



Planning Director Staff Report – Hearing on January 28, 2016

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

SD08-0025, SD08-0026, SD08-0027, and SD08-0028 SREERAMA SUBDIVISIONS

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Conditional Certificate of Compliance (CC of C) (Case No. SD08-0025) and a Parcel Map Waiver/Large Lot Subdivision (PMW/LLS) (Case Nos. SD08-0026, SD08-0027, and SD08-0028), in order to bring four lots into compliance with the Subdivision Map Act (§ 66499.35) and Ventura County Subdivision Ordinance (VCSO) [§§ 8212-4 et seq. and 8202-3(b)].
2. **Applicant/Property Owner:** K.N. Sreerama, 5821 Laramie Avenue, Woodland Hills, CA 91361
3. **Decision-Making Authority:** Pursuant to the VCSO (§ 8201-6, definition of "Advisory Agency"), the Planning Director is the decision-maker for the requested CC of C and PMW/LLS.
4. **Project Site Sizes, Locations, and Parcel Numbers:** As described in detail (below), the project sites are located near the intersections of Highway 126 and Toland Road and Highway 126 and Sycamore Road, in the unincorporated area of the County of Ventura. The project sites are immediately adjacent to the Southern Pacific Railroad. The Santa Clara River is located south of the project sites, and the project sites are located between the City of Santa Paula and the City of Fillmore.
 - a. SD08-0025: The 38 acre project site is located to the south of Highway 126 and Toland Road, near the City of Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The lot is composed of Tax Assessor's Parcels 046-0-142-065 and 046-0-141-115 (Exhibit 2). The site is bordered to the north by Highway 126 and the Santa Clara Schoolhouse in Santa Paula, and is surrounded to the east, west, and south by agriculturally zoned land that is currently in active agricultural production (orchard trees). Southern Pacific Railroad traverses the northern portion of the project site, just south of the schoolhouse.
 - b. SD08-0026: The 47.7 acre project site is located at Sycamore Street and Seventh Street, near the City of Fillmore, in the unincorporated area of Ventura

County. Highway 126 and Telegraph Road provide local and regional access to the site. The lot is currently composed of Tax Assessor's Parcels 041-0-230-130, 041-0-230-100, and 041-0-230-160 (Exhibit 2). The project site contains a single-family dwelling and avocado orchards. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the east by Tax Assessor's Parcels 041-0-230-150 and 041-0-230-120 (which make up the project site for SD08-0027). Southern Pacific Railroad traverses the southeastern portion of the project site.

- c. SD08-0027: The 48.6 acre project site is located at Sycamore Street and Seventh Street, near the City of Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The lot is currently composed of Tax Assessor's Parcels 041-0-230-120 and 041-0-230-150 (Exhibit 2). The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the west by Tax Assessor's Parcels 041-0-230-100 and 041-0-230-130 (which are part of SD08-0026). Southern Pacific Railroad bisects the southern portion of the project site.
- d. SD08-0028: The 59.4 acre project site is located at Sycamore Street and Seventh Street, near the City of Fillmore, in the unincorporated area of Ventura County. Highway 126 provides local and regional access to the site. The proposed lot is currently composed of Tax Assessor's Parcel 041-0-240-180 (Exhibit 2). The site is bordered to the north by Sycamore Road, to the south by the Southern Pacific Railroad, to the east by Tax Assessor's Parcel 041-0-240-7140, and to the west by Tax Assessor's Parcel 041-0-240-190.

5. Project Site Land Use and Zoning Designations:

- a. Countywide General Plan Land Use Map Designation (Exhibit 2):
 - (1) SD08-0025, -0026, -0027, and -0028: Agricultural
- b. Zoning Designation (Exhibit 2):
 - (1) SD08-0025: AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size); AE-40 ac/MRP (Agricultural Exclusive, 40-acre minimum lot size, Mineral Resource Protection Overlay)
 - (2) SD08-0026, -0027, and -0028: AE-40 ac

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

a. SD08-0025:

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac	Agricultural land on which one residential structure exists. The majority of the land north of the project site consists of orchards.
East	AE-40 ac	Orchards exist on agricultural land to the east of the project site.
South	AE-40 ac/MRP	Open space land lies to the south of the project site.
West	AE-40 ac	The Santa Clara Schoolhouse lies west of the project site. Orchards also exist immediately west of the project site.

b. SD08-0026:

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac	Orchards exist on agricultural land to the north of the project site.
East	AE-40 ac	Orchards exist on agricultural land to the east of the project site.
South	AE-40 ac/MRP	Open space land and orchards exist to the south of the project site.
West	AE-40 ac	Agricultural land on which residential structures exist. The majority of the land west of the project site consists of orchards.

c. SD08-0027:

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac	Agricultural land on which one residential structure exists. The majority of the land north of the project site consists of orchards.
East	AE-40 ac	Agricultural land on which one residential structure exists. The majority of the land east of the project site consists of orchards.

