles to the northeast of the project site. The proposed expansion project will not impede the future development of recreation parks and facilities and/or regional trails and corridors as this Cemetery generally acts as a public park in that it provides a place for the general public to enjoy the rural setting.

35d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

No mitigation required. Impacts will be less than significant.

**\*Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD - Watershed Protection District

**\*\*Key to Impact Degree of Effect:**

N – No Impact  
LS – Less than Significant Impact  
PS-M – Potentially Significant but Mitigable Impact  
PS – Potentially Significant Impact



## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		x
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		x
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		x
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		x

### Findings Discussion:

- As stated above in Section B of this Initial Study, the proposed project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. However, with the implementation of the following Mitigation Measures: MM BIO-4A-2.1 for Biological resources, MM SWQ-2D-1.1 for Surface Water Quality, MM-AG5B-1.1 and AG5B-2.1- for Agricultural Resources-Vegetative Screen and MM-AG5B-1.2, 5B-2.2 for Agricultural Resources-Notification and Response, the potential significant impacts for these resources will be reduced to a less than significant level.
- The proposed project does not involve the potential to achieve short term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, the proposed project does have impacts that are individually limited but cumulatively considerable. However, with the implementation of Mitigation MM-BIO-4A-2.1, MM SWQ-2D-1.1, MM-AG5B-1.1 and AG5B-2.1- and MM-AG5B-1.2, 5B-2.2, the potential significant impacts will be reduced to less than significant.
4. As stated in Section B, the proposed project will not have adverse effects, either directly or indirectly, on human beings.

## Section D – Determination of Environmental Document

**Based on this initial evaluation:**

<input type="checkbox"/>	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report</b> (EIR) is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required</b> .

  
 Nicole Doner, case planner

  
 Date

### Attachments:

- Attachment 1 – Location Map
- Attachment 2 – Aerial Photo of Site
- Attachment 3 – General Plan and Zoning Map
- Attachment 4 -- CUP & Expansion Area
- Attachment 5- Project Plans
- Attachment 6 – County of Ventura List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 7– Works Cited



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 05-19/2015



County of Ventura  
Planning Division Initial Study  
PL14-0050  
Attachment 1 – Location Map

0 9,000 16,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.







234-0-060-12



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 05-19-2019  
This aerial imagery is under the  
copyrights of Pictometry  
Source: Pictometry, Jan, 2015



County of Ventura  
Planning Division Initial Study  
PL14-0050  
Attachment 2 – Aerial Site Photo

0 312.5 625 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services. GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.







Color	Number of People
Blue	1,450
Red	1,100
Green	950
Yellow	650

**Disclaimer:** This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.







Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 06/11/2015  
Source: Pictometry®, February 2015



County of Ventura  
Planning Division Initial Study  
PL14-0050  
Attachment 4 – CUP & Expansion Area



Disclaimer: This map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





Assessor's Parcel Number:  
234-0-060-120

SITE PLAN ENTIRE PROPERTY





**Attachment 6**  
**County of Ventura List and Map of Past, Present, and Reasonably Foreseeable**  
**Future Projects Used in the Cumulative Impacts Analysis**

<b>Permit Case No.</b>	<b>Permit Type*</b>	<b>Description</b>
PL12-0168	Permit Adjustment to CUP LU11-0111	Request for minor changes to an Agricultural Contractor's Storage Yard in order to revise the amount and location of outdoor storage, to add a trash enclosure, add a heat treat chamber, add 2 storage containers and add a 1,600 s.f. shade structure at the front of the property.
SD10-0038	Tentative Parcel Map to subdivide the property into four lots.	Request to subdivide a 137.4 acre parcel with existing agricultural uses, into 3 parcels: Parcel 1-40.04 acres, Parcel 2-45.94 acres, and Parcel 3-51.46 acres.
SD10-0039	Tentative Parcel Map to subdivide the property into four lots.	Request to subdivide a 135.3 acre parcel with existing agricultural uses, into 3 parcels: Parcel 1- 45.33 acres, Parcel 2- 45.01 acres and Parcel 3- 45 acres.
PL13-0121	Tentative Parcel Map to subdivide the property into four lots and a remainder lot.	Request to subdivide a 17.88 acre parcel into 4 -1 acre parcels and a developed 13.49 acre remainder parcel.
PL13-0167	CUP	Request to continue the use of an ornamental plant propagation and growing nursery including the following: offices, parking and landscaping, greenhouse operations, and outdoor growing.
PL14-0014	Permit renewal of CUP 5313	Permit renewal of CUP 5313 for Verizon Wireless Communications facility at 7568 Santa Rosa Road, Camarillo.
PL14-0040	CUP	Request for a 25-year renewal to CUP 4858, for the existing Crestview Mutual Water Company operation.
PL14-0050	Minor Modification to CUP 2045/LU04-0074	Request for a 30-year renewal of CUP 2045 for the Conejo Mountain Memorial Park & Funeral Home and a phased 6 acre expansion of the cemetery use including burial grounds, a 25 foot wide access drive and five new community mausoleums (three at 1,845 s.f. and two at 2,712 s.f.) adjacent to the existing facility.
PL14-0063	Minor Modification to CUP 5339	Request for a 10-year renewal of CUP 5339 for an existing wireless communication facility