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	AE-40 ac/MRP	Row crops and orchards exist to the south of the project site.
West	AE-40 ac	Agricultural land on which one residential structure exists. The majority of the land west of the project site consists of orchards.

d. SD08-0028:

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac	Agricultural land on which residential structures exist. The majority of the land north of the project site consists of orchards. Boulder Creek lies to the northeast of the project site.
East	AE-40 ac	Agricultural land on which row crops, a nursery, and an agriculture-related trucking facility exists. Boulder Creek lies to the northeast of the project site.
South	AE-40 ac	Agricultural land on which residential structures exist. The majority of the land south of the project site consists of orchards.
West	AE-40 ac	Orchards exist to the west of the project site.

7. **History:** Mr. Sunil Sreerama, the applicant, submitted the applications for CC of C Case No. SD08-0025, and PMW/LLS Case Nos. SD08-0026, SD08-0027, and SD08-0028, on June 4, 2008. The parcels that are the subject of SD08-0025, SD08-0026, SD08-0027, and SD08-0028 were originally part of the Map of the Subdivision of Lot No. 3 of Tract 12 of the Sespe Rancho (3 MR 37). The map was recorded on December 20, 1882, in book 12, page 92 of the Ventura County Official Records.

SD08-0025 involves Tax Assessor's Parcels 046-0-142-065 and 046-0-141-115, which are located to the east and south of the Santa Clara Schoolhouse. At one point, parcel 13 of 3 MR 37 was divided, creating an approximately 1.73 acre parcel on the northwest portion of the parcel 13 for the Santa Clara Schoolhouse. On April 22, 1988, the Planning Director approved a lot line adjustment (Parcel Map Waiver Case No. 351) that involved Tax Assessor's Parcel 046-0-142-065. Parcel 13 of Parcel Map Waiver Case No. 351 (which now consists of Tax Assessor's

Parcels 046-0-142-065 and 046-0-141-115) was reconfigured to accommodate a 60'-wide access easement for the benefit of Parcel 2 and Parcel 3 of Parcel Map Waiver Case No. 351. The K.N.-R.J. Sreerama Trust *et al* purchased the two parcels associated with SD08-0025 on June 18, 2002. On March 23, 2012, the Ventura County Watershed Protection District issued a groundwater well permit (Case No. GW-5490) that applied to Tax Assessor's Parcel 046-0-142-065.

SD08-0026 involves Tax Assessor's Parcels 041-0-230-130, 041-0-230-100, and 041-0-230-160, which when combined make up parcel 45 of 3 MR 37. On March 10, 1992, KN-RJ Sreerama purchased the three parcels associated with SD08-0026. On January 18, 1996, the Planning Division issued a film permit that applied to Tax Assessor's Parcel 041-230-130. On January 5, 2004, the Planning Division issued a film permit that applied to Tax Assessor's Parcel 041-0-230-160. On March 23, 2012, the Watershed Protection District issued groundwater well permits (Case Nos. GW6689, GW6690, and GW6691) that applied to Tax Assessor's Parcel 041-0-230-130.

SD08-0027 involves Tax Assessor's Parcels 041-0-230-120 and 041-0-230-150, which when combined, make up parcel 44 of 3 MR 37. On March 10, 1992, KN-RJ Sreerama purchased Tax Assessor's Parcels 041-0-230-120 and 041-0-230-150. On January 18, 1996, the Planning Division issued a film permit (Case No. FP0413) that applied to Tax Assessor's Parcel 041-230-150. On July 23, 1998, the Planning Division issued a Zoning Clearance (Case No. ZC78449), likely for agricultural purposes, that applied to the parcels that are the subject of SD08-0027. The Planning Division issued two Zoning Clearances—Zoning Clearance Case No. ZC93975 on March 16, 2002, and Zoning Clearance Case No. ZC04-0459 on March 18, 2004—for agricultural electric service on the property that is the subject of SD08-0027.

On December 11, 1956, the Board of Supervisors approved CUP 521 for oil and gas extraction on the properties subject to SD08-0026 and SD08-0027.

SD08-0028 involves Tax Assessor's Parcel 041-0-240-180, which consists of parcel 41 of 3 MR 37. On November 22, 1989, the Planning Division approved a large lot subdivision (Parcel Map Waiver Case No. 445) which consisted of five Tax Assessor's Parcels shown on 3 MR 37, including Tax Assessor's Parcel 041-0-240-180.

On June 18, 2002, Sreerama KN-RJ Trust *et al* purchased Tax Assessor's Parcel 041-0-240-180. On September 5, 2000, the Planning Division issued a film permit (Case No. FP1845) that applied to Tax Assessor's Parcel 041-0-240-180. On July 17, 2008, October 8, 2008, and March 23, 2012, the Watershed Protection District issued groundwater well permits (Case Nos. GWP6841, GWP6893, GW-9520, and GW6654) that applied to Tax Assessor's Parcel 041-0-240-180. The groundwater well that was the subject of Groundwater Well Permit Case No. GW-6654 was destroyed on March 23, 2012. The Board of Supervisors approved

Conditional Use Permit (CUP) 207 on June 30, 1953, for an oil well lease on Tax Assessor's Parcel 041-0-240-180. On June 22, 1954, the Board of Supervisors approved CUP 265 for an oil well lease that is located on Tax Assessor's Parcel 041-0-240-180. The Planning Division issued five Zoning Clearances (ZC70812, ZC27163, ZC12462, ZC12447, and ZC10566) that applied to APN 041-0-240-180, most likely for agriculture purposes. However, the Planning Division does not have copies of these zoning clearances.

On May 16, 2000, the Planning Division issued AP 448 for an appeal of a Notice of Violation #00-080 to APN 041-0-230-130, 041-0-230-100, and 041-0-230-160, 041-0-230-120, 041-0-230-150, and 041-0-240-180.

- 8. Project Description:** The applicant requests approval of CC of C Case No. SD08-0025 in order to bring a 38-acre property made up of Tax Assessor's Parcels 046-0-142-065 (33.88 acres) and 046-0-141-115 (3.68 acres) into compliance with the requirements of the Subdivision Map Act (§ 66499.35) and VCSO (§ 8212-4 et seq.).

The applicant also requests approval of the following, three PMW/LLS in order to bring the subject properties into compliance with the requirements of the Subdivision Map Act (§ 66499.35) and VCSO [§§ 8212-4 et seq. and 8202-3(b)]:

- a. SD08-0026: This application consists of a request for approval of a PMW/LLS that will apply to a single, approximately 47.7 acre-sized lot. The lot is currently composed of Tax Assessor's Parcels 041-0-230-130, 041-0-230-100, and 041-0-230-160.
- b. SD08-0027: This application consists of a request for approval of a PMW/LLS that will apply to a single, approximately 48.6 acre-sized lot. The lot is currently composed of Tax Assessor's Parcels 041-0-230-120 and 041-0-230-150.
- c. SD08-0028: This application consists of a request for approval of a PMW/LLS that will apply to a single, approximately 59.4 acre-sized lot. The lot is currently composed of Tax Assessor's Parcel 041-0-240-180.

Access to the lots will be as follows:

- SD08-0025: directly from Highway 126 near Toland Road;
- SD08-0026: directly from Sycamore Road, which takes access from Highway 126;
- SD08-0027: directly from Sycamore Road, which takes access from Highway 126; and

- SD08-0028: directly from Sycamore Road, which takes access from Highway 126.

On-site water wells will serve domestic water to the properties associated with SD08-0025, SD08-0026, and SD08-0028. A shared water well will provide domestic water for SD08-0027. Development on all sites will utilize a septic system. No public facilities will be extended or expanded to serve future development that may occur on the subject properties.

No new development, grading or ground disturbance is proposed as part of these projects. The purpose of these projects is to bring the lots into compliance with the Subdivision Map Act and VCSO, and to enable the property owner to enter into Land Conservation Act contracts with the County for each lot.

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 applications constitute "projects" that are subject to environmental review.

County staff prepared an Initial Study that evaluated the environmental impacts of the proposed projects in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) for the proposed projects, and made the MND available for public review and comment from October 14, 2014, to November 13, 2014. Property owners/tenants were mailed a postcard notification for the public review period of the MND.

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 four potentially significant effects on the environment, but the applicant's agreement to mitigation prior to the release of the MND for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur. More specifically, the MND identified the following potentially significant but mitigable environmental impacts:

MND Section 2D, Water Resources - Surface Water Quality for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Pollution in runoff from future development that involves the installation of impervious surfaces has the potential to contribute to the exceedances of water quality objectives in the downstream impaired segments of the Santa Clara River. The proposed projects have the potential to create project-specific impacts, and will make a cumulatively considerable contribution to a significant cumulative impact, related to the water quality objectives of the Los Angeles Region Basin Plan.

MND Section 4, Biological Resources - Species for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Nesting birds may potentially occur within orchards as well as in native

habitats in trees, shrubs, structures, and relatively dense herbaceous vegetation. If future development occurs within the nesting bird season (February 1 through August 31), the proposed projects have the potential to impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code.

MND Section 4, Biological Resources - Ecological Communities for SD08-0025, SD08-0026, and SD08-0027, Waters and Wetlands: The proposed projects could have a potentially significant impact on habitat within Oleary Creek and the connectivity it provides between habitats if future development on the proposed lots occur within 100' of Oleary Creek (as measured from the edge of riparian vegetation). If future development occurs within 100' of Oleary Creek (as measured from the edge of riparian vegetation) (Exhibit 4), the future development has the potential to adversely affect the California walnut woodland located on the site, through the direct removal of the trees, the removal of tree branches, and ground disturbance activities within the critical root zones of the trees.

MND Section 5, Agriculture Resources - Soils for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Future development on the proposed lots could result in the loss of at least five acres of soils classified as having "Statewide Importance" and/or "Prime," thereby creating a potentially significant project-specific impact, and a cumulatively considerable contribution to the significant cumulative loss of agricultural soils.