Permit Case No.	Permit Type*	Description
PL14-0072	Permit Adjustment to CUP 3871	Request for a 45 s.f. addition to Fire Station 55.
PL14-0079	PAJ to CUP 4877/LU11-0022	Request to remove and replace 9 panel antennas, install 6 new radio remote units, and install 1 Raycap box on an existing wireless communication tower.
PL14-0093	CUP	Request for a 20-year time extension to CUP 4495 and to eliminate the previous entitlement to construct a 98,720 s.f. greenhouse, and to eliminate the conversion of an existing 52,095 s.f. greenhouse to a warehouse.
PL14-0095	PAJ to CUP 4924	Request to legalize the construction of 43,580 s.f. of buildings: 1) a 202 s.f. storage equipment and 2) 17,441 s.f. break room/packing/storage building. The project also include the conversion of 25,595 s.f. of greenhouse to storage area.
PL14-0098	CUP	Request for an existing wireless communication facility originally approved as CUP 5311.
PL14-0104	CUP	Request for an existing operation of a Private Water Purveyor with reservoir facilities originally approved as CUP 4573.
PL14-0114	PAJ to CUP 4736	Request for minor changes to the building sizes and layouts and additional parking at the Casa Pacifica facility.
PL14-0130	Minor Modification to CUP 4242	Request for a 10-year renewal of CUP 4242 to allow the on-going use of an existing approximately 1,800 s.f. farm worker dwelling.

\*CUP- Conditional Use Permit  
PAJ- Permit Adjustment  
SPAJ- Site Plan Adjustment

## Attachment 7 – Works Cited Initial Study for Conejo Mountain Memorial Cemetery Expansion Conditional Use Permit Case No. PL14-0050

Cultural Resource Survey and Assessment, Phase One prepared for Pacific Rock by Cogstone Paleontology, Archaeology, History (Amy Glover and Sherri Gust) May 2010.

California, State of. 2014. Guidelines for the Implementation of the California Environmental Quality Act.

Danko, Christina. April 22, 2014 and May 27, 2014, Memorandum Review from the Ventura County Planning Division Planning Biologist to Nicole Doner

Emami, Ben. April 4, 2014. Ventura County Public Works Agency Transportation Department Review to Nicole Doner

Initial Study Biological Assessment (ISBA), Compliance Biology, Inc. from Rincon Consultants (Amber Bruno, John F. Dreher, Jr. and Steven Hongola) January 13, 2014

Jensen Design and Survey, Inc. June 18, 2014 and August 18, 2014 Conejo Mountain Memorial Park Onsite Hydrology and Floodplain/Floodway Study.

Leachman, Pandee. April 18, 2014. Ventura County Public Works Agency Integrated Waste Management Division Review to Nicole Doner

Martel, Rudy, April 24, 2014, Ventura County Agricultural Commissioner's Office Review to Nicole Doner.

Miller, Penny, April 3, 2014, Ventura County Fire Prevention District Review to Nicole Doner

Mutkowska, Ewelina. April 11, 2014. Ventura County Watershed Protection District Surface Water Quality Section Review to Nicole Doner

O'Tousa, Jim. May 19, 2015. Ventura County Public Works Agency Engineering and Development Services Geology Review to Nicole Doner

Stratton, Alicia. May 20, 2014. Ventura County Air Pollution Control District Review To Nicole Doner

Talent, Melinda. May 18, 2015. Ventura County Environmental Health Division Review To Nicole Doner

Trushinski, Brian. April 11, 2014, July 28, 2014, and October 8, 2014, Ventura County Public Works Agency Floodplain Management Review to Nicole Doner

Ventura County. 2011. Ventura County General Plan Goals, Policies and Programs.

Ventura County. 2011. Ventura County Initial Study Assessment Guidelines.

Ventura County. 2013-2014. GIS Maps and data layers.

Ventura County. April 2011. Ventura County Initial Study Assessment Guidelines.

Ventura County. March 2015. Ventura County Non-Coastal Zoning Ordinance

Viergutz, Rick. May 1, 2014, Ventura County Public Works Agency Watershed Protection District Groundwater Section Review to Nicole Doner

**DRAFT CONDITIONS OF APPROVAL  
AND  
MITIGATION MONITORING AND REPORTING PROGRAM  
  
THE CARRIAGE CEMETERY SERVICES, INC.  
CONEJO MOUNTAIN MEMORIAL  
CEMETERY EXPANSION  
CONDITIONAL USE PERMIT NO. PL14-0050**

**Resource Management Agency ("RMA") –Conditions**

**Planning Division**

1. This Conditional Use Permit is based on and limited to compliance with the project description below, all County land use hearing attachments in support of the project marked Exhibit 4 of the Staff Report (Site Plan/Floor Plans/Elevations dated May 22, 2015), and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Director approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

**The project description is as follows:**

This permit authorizes a modified Conditional Use Permit (CUP) for a phased seven-acre expansion of the existing 27.9-acre cemetery facility to 34.9 acres in area. The proposed project includes the installation of new burial grounds, a 25-foot wide access driveway, and five new community mausoleums. Three of the mausoleums would be 1,845 square feet in size and two would be 2,712 square feet in size. The mausoleums would be located adjacent to existing burial plots and a dedicated handicapped accessible parking space for each mausoleum would be provided. Mausoleum A and B will contain 500 crypts and 2240 niches combined. Mausoleum C will contain 400 crypts and 1,320 niches. Mausoleums D and E will contain 770 crypts and 1,520 niches combined. The requested permit would authorize the continued operation of the facility for an additional 30 years and legalize additional burial plots installed between 2011 and 2013.