- 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 is attached as Exhibit 4. As discussed in this staff report (above) and in the MND, the proposed projects have the potential to create significant impacts related to surface water quality, biological resources, and agricultural resources; however, the MND sets forth mitigation measures that will avoid or reduce these impacts to less-than-significant levels. As discussed in this staff report (below), the mitigation measures set forth in the MND will be adopted as conditions of approval of the proposed projects (Exhibit 10, Conditions Nos. 15-18 and 25; Exhibits 11 and 12, Conditions 15-18 and 23; Exhibit 13, Conditions 15-17 and 22).

The Planning Division received no comments pertaining to the environmental review of the proposed projects.

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

- 2. Mitigation Monitoring and Reporting Program (MMRP):** 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 MMRP for these projects include mitigation measures that: (1) require the implementation of stormwater best management practices; (2) prohibit development activities that have the potential to adversely affect nesting birds; (3) prohibit development within proximity to Oleary Creek; (4) prohibit development within proximity to an ephemeral drainage; and (5) limit the installation of impervious development to avoid a significant loss of agricultural soils. The MMRP describes the requirement, timing, documentation, and monitoring and reporting required for each mitigation measure, and has been incorporated into the proposed projects as conditions of approval (Exhibit 10, Conditions Nos. 15-18 and 25; Exhibits 11 and 12, Conditions 15-18 and 23; Exhibit 13, Conditions 15-17 and 22).

Therefore, Planning Division staff has prepared a MMRP in compliance with 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 VCSO [§ 8204-1 and § 8205-5.5(a)] states that in order to be approved, a PMW/LLS must be found consistent with all applicable policies of the Ventura County General Plan.

The following list includes the applicable General Plan policies, and a discussion of the proposed project's consistency with each policy immediately following the respective policy.

- 1. 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 projects (Exhibit 4), the projects' individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the discussion above, the proposed projects are consistent with Policy 1.1.2-1.

2. **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.2 (above) and in Section D of the MND prepared for the proposed projects (Exhibit 4), the proposed projects will have potentially significant but mitigable impacts to surface water quality, biological resources, and agriculture resources (soils). The MMRP set forth in the MND will be included as conditions of approval of the proposed projects (Exhibit 10, Conditions Nos. 15-18 and 25; Exhibits 11 and 12, Conditions 15-18 and 23; Exhibit 13, Conditions 15-17 and 22). With the implementation of these conditions of approval, the impacts to surface water quality, biological resources, and agriculture resources (soils) will be less-than- significant.

Based on the discussion above, the proposed projects are consistent with Policy 1.1.2-2.

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

Water 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.*

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. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless an Urban Water Management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public Works Agency to be questionable or inadequate, the developer shall*

be required to demonstrate the availability of a permanent potable water supply for the life of the project.

As discussed in Section B, Items 2 (Water Resources), 17 (Hydraulic Hazards), 28 (Water Supply), and 31 (Flood Control/Drainage) of the MND prepared for the proposed project (Exhibit 4), the proposed projects' individual impacts and contribution to the cumulative impacts on water resources were evaluated in compliance with CEQA. As discussed in the MND, the proposed projects: (1) will comply with all applicable County and state water regulations; and (2) will not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas, or groundwater basins. Finally, the Resource Management Agency, Environmental Health Division reviewed the water quality analyses submitted with the applications and found that: (1) the water quality is in compliance with applicable state primary drinking water standards; and (2) a permanent potable water supply of adequate quantity and quality that complies with applicable County and state water regulations is available for existing and possible future development that either currently exists or could occur on the subject properties.

Therefore, the proposed projects will be consistent with Policies 1.3.2-2, 1.3.2-4, and 4.3.2-1.

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

As discussed in Section B, Item 1.b. (Groundwater Quality), 23 (Public Health), 28 (Water Supply – Quantity), 29 (Waste Treatment/Disposal) of the MND (Exhibit 4), an on-site individual sewage disposal system (septic system) will be utilized for sewage disposal on each lot that is the subject of the proposed projects. As discussed in the MND, the projects: (1) will comply with all applicable County and State regulations; (2) will not significantly impact the groundwater quality within the Fillmore Groundwater Basin; and (3) will comply with all applicable regulations of the County Building Code and standards of the County Sewer Policy.

Therefore, the proposed projects will be consistent with Policy 1.3.2-3.

5. Mineral Resources Policy 1.4.2-8. *Discretionary development within a Mineral Resource Area (see Resource Protection Map) shall be subject to the provisions of the Mineral Resource Protection (MRP) Overlay Zone, and is prohibited if the use will significantly hamper or preclude access to or the extraction of mineral resources.*

As discussed in this staff report (below) and in Section B, Item 3 (Mineral Resources) of the MND for the proposed projects (Exhibit 4), the property that is the subject of CC of C Case No. SD08-0025 is partially located within a Mineral Resource Area and has a MRP Overlay zoning designation within the southerly

portion of the property (AE-40ac/MRP). However, SD08-0025 will be subject to a condition of approval to require that a development area restriction be recorded on the approximately 6.32 acre, southern portion of the project site that is subject to the AE-40ac/MRP zoning designation, in order to prevent future development from impeding potential future extraction of mineral resources (Exhibit 10, Condition No. 13). With the imposition of this condition of approval, possible future development within the proposed buildable site on the property that is the subject of SD08-0025 is unlikely to preclude any future access to aggregate resources on the site.

Furthermore, the proposed projects' individual impacts and contribution to the cumulative impacts on mineral resources were evaluated in compliance with CEQA. As discussed in the MND, the proposed projects will not preclude access to mineral resources.

Therefore, the proposed projects will be consistent with Policy 1.4.2-8.

6. 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.*

The proposed projects were the subject of an Initial Study Biological Assessment (ISBA), prepared by Envicom Corporation on September 6, 2011. As discussed in Section B, Item 4 (Biological Resources) of the MND for the proposed projects (Exhibit 4), the Planning Division staff biologist and Envicom Corporation reviewed the proposed project and determined that the proposed projects will not directly impact any special status species that may be found on the property. However, as discussed in the "Ecological Communities" section of Item 4 in the MND, SD08-0025, SD08-0026, and SD08-0027 have the potential to adversely affect the California Walnut Woodland and Oleary Creek, a streambed regulated by the California Lake and Streambed Alteration Program. Additionally, all projects have the potential to impact roosting bats and birds protected under the Migratory Bird Treaty Act, and are addressed through mitigation measure BR-1 of the MMRP. The MMRP for these projects includes mitigation measures to avoid impacts to the creek, nearby native plant communities, birds protected under the Migratory Bird Treaty Act, and special status wildlife. The mitigation measures, which have been incorporated into the proposed projects (SD08-0025, SD08-0026, SD08-0027, and SD08-0028) as conditions of approval (Exhibit 10 - 12, Conditions Nos. 15-17; Exhibit 13, Conditions 15 and 16), will be implemented if or when future development occurs on the subject properties, thereby reducing the potentially significant impacts to less-than-significant levels.

Therefore, as conditioned, the proposed projects will be consistent with Policy 1.5.2-1.

7. Farmland Resources Policy 1.6.2-1. *Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime*

Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.

As discussed in Section B, Item 5.a. (Agricultural Resources - Soils) of the MND (Exhibit 4), the proposed projects will create the potential for new development that could result in the loss of agricultural soils designated as "Prime" and having "Statewide Importance." However, the MMRP for these projects includes a mitigation measure to limit future impervious development on the proposed lots, such that future development will not result in a significant loss of agricultural soils designated as "Prime" or having "Statewide Importance." The mitigation measure will be included as a condition of approval of the proposed projects (Exhibit 10-12, Condition No. 18; Exhibit 13, Condition 17).

In addition, the purpose of the proposed projects is to create lots that comply with the regulations of the Subdivision Map Act and VCSO, in order to allow the property owner to enter into Land Conservation Act (LCA) contracts with the County. The property owner plans to enter the properties into 10 year agricultural LCA contracts, which will annually self-renew. The LCA contracts will require that 65% of the project site for SD08-0025 and 50% of the project site for SD08-0026, SD08-0027, and SD08-0028 remain in commercial agriculture production. Therefore, the proposed projects are consistent with Policy 1.6.2-1.

8. 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 Section B, Item 5.b. (Agricultural Resources – Land Use Incompatibility) of the MND (Exhibit 4), the proposed projects' individual impacts and contribution to cumulative impacts relating to land use incompatibility with surrounding agricultural uses were evaluated in compliance with CEQA.

As discussed in this staff report (above) and the MND, the project sites are currently in agricultural production. Furthermore, the proposed projects will enable the property owner to enter into LCA contracts with the County. The LCA contracts will cause the subject properties to remain predominantly in agriculture production for at least 10 years.

A single-family dwelling currently exists on the proposed project site for SD08-0026. The proposed projects will create the potential for single-family dwellings on the properties that are the subject of SD08-0025, SD08-0027, and SD08-0028. Additionally, all of the proposed projects will create the potential for development including a second dwelling unit, principle structures related to agriculture, wineries, accessory structures related to agriculture, animal shade structures, farmworker and/or animal caretaker dwelling units, agricultural accessory structures, communications facilities, storage buildings, home occupation, temporary filming activities, and small and medium small organics processing

operations. Most of these uses involve development that is related to agriculture and, therefore, do not have the potential to interfere with surrounding agricultural development. With regard to communications facilities, these are unmanned facilities that do not involve uses or development that interfere with agricultural development. Furthermore, as filming activities would be temporary and would not involve structural development or long-term use of the properties, they would not conflict with surrounding agricultural development. With regard to dwellings, occupants of the dwellings would be aware of the agricultural uses on and surrounding the site, and would be unlikely to occupy the dwellings if they found the surrounding agricultural activities to be a nuisance or harmful. Furthermore, single-family dwellings qualify for a waiver or deviation from the threshold distance standards for evaluating land use incompatibility impacts related agricultural uses, which are set forth in the Ventura County Initial Study Assessment Guidelines (Chapter 5b, Sections C and D.3).