Grading, landscaping and irrigation will be performed in an initial phase with the mausoleums constructed at a later date depending on demand.

Existing structures developed on the current 27.9-acre cemetery site include:

- 14,940 square foot funeral home
- 4,600 square foot Chapel
- 414 square foot office
- 3,200 square foot maintenance building
- Two mausoleum buildings that encompass 2,620 and 2,008 square feet
- 60,000 gallon water tank for fire suppression

The existing funeral home consists of a chapel, reception, and visitation area, offices, meeting rooms, a vehicle storage area and facilities for cremation and embalming. The existing facility will continue to use a private septic sewage disposal system and water service will continue to be provided by the Camrosa Mutual Water District. (Exhibit 3).

## 2. Days and Hours of Operation

**Purpose:** In order to maintain land use compatibility with the surrounding agricultural operations, it is necessary to limit the days and hours of operation of the approved use.

**Requirement:** The operation of the approved use shall be limited to:

Days	Cemetery Facilities	Park Hours	Office Hours
Monday through Friday	8:00am to 7:00pm	Dawn to Dusk	8:00am to 4:30pm
Saturday	8:00am to 7:00pm	Dawn to Dusk	9:00am to 4:00pm
Sunday	8:00am to 7:00pm	Dawn to Dusk	11:00am to 3:00pm

The Permittee shall post the hours of operation in an obvious location that can be seen by customers and vendors. The signage must be made of weatherproof and permanent material, and comply with the *Ventura County Non-Coastal Zoning Ordinance* (Article 10).

**Documentation:** The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

**Timing:** The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance* (PL-2)

3. Site Maintenance:

**Purpose:** To ensure that the Conditional Use Permit (CUP) area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside the CUP area.

**Requirement:** The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP.

**Documentation:** Pursuant to Condition No. 1 (Permitted Land Uses), the CUP and any amendments thereto.

**Timing:** Prior to occupancy and for the life of the permit.

**Monitoring and Reporting:** The County Building Inspector, Public Works Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of §8114-3.4 of the *Ventura County Non-Coastal Zoning Ordinance*.

4. CUP Modification:

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of the CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,



- b. Environmental review, as required pursuant to the California Environmental Quality Act (*CEQA*; *California Public Resources Code*, § 21000-21178) and the State CEQA Guidelines (*California Code of Regulations*, Title 14, Chapter 3, § 15000-15387), as amended from time to time. (PL-5)

5. Construction Activities:

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses:

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2011, Article 14) which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state and local laws and regulations.

7. Defense and Indemnity:

As a condition of issuance and use of this CUP, including adjustment, modification, or renewal of this CUP, the Permittee agrees to:

- a. Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either its decision to issue this CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP; and,
- b. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such action.

Upon demand from the County, the Permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the Permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

Neither the issuance of this CUP nor compliance with the conditions thereof shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of this CUP serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this CUP.

8. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 8.b. Specifically, the Permittee shall bear the full costs of the following:
  - i. condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
  - ii. monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2011, § 8114-3)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections (which may include weekday and/or weekend inspections), public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for

said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§ 8114-3.4).

- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
  - i. a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 8.a, above), monitoring and enforcement (Condition 8.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
  - ii. a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 8.b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

9. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

**Purpose:** To ensure compliance with and notification of federal, state, or local government regulatory agencies that have requirements that pertain to the project (Condition No. 1, above) that is the subject of this CUP and the completion of Mitigation and Monitoring Reporting Program.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the project.

**Documentation:** The Permittee shall provide this documentation to the County Planning Division in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

10. Time Limits

a. Use Inauguration:

- i. The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/the date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration in order to initiate the land uses provided in Condition No. 1 (Project Description).
- ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within one year from the granting or approval of this CUP. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- iii. Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Construction:

Prior to construction, the Permittee shall obtain a Zoning Clearance for Construction from the Planning Division. This Zoning Clearance shall only be issued if the Planning Director finds that the Permittee has satisfied all of the conditions that are required to be satisfied prior to issuance of Zoning Clearance for Construction.

c. Permit Life or Operations Period:

This CUP will expire on {insert date, 30 years}. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

1. The Permittee has filed a permit modification application pursuant to Section 8111-6 et seq. of the Ventura County Non-Coastal Zoning Ordinance prior to [insert date]; and
2. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance.

11. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the Code of Civil Procedures (§ 1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Commission may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Commission shall make the determination of adequacy. If the Planning Director, cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

12. Notice of CUP Requirements and Retention of CUP Conditions On-Site

**Purpose:** To ensure full and proper notice of permit requirements and conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities, of the pertinent conditions of this CUP.

**Documentation:** The Permittee shall present to the Planning Division copies of the conditions, upon the Planning Division's request.

**Timing:** Prior to issuance of a Zoning Clearance for use inauguration and until expiration of the CUP.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

13. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules or regulations, or orders of an authorized governmental agency. Neither the issuance of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

14. Biological Resources - Avoidance of Nesting Birds - Mitigation Measure MM BIO 4A-2.

**Purpose:** In order to prevent impacts on birds protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game (CFG) Code (§§ 3503.5, 3511, and 3513), ground disturbance activities shall be regulated.