Therefore, the proposed projects are consistent with Policy 1.6.2-6.

- 9. Scenic Resources Policy 1.7.2-1.** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

As discussed in Section B, Item 6. (Scenic Resources) of the MND (Exhibit 4), the proposed projects' individual impacts and contribution to the cumulative impacts relating to scenic resources were evaluated in compliance with CEQA.

County staff assessed the proposed project's impacts to scenic resources based on a site visit, as well as an examination of photographs of the project sites and surroundings. As discussed in the MND, there are no scenic resources located within the proposed project sites.

Furthermore, as discussed in this staff report (above), future development will be limited pursuant to the MMRP for the proposed projects that includes a mitigation measure to limit future impervious development on the proposed lots. This mitigation measure allows for future development that will not be substantial enough in density or height to impede views of scenic resources. Total impervious development will not exceed five acres on the subject properties, and all future development will be subject to the maximum height, maximum building coverage, and setback requirements set forth in the Ventura County Non-Coastal Zoning Ordinance (NCZO) (§ 8106-1.1). Therefore, given these limitations on future development, the proposed project will not result in future development of the site that will adversely affect scenic vistas within the vicinity of the project sites.

Based on the discussion above, the proposed projects are consistent with Policy 1.7.2-1.

10. Paleontological and Cultural Resources Policy 1.8.2-1. *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a County-wide paleontological and cultural resource data base.*

County staff consulted the Planning GIS mapping system to evaluate potential impacts to paleontological resources. As discussed in Section B, Item 7 (Paleontological Resources) of the MND (Exhibit 4), the project sites are located in an area of "Quaternary Deposits (alluvium), Moderate, Low, or None." The geologic formations and deposits within the project sites are not considered to be paleontologically important. As such, no adverse impacts to paleontological resources are expected.

County staff consulted the South Central Coastal Information Center of California State University at Fullerton (SCCIC) upon submittal of the project applications in 2008. As discussed in Section B, Item 8 (Archaeological Resources) of the MND (Exhibit 4), SCCIC found that the project sites may contain archaeological resources and, therefore, recommended that an archaeologist conduct a Phase I Assessment that evaluated the proposed projects' potential to adversely affect archaeological resources.

Macfarlane Archaeological Consultants conducted a Phase I Archaeological Survey between April 30 and September 4, 2009, and prepared a Phase I Assessment for the projects, dated October 1, 2009. No prehistoric or historic resources were documented as present within the survey area. However, while it is unlikely that archaeological resources are located on the proposed project sites, the proposed projects will be subject to standard conditions of approval to ensure that any previously unknown subsurface resources that may be encountered during future development activities will be avoided, removed, and curated in compliance with the recommendations and direction of an archaeologist (Exhibits 10-13, Condition of Approval No. 14).

County staff consulted the Ventura County Initial Study Assessment Guidelines to determine if the proposed projects will have a significant impact on historical resources. County staff determined that SD08-0026 contains a single-family dwelling and detached workshop/barn on the proposed project site that were constructed in the late 1940s or early 1950s. However, due to their alteration over the years, the single-family dwelling and detached workshop/barn have no historical integrity. Additionally, SD08-0025, SD08-0027, and SD08-0028 do not contain structures on the project site. As such, no adverse impacts to historical resources are expected.

Therefore, the proposed projects are consistent with Policy 1.8.2-1.

11. 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.*

As discussed in Section B, Item 10 (Fault Rupture) and 11 (Ground Shaking) of the MND (Exhibit 4), there are no known active faults located within the project sites. Furthermore, any future development that involves the creation of habitable structures on the project sites must comply with the California Building Code, which includes design standards for buildings that address seismic hazards.

Therefore, the proposed projects are consistent with Policy 2.2.2-2.

12. Hazards Policy 2.10.2-3. *Development proposed within the floodplain shall be designed and built to standards intended to mitigate to the extent possible the impacts from the one percent annual chance storm.*

As discussed in Section B, Item 17.b. (Hydraulic Hazards, FEMA) of the MND (Exhibit 4), the building pads on the lots will be located at an adequate distance away from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain that is located within the vicinity of SD08-0025, SD08-0026, and SD08-0028. SD08-0027 is not located within a FEMA-designated 100-year floodplain. The property that is the subject of SD08-0026 contains an existing single-family dwelling, access road, septic tank, and shop/barn. The properties that are the subject of SD08-0025, SD08-0027, and SD08-0028 are not currently developed.

If future development occurs on any of the proposed project sites (SD08-0025, SD08-0026, SD08-0027 and SD08-0028), the applicant will be required to obtain a Floodplain Clearance from the County Public Works Agency Floodplain Manager, prior to issuance of grading permit, building permit, or other County permit (Exhibit 10, Condition No. 23; Exhibit 11, Condition No. 21; and Exhibit 13, Condition No. 20).