**Requirement:** The Permittee shall conduct all ground disturbance activities (e.g. vegetation removal trenching, or grading) in such a way to avoid nesting birds. This can be accomplished by implementing one of the following options:

1. Timing of construction: Prohibit ground disturbance activities during breeding and nesting season (February 1 through August 31), in which case surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to ground disturbance activities during breeding and nesting season (February 1 through August 31) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved qualified biologist.

An initial breeding and nesting bird survey shall be conducted 30 days prior to initiation of ground disturbance activities. The Project site must be continued to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to initiation of land clearing activities. The survey must cover the development footprint and 500 feet from the development footprint. If occupied (active) nests are found, ground disturbance activities within a setback area surrounding the nest shall be postponed or halted.

Ground disturbance activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Ground disturbance can also occur outside of the setback areas.

The required setback is 300 feet for most birds and 500 feet for raptors, as recommended by the California Department of Fish and Wildlife. This setback can be increased or decreased based on the recommendation of the County-approved qualified biologist and approval of the County Planning Division.

**Documentation:** The Permittee shall provide to the County Planning Division a Survey Report from a County-approved qualified biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved qualified biologist responsible for the surveys, monitoring of any occupied nests discovered and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a mitigation monitoring report from a County-approved qualified biologist following ground disturbance activities documenting actions taken to avoid nesting birds and the results.

**Timing:** If ground disturbance activities (e.g. vegetation removal) will occur between February 1 through August 31, nesting bird surveys shall be conducted within 30 days prior to initiation of ground disturbance activities and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of ground disturbance activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for construction (e.g. vegetation removal, trenching, or grading). The Mitigation Monitoring Report shall be submitted within 14 days of completion of the ground disturbance activities.

**Monitoring and Reporting:** The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of the Zoning Clearance for Construction. The Planning Division shall maintain copies of the signed contract, Survey Report and Mitigation Monitoring Report in the project file.

15. Recorded Notice of Land Use Entitlement

**Purpose:** In order to comply with §8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance* a notice shall be recorded on the deed of the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions and regulations.

**Requirement:** The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for tax assessor's parcel that is subject to this CUP.

**Documentation:** Recorded Notice of Land Use Entitlement.

**Timing:** Prior to the issuance of a Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded Notice of Land Use Entitlement to the Planning Division for the project file.



16. Construction Noise

**Purpose:** To comply with the Ventura County General Plan *Goals, Policies and Programs* (2013) Noise Policy 2.16.2-1(5) and *County of Ventura Construction Noise Threshold Criteria and Control Plan* (2010).

**Requirement:** The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m., Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. In addition, mufflers shall be used on all heavy construction equipment.

**Documentation:** The Permittee shall maintain a current set of CUP conditions and attachments at the project site. The Permittee shall post a sign stating these restrictions in a conspicuous on-site location visible to the general public. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the affected public.

**Timing:** Immediately prior to commencement of grading or construction activities and throughout the grading and construction activities.

The sign shall be installed prior to the issuance of a building or grading permit (as appropriate, given the specific development activities that will occur) and throughout grading and construction activities. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.

**Monitoring and Reporting:** The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of grading or construction activities. Upon the request of the Planning Director, the Permittee shall provide the Planning Director with a copy of the "Complaint Log," in order to investigate any noise complaints and verify compliance with the requirements of this condition. (PL-59)

17. Abatement of Violations:

Prior to issuance of Use Inauguration Zoning Clearance, the Permittee shall demonstrate to the satisfaction of the Planning Director that the following has been completed:

Legalize the burial units within the confines of the subject CUP boundary property and remove the off-site signage that are not in compliance with §8108-5.12 of *Ventura County Non-Coastal Zoning Ordinance*.

18. Paleontological Resources Inadvertently Discovered During Grading:

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence of the recommended disposition before resuming development; and,
- e. Implement the agreed upon recommendations.

**Documentation:** Permittee shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by in the paleontological report.

**Timing:** Paleontological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Permittee shall provide any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. (PL-56)

19. Archaeological Resources Inadvertently Discovered During Grading:

**Purpose:** In order to mitigate potential impacts to archaeological resources inadvertently discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

- a) If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - i. Cease operations and assure the preservation of the area in which the discovery was made;
  - ii. Notify the Planning Director in writing, within three days of the discovery;
  - iii. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format; and,
  - iv. Obtain the Planning Director's written concurrence of the recommended disposition before resuming development.

- b) If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- i. Cease operations and assure the preservation of the area in which the discovery was made;
  - ii. Immediately notify the County Coroner and the Planning Director;
  - iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format; and,
  - iv. Obtain the Planning Director's written concurrence of the recommended disposition before resuming development on-site.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologists report.

**Timing:** Archaeologist reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Permittee shall provide any archaeologist report prepared for the project site to the Planning to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director.

20. Streambed Alteration Permit Requirement

**Purpose:** To ensure compliance with California Fish and Game Code section 1602.

**Requirement:** The Permittee shall obtain a Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife (CDFW) for any excavation, fill, or other land disturbance activity within the drainage ditches that convey agricultural and stormwater runoff from the site.