If future development (ministerial or discretionary) is proposed on the SD08-0025, SD08-0026, or SD08-0028 project sites closer than existing development or the proposed buildable sites to the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain, the applicant would be required to submit a floodplain analysis using FEMA Publication 256 (August 2008) to determine if the floodplain extends onto the subject property in an area that would impact development (Exhibit 10, Condition No. 23; Exhibit 11, Condition No. 21; and Exhibit 13, Condition No. 20). If the analysis indicates that development will be located in the vicinity of a floodplain, the applicant will be required to obtain a Floodplain Development Permit for the proposed development. Additionally, the structure may be required to be

constructed above the base flood elevation in order to comply with FEMA standards.

Therefore, the proposed projects are consistent with Policy 2.10.2-3.

13. Hazards Policy 2.16.2-1. *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts.*

- (1) Noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:
 - a) Indoor noise levels in habitable rooms do not exceed CNEL 45.*
 - b) Outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.**
- (2) Noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that:
 - a) Guidelines (1)a. and (1)b. above are adhered to.*
 - b) Outdoor noise levels do not exceed L10 of 60 dB(A).**
- (3) Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:
 - a) Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*
 - b) Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.*
 - c) Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.**
- (4) Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.*

As stated in Section C.8 of this staff report (above), the proposed projects will create the potential for new development on the subject properties. Specifically, SD08-0025, SD08-0027, and SD08-0028 will create the potential to have a single-family dwelling on each lot. Additionally, SD08-0025 through SD08-0028 will be allowed to have second dwelling units. Residential uses are considered to be

noise-sensitive uses.

As discussed in Section 21 of the MND prepared for these projects (Exhibit 4), subdivisions do not create any direct noise or vibration-associated impacts. However, SD08-0025, SD08-0026, and SD08-0027 are located partially within a CNEL 60 db(A) noise contour (Highway 126). The projects are also located within 50 feet of a railroad. SD08-0025 is approximately 55 feet away, SD08-0026 is approximately 45 feet away, SD08-0027 is approximately 45 feet away, and SD08-0028 is located approximately 57 feet away from the CNEL 60 dB(A) noise contour. A single-family dwelling located on the project site could be impacted by the noise from Highway 126 and the railroad if located within the CNEL 60 db(A) noise contour. Therefore, the project will be conditioned to require future residential development to be located outside of the CNEL 60 db(A) noise contour and greater than 3,400 feet away from the railroad (Exhibit 10, Condition No. 11; Exhibits 11-13, Condition No. 13).

In addition, the MND sets forth an evaluation of the impacts to surrounding noise-sensitive receptors from construction-related noise associated with possible future development on the subject properties, using the assessment methodology, criteria, and reporting procedures provided in the Construction Noise Threshold Criteria and Control Measures. The proposed buildable site for SD08-0025 is located approximately 450 feet from the shared property line with the parcel that contains the Santa Clara Schoolhouse. The proposed access road to SD08-0025 is located approximately 400 feet from the shared property line and will take access directly from Highway 126. No noise sensitive receptors exist within 500 feet of the boundaries of SD08-0026, SD08-0027, or SD08-0028. Although some noise is expected during potential future construction, noise-generating construction activities will be limited to the daytime hours on SD08-0025, SD08-0026, SD08-0027, and SD08-0028 (Exhibit 10, Condition No. 10; Exhibits 11-13, Condition No. 12). If noise-generating construction activities occur on the property that is the subject of SD08-0025 during school hours, the applicant will be required to mitigate in accordance with the County Construction Noise Threshold Criteria and Control Plan (Exhibit 10, Conditions of Approval No. 10).

As conditioned, the construction noise will not exceed the standards for noise that are set forth in Hazards Policy 2.16.2-1 and, by reference, the *County Construction Noise Threshold Criteria and Control Plan*.

Based on the discussion above, the proposed projects are consistent with Policy 2.16.2-1.

- 14. Land Use Policy 3.1.2-6. Minimum Parcel Size:** *Except as provided below, subdivisions of land shall meet the most restrictive minimum parcel size requirements established by Figures 3.1 and 3.2a & b, by the applicable Zoning Compatibility Matrix established by the respective Area Plans or by the applicable Existing Community Map contained in this Chapter commencing with Figure 3.7.*

Pursuant to Figures 3.1, 3.2a and 3.2b of the Ventura County General Plan *Goals, Policies, and Programs*, the minimum parcel size requirement for the proposed lots is 40 acres.

The property that is the subject of SD08-0025 is 37.56 acres in size and does not meet the 40-acre minimum parcel size requirement. However, § 8212-4.1 of the VCSO states that a certificate of compliance application shall be "processed in the same manner and subject to the same requirements as an application for a parcel map, except as otherwise provided in § 8212-4.2." Section 8212-4.2 of the VCSO further states:

An application for a Conditional Certificate of Compliance shall not be denied on account of the noncompliance of any lot with applicable requirements respecting (a) Lot size and configuration; (b) Buildable site; (c) Sewage disposal; (d) Water for domestic or firefighting purposes; or (e) Access. However, the application may be approved subject to the condition that the lots be brought into compliance with such requirements.