**Documentation:** The Permittee shall provide written proof or documentation to the County that the Permittee has obtained either: (1) the SAA from the CDFW; or, (2) written verification from CDFW stating that a SAA is not required.

**Timing:** The Permittee shall provide the SAA or written verification from the CDFW to the Planning Division prior to issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Planning Division maintains a copy of the SAA provided by the Permittee in the project file. Monitoring of any mitigation measures required as part of the SAA is the responsibility of CDFW.

## OTHER VENTURA COUNTY AGENCIES

**Ventura County Agricultural Commissioner's Office Conditions**

21. Agricultural Resources - Land Use Incompatibility – Mitigation Measure MM-AG5B-1.1 and AG5B-2.1: Vegetative Screen/ Landscaping

**Purpose:** To comply with the County's landscaping and screening requirements, the County's Agricultural /Urban Buffer Policy requirements, and to mitigate potential incompatibility between the Conejo Mountain Memorial Park events and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met

**Requirement:** Landscaping throughout the proposed expansion and vegetative screening along the perimeter of the proposed project that serves the following functions must be provided and maintained:

- a. Screens undesirable views, incompatible land uses or uses in natural settings and meet the requirements the County of Ventura Agricultural /Urban Buffer Policy. Landscaping and screening plan must be provided to screen the cemetery from adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met.
- b. Provides visual relief. Landscaping must be provided that breaks up the expanses of buildings or walls, and blends structures with their surroundings.
- c. Ensures compatibility with community character. Landscaping must be provided that visually integrates the development with the character of the surrounding community.
- d. Provides vegetative cover/screening for areas adjacent to off-site important farmland areas of a sufficient level to reduce potential incompatibility between the Conejo Mountain Memorial Park events and off-site farming operations.
- e. Use Available Non-potable Sources of Water. The landscaping must integrate the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, where feasible.
- f. Create viable growing environment. Landscape design must address the needs of the plants to ensure their health, long-term viability and protection.
- g. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant. Irrigation must be of a sufficient level to prevent vegetation from drying out and becoming a fuel hazard. The plant palette and maintenance of installed plantings shall be consistent with VCFPD's Plan

Reference Guide, Brush Clearance Guide, and Flammable Plant Guide all found here:

<http://fire.countyofventura.org/PublicInformation/ReadySetGo/tabid/231/Default.aspx>

h. Protection of Existing Trees. Existing trees must be saved and integrated into landscape design wherever feasible, appropriate or required by other regulations (such as the Tree Protection Ordinance).

i. Use Native or Non-Invasive Plant Species. Invasive plants are those listed in the California Invasive Plant Inventory Database by the California Invasive Plant Council.

**Documentation:** The Permittee shall submit to the County of Ventura Planning Division and to the County Agricultural Commissioner's office for review and approval two sets of a draft landscape and vegetative screen plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the above requirements, §8107-31.7 (Landscaping) of the *Non-Coastal Zoning Ordinance*, the County's *Landscape Design Criteria*, and the *July 9, 2015 Draft Model Water Efficient Landscape Ordinance* to the California Water Commission. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape and plan. The plan shall be kept on site at all times and shall be made available to County staff.

Any changes to approved landscape/vegetative screening plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director and the Chief Deputy Agricultural Commissioner prior to installation.

**Timing:** The Permittee shall submit the landscape and vegetative screen plan to the Planning Division and the County Agricultural Commissioner's office for review and approval prior to issuance of a Zoning Clearance for Use Inauguration. The Permittee shall install all required landscaping/vegetative screening prior to issuance of a Use Inauguration Zoning Clearance.

**Monitoring and Reporting:** The Planning Division maintains the landscape/vegetative screening plans and statement by the landscape architect provided by the Permittee in the project file and has the authority, in coordination with the County Agricultural Commissioner's office, to periodically confirm that the landscaping/vegetative screening are maintained by the Permittee in accordance with the approved plans consistent with the requirements of §8107-31.7 of the *Ventura County Non-Coastal Zoning Ordinance*.

22. Agricultural Resources - Land Use Incompatibility – Mitigation Measure MM-AG5B-1.2, 5B-2.2: Notification and Response

**Purpose:** To mitigate potential incompatibility between the Conejo Mountain Memorial Park Events and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the Ventura County Initial Study Assessment Guidelines, topic 5.b. cannot be met.

**Requirement:** The Permittee shall notify the owners and/or operators of agriculturally-zoned properties located within 300 feet of the location where any Conejo Mountain Memorial Park event will be held.

**Documentation:** The Permittee shall provide a written schedule of the event to the owners and/or operators of agriculturally-zoned properties located within 300 feet of the event. This schedule shall specify the date and time of event.

**Timing:** The required schedule shall be provided a minimum of 7 days prior to each event. (If in the case a particular event cannot meet this time period, notification shall be provided at the time the event is scheduled)

**Monitoring and Reporting:** In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

Ventura County Air Pollution Control District ("VCAPCD") Conditions

23. APCD Rules and Regulations for Fugitive Dust.

**Purpose:** To ensure that fugitive dust and particulate matter that may result from construction activities are minimized.

**Requirement:** The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The Lead Agency shall ensure compliance with the following provisions:

- I. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- II. All trucks shall cover their loads as required by California Vehicle Code §23114.

III. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.

IV. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

V. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

VI. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite. APCD inspectors will require that the site superintendent and/or supervisor halt all such activities if they determine the fugitive dust is impacting adjacent properties.

**Timing:** The Air Emissions and Minimization Plan shall be approved prior to the issuance of grading permits.

**Reporting and Monitoring:** The Lead Agency shall monitor all dust control measures during construction activities. (APCD-1) The Permittee shall submit an Air Emissions Minimization Plan for Dust Control as part of and on the grading plans to be reviewed and approved by the APCD.

## 24. Construction Equipment

**Purpose:** In order to ensure that ozone precursor and diesel particulate emissions from mobile construction equipment are reduced to the greatest amount feasible.

**Requirement:** The Permittee shall comply with the provisions of applicable VCAPCD ROC and NOx Construction Mitigation Measures, which include but are not limited to, provisions of Section 7.4.3 of the Ventura County Air Quality Assessment Guidelines.

- a. Construction equipment shall not have visible emissions, except when under load.

b. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle.

c. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less.

**Documentation:** The Lead Agency shall ensure the applicant provides a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to five consecutive minutes or less.

**Timing:** Throughout the grading phase of the project.

**Reporting and Monitoring:** The Lead Agency shall refer to the written idling policy to ensure compliance. (APCD-2)

### **Ventura County Fire Protection District ("VCFPD") Conditions**

#### **25. Access Road Widths, Multi-Family, Commercial or Industrial**

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum paved width of 25 feet and off street parking shall be provided for two-way traffic. Where one-way and off street parking occurs a 20 foot street width shall be provided.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development. (VCFPD-4)



26. Vertical Clearance

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development. (VCFPD-11.a)

27. Turning Radius

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum [40] foot inside turning radius at all turns along the access roads/driveways.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development. (VCFPD-11.b)

28. Construction Access

**Purpose:** To ensure that adequate fire department access is provided during construction in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall install all utilities located within the access road(s) and a paved all-weather access road/driveway suitable for use by a 20 ton fire apparatus. The access road(s)/driveway(s) shall be maintained with a minimum 20 foot clear width at all times. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants.

**Documentation:** A stamped copy of the construction access plan.

**Timing:** The Permittee shall submit plans to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before start of construction.

29. Hazardous Fire Area

**Purpose:** To advise the applicant that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

**Requirement:** The Permittee shall construct all structures to meet hazardous fire area building code requirements.

**Documentation:** A stamped copy of the approved building plans to be retained by the Building Department.

**Timing:** The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD-46)

30. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. [Note: Add the following as necessary - All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared.] Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition. (VCFPD-47)

31. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for his / her project.

**Requirement:** The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits. A Form #126 is also required to be submitted to legalize all unpermitted structures.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction"

**Timing:** The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

**PUBLIC WORKS AGENCY ("PWA")**

**PWA - Watershed Protection District ("WPD"), Water and Environmental Resources Division - Surface Water Quality Section Conditions**

32. Surface Water Quality Mitigation Measure

**Purpose:** To ensure runoff from new impervious surfaces does not contribute pollutants or degrade water quality of downstream surface waters resulting in further exceedances of water quality objectives contained in the Los Angeles Region Basin Plan.

**Requirement:** The Permittee shall include post-construction stormwater best management practices (BMPs) to treat the new impervious surface runoff to the maximum extent practicable and a Maintenance Plan and annual verification of ongoing maintenance.

**Documentation:** The Permittee shall submit the following items to the Watershed Protection District - Surface Water Quality Section (SWQS) for review and approval:

- g. A complete site plan prepared and stamped by a California licensed civil engineer or land surveyor that accurately delineates the location of the proposed development, existing and proposed impervious surfaces, storm drain system elements, general drainage patterns, and the location and size of post-construction BMPs. This plan must verify that BMPs will capture and treat all post-construction urban runoff from the existing and proposed site to the maximum extent practicable in accordance with Condition No. 86a of the Conditions of Approval for the Major Modification (LU04-0074) to Conditional Use Permit (CUP) 2045, dated September 22, 2005, as well as this Minor Modification (PL14-0050) to CUP 2045.
- b. Maintenance Plan (Exhibit "C" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available at <http://onestoppermit.ventura.org>) for the detention basins shall be prepared in accordance with Section 7 and Appendix I of the 2011 Technical Guidance Manual (TGM). The plan shall include but not limited to the following:
  - 1) Location of each device;
  - 2) Maintenance processes and procedures necessary to provide for continued operation and optimum performance;
  - 3) Timeline for all maintenance activities; and
  - 4) Any technical information that may be applicable to ensure the proper functionality of this device.
- c. Maintenance Agreement (County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form is available at <http://onestoppermit.ventura.org>) signed by the Property Owner including a signed statement accepting responsibility for maintenance of the detention basins. The statement must include written verification that the detention basins will be properly maintained. At a minimum, this statement shall include the following:
  - 1) written conditions in the sales or lease agreement, which require the Property Owner or tenant to assume responsibility for PCSMP maintenance and annual maintenance inspection;
  - 2) written text in project covenants, or
  - 3) any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
- d. Completed and signed Annual Maintenance Verification Report (Exhibit "D" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available under the Surface Water Quality Section tab at <http://onestoppermit.ventura.org>).

**Timing:** The above listed items (a, b and c) shall be submitted to the SWQS for review and approval prior to issuance of approval for Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (d) shall be submitted to SWQS annually prior to September 15th after signing off for occupancy and issuing the Certificate of Occupancy.

**Monitoring and Reporting:** SWQS staff will review the submitted materials to ensure the project does not contribute to exceedances of water quality objectives in downstream receiving waters. Maintenance Plan shall be kept on-site for periodic review by SWQS staff. (SWQ-M1)

**Residual Impacts:** After implementation of Mitigation Measure SWQ-M1, impacts to surface water quality objectives will be less than significant

33. Compliance with Stormwater Development Construction Program

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

**Documentation:** The Permittee shall complete and submit SW-1 form (Best Management Practices for Construction Less Than One Acre), which can be found at <http://onestoppermit.ventura.org/> to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval.

**Timing:** The above listed item shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Construction.

**Monitoring and Reporting:** SWQS will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs

34. State General Construction Stormwater Permit No. CAS000002 Requirements

**Purpose:** To ensure compliance with all water quality provisions in NPDES State General Construction Stormwater Permit No. CAS000002, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activities.

**Requirement:** Proper filing of all compliance documents required under the General Construction Permit No. CAS000002.

**Documentation:** The Permittee shall submit the following items to the Watershed Protection District - Surface Water Quality Section (SWQS) staff for review:

- a. Current Notice of Intent (NOI) in accordance with the State Water Resources Control Board requirements under the General Construction Stormwater Permit (No. CAS000002);

- b. Current Stormwater Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board requirements under the General Construction Permit; and
- c. If applicable, Change of Information (COI) form and a copy of modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

**Timing:** The above listed items (a and b) shall be submitted to the SWQS staff for review prior to Zoning Clearance for Construction. In addition, if applicable, the COI form and a copy of modified SWPPP (item c) shall be submitted to Grading Permit staff anytime during project duration.

**Monitoring and Reporting:** SWQS staff will review the submitted materials for consistency with the General Construction Permit. Up-to-date and site-specific SWPPP shall be kept on-site for periodic review by the Grading Permit inspector. (SWQ-2)

35. Compliance with Conditional Waiver of Waste Discharge Requirements for Irrigated Agriculture Lands

**Purpose:** To ensure on-going coverage and compliance with the Conditional Waiver of Waste Discharge Requirements for Discharges from Irrigated Agriculture Lands within the Los Angeles Region Order No. R4-2010-0186 (Conditional Waiver).

**Requirement:** Proper coverage and compliance under the Conditional Waiver Order No. R4-2010-0186.

**Documentation:** The Permittee shall submit one of the following items to the Watershed Protection District - Surface Water Quality Section (SWQS) for review:

- a. Verification of coverage under the Conditional Waiver issued by Regional Water Quality Control Board – Los Angeles Region; or
- b. Copy of the completed Ventura County Agricultural Irrigated Lands Groups (VCAILG) enrollment form filed with the Farm Bureau of Ventura County; or
- c. Copy of VCAILG invoice payment.

**Timing:** One of the above listed items shall be submitted to the SWQS for review prior to the issuance of a Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** SWQS staff will review the submitted materials for consistency with the Conditional Waiver. The applicant shall retain a current copy of the documentation for compliance verification by SWQS staff upon request. (SWQ-3)

### **PWA - Transportation Department Conditions**

36. **Traffic Impact Mitigation Fee:**

**Purpose:** To address the cumulative adverse impacts of traffic on the Regional Road Network, TIMF Ordinance 4246 and County General Plan (GP) 4.2.2 require that the PWA Transportation Department collect a Traffic Impact Mitigation Fee (TIMF).

**Requirement:** The applicant/permittee shall deposit with the PWA Transportation Department a TIMF. The trip generation rate and TIMF will be calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index.

- a. Based on the applicant's information, the TIMF due to the County would be:  
 $\$902.30 = 14 \text{ ADT} \times \$64.45 / \text{ADT}$
- b. Based on the applicant's information, the TIMF to be collected by the County and transferred to the City of Camarillo within 30 calendar days in accordance with the reciprocal traffic agreement between the County and the City of Camarillo would be:  
 $\$966 = 14 \text{ ADT} \times \$69 / \text{ADT}$

**Notes:**

- 1) The trip generation is based on the traffic analysis by Lauterbach & Associates, Architects, Inc. dated July 5, 2006 (revised date of July 28, 2006) for a previous project at the cemetery (LU06-0009)
- 2) The project is located in the Camarillo Traffic District #7.

**Documentation:** The Applicant/Permittee shall come to the PWA – Transportation Department counter, fill out the TIMF form, and pay the TIMF. If the applicant/permittee has already paid the TIMF to the County of Ventura for the County TIMF or the City of Camarillo for the City Reciprocal TIMF, then the applicant/permittee shall provide proof to the PWA Transportation Department of payment of the TIMF.

**Timing:** This condition shall be met prior to the issuance of the Zoning Clearance for Use Inauguration.

**Monitoring and Reporting:** The PWA – Transportation Department will review and approve the payment of the TIMF. (TD – 1)

### **PWA - Engineering Services Department Conditions**

#### **37. Grading Permit**

**Purpose:** In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

**Requirement:** The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

**Documentation:** If a grading permit is required, all materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to Development and Inspection Services Division for review and approval.

**Timing:** All applicable documentation, as specified above, must be approved prior to issuance of a Zoning Clearance for Construction

**Monitoring and Reporting:** Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

#### **38. Drainage Plan**

**Purpose:** To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and State standards.

**Requirement:** The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval. The Permittee shall post sufficient surety in order to ensure proper completion of the drainage plan.

**Documentation:** Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1% annual chance storm.



**Timing:** All documentation, as specified above, must be approved by Public Works Agency prior to issuance of a zoning clearance.

**Monitoring and Reporting:** Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports. (ESD-2)

39. Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))

**Purpose:** To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

**Requirement:** The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC 24 and subsequent resolutions. The fee will be calculated based on the Permittee's information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

**Documentation:** The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

**Timing:** The Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to zoning clearance.

**Monitoring and Reporting:** Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

**PWA – Watershed Protection District – Advanced Planning Section**

40. Floodplain Clearance

**Purpose:** To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2-3.

**Requirement:** The Permittee shall obtain a Floodplain Clearance from the County Public Works Agency Floodplain Manager. The Clearance will be verified by the County Public Works Agency Floodplain Manager that the proposed development, as illustrated on 'Floodplain/Floodway Exhibit' (Sheet 1 of 1) of the "Conejo Mountain Memorial Park Floodplain/Floodway Study: June 18, 2014", prepared by Jensen Design & Survey, Inc., is located out of the 1% annual chance (100-year) floodplain.

**Documentation:** A Floodplain Clearance issued by the County Public Works Agency Floodplain Manager.

**Timing:** The Floodplain Clearance shall be obtained prior to the issuance of Zoning Clearance for Construction.

**Monitoring and Reporting:** A copy of the approved Floodplain Clearance shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency

**PWA – Integrated Waste Management Division (“IWMD”) Conditions**

41. Waste Diversion & Recycling Requirement

**Purpose:** To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at [www.wasteless.org/ord4445](http://www.wasteless.org/ord4445).

**Requirement:** Ordinance 4445, Sec 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: [www.wasteless.org/commercialhaulers](http://www.wasteless.org/commercialhaulers).

**Documentation:** The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

**Timing:** Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

**Monitoring and Reporting:** Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill. (IWMD -1)

42. Construction & Demolition Debris Recycling Plan (Form B):

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: [www.wasteless.org/ord4421](http://www.wasteless.org/ord4421).

**Requirement:** The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 60% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: [www.wasteless.org/recycling/greenbuildingCD](http://www.wasteless.org/recycling/greenbuildingCD). A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: [www.wasteless.org/construction&demolitionrecyclingresources](http://www.wasteless.org/construction&demolitionrecyclingresources).

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: [www.wasteless.org/greenwasterecyclingfacilities](http://www.wasteless.org/greenwasterecyclingfacilities). A complete list of County-franchised solid waste haulers is available at: [www.wasteless.org/commercialhaulers](http://www.wasteless.org/commercialhaulers).

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

43. Construction & Demolition Debris Reporting Form (Form C):

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: [www.wasteless.org/ord4421](http://www.wasteless.org/ord4421).

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at: [www.wasteless.org/recycling/greenbuildingCD](http://www.wasteless.org/recycling/greenbuildingCD).

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 60% of the recyclable C&D debris generated by their project was diverted from the landfill.

**Timing:** A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

44. Collection and Loading Areas for Refuse and Recyclables

**Purpose:** To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900-42901).

**Requirement:** The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse and recycling bins and recommend aesthetic, gated, trash enclosures. Please review the County's Space Allocation Guidelines at: [www.wasteless.org/spaceallocationguidelines](http://www.wasteless.org/spaceallocationguidelines).

**Documentation:** The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure, or a designated area on the property, with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project

**Timing:** Prior to Issuance of a Zoning Clearance for Construction or Use Inauguration, the Permittee must submit a site plan to the IWMD for review/approval that indicates the location of a trash enclosure or designated area on the property for siting refuse and recycling bins.

**Monitoring & Reporting:** Upon request, the Permittee shall allow IWMD staff to verify a trash enclosure has been constructed on the premises. (IWMD-4)

45 Commercial Vehicles and Equipment - Used Oil Recycling

**Purpose:** To ensure the recycling of motor oil and oil filters, and the removal of antifreeze from commercial vehicles and equipment.

**Requirement:** The Permittee shall ensure compliance with state and federal hazardous waste regulations. See: <http://www.calrecycle.ca.gov/UsedOil/PolicyLaw/default.htm>. The Permittee shall contract with a registered hazardous waste transporter to ensure motor oil, oil filters, and antifreeze generated by their business is taken to a registered used oil recycling facility. A list of registered hazardous waste transporters is available at: <http://www.dtsc.ca.gov/database/Transporters/Trans000.cfm>. A list of registered used oil recycling facilities is available at: [www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default.aspx?lang=en-U](http://www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default.aspx?lang=en-U).

**Documentation:** The Permittee shall maintain original billing statements generated by their registered hazardous waste transporter(s) to verify compliance with this condition.

**Timing:** Original billing statements shall be kept on file for a minimum of three years.

**Monitoring and Reporting:** Upon request, the Permittee shall provide IWMD with copies of their current billing statements to verify that used motor oil, oil filters, and antifreeze generated by vehicles and equipment permitted for use by this CUP are properly recycled. (IWMD-5)