SD08-0025 will be conditioned to require that the applicant acquire a minimum of 2.44 additional acres of land prior to development of the property in order to meet the 40-acre minimum lot size requirement (Exhibit 10, Condition No. 12). Therefore, even though the property that is the subject of SD08-0025 does not meet the 40 acre minimum parcel size requirement, with the imposition of the recommended conditions of approval, the project will be consistent with Policy 3.1.2-6.

The property that is the subject of SD08-0026 is 47.77 acres in size. Therefore, this property meets the 40-acre minimum parcel size requirement, and the proposed project is consistent with Policy 3.1.2-6.

The property that is the subject of SD08-0027 is 48.59 acres in size. Therefore, this property meets the 40-acre minimum parcel size requirement, and the proposed project is consistent with Policy 3.1.2-6.

The property that is the subject of SD08-0028 is 59.42 acres in size. Therefore, this property meets the 40-acre minimum parcel size requirement, and the proposed project is consistent with Policy 3.1.2-6.

15. Land Use Policy 3.2.2-4. Agricultural:

- (1) The Agricultural land use designation shall primarily include lands which are designated as Prime Farmlands, Farmlands of Statewide Importance or Unique Farmlands in the State's Important Farmland Inventory (IFI), although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is*

assigned to the Open Space or Rural designation of the surrounding properties).

- (2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.*
- (3) Agricultural land shall be utilized for the production of food, fiber and ornamentals; animal husbandry and care; uses accessory to agriculture and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

As stated in Section 5, Item 5 (Agricultural Resources) of the MND (Exhibit 4), the proposed project sites consist primarily of lands that are designated as "Prime," having "Statewide Importance," and/or "Unique" in the Important Farmland Inventory. Specifically, the project sites consist of the following:

- SD08-0025: Approximately 15.11 acres of the project site consists of soils designated as having "Statewide Importance," approximately 23.06 acres of the soils are designated as "Prime," and the remaining 0.23 acres is classified as "Other Land."
- SD08-0026: Approximately 27.1 acres of the project site consists of soils designated as having "Statewide Importance," 21.48 acres of the soils are designated as "Prime," and approximately 1.55 acres of the soils are designated as "Unique."
- SD08-0027: Approximately 33.76 acres of the project site consists of soils designated as having "Statewide Importance," approximately 9.79 acres of the soils are designated as "Unique," and approximately 3.71 acres of the soils are designated as "Prime."
- SD08-0028: Approximately 59.19 acres of the soils are designated as having "Statewide Importance," while 0.04 acres of the soils are designated as "Unique."

As stated in Section C.14 of this staff report (above), SD08-0026, SD08-0027, and SD08-0028 meet the 40 acre minimum parcel size requirement. SD08-0025 does not meet the 40 acre minimum parcel size; however, as discussed above, SD08-0025 will be subject to a condition of approval to require that the property owner acquire additional land in order to meet the 40-acre minimum lot size requirement, prior to development (Exhibit 10, Condition No. 12).

As discussed in this staff report (above) and the MND, the project sites are currently in agricultural production. Furthermore, the proposed projects will enable the property owner to enter into LCA contracts with the County. The LCA contracts

will cause the subject properties to remain predominantly in agriculture production for at least 10 years.

Therefore, the proposed projects comply with Land Use Policy 3.2.2-4.

16. Public Facilities and Services Policy 4.1.2-1. *Discretionary development shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.*

While no development is being proposed as part of these projects, the proposed projects will create the potential for new development beyond what is allowed under existing conditions. Therefore, the proposed projects will be subject to a Ventura County Public Works Agency Transportation Department-recommended condition of approval (Exhibit 10-12, Condition No. 32; Exhibit 13, Condition No. 29). Should any new development be proposed on the project sites, the condition will require the applicant to pay a Traffic Impact Mitigation Fee (TIMF) to reduce impacts to local public roads and to maintain the level of service consistent with the County's General Plan.

Sycamore Road has an existing right-of-way width that is nonconforming with current requirements. Therefore, a condition will be placed on the projects to require an irrevocable offer to dedicate 10-feet of right-of-way along the parcels' frontage prior to the issuance of a Zoning Clearance for any future construction on the legalized lots (Exhibit 11, Condition No. 30; Exhibit 12, Condition No. 31; Exhibit 13, Condition No. 32).

Finally, pursuant to the recommendations of the Parks Manager of the Ventura County General Services Agency Parks Department, and pursuant to the requirements of the VCSO (§ 8209-6.5), the project will be subject to a condition of approval (Exhibit 10, Condition No. 38; Exhibit 11, Condition No. 36; Exhibit 12, Condition No. 39; and Exhibit 13, Condition No. 37) to require the payment of Quimby fees (in lieu of land dedication for local park acquisition and/or development for the future residents of the subdivision), prior to the issuance of a Building Permit for residential development on each of the four lots.

Therefore, as conditioned, the proposed project are consistent with Policy 4.1.2-1.

17. Public Facilities and Services Policy 4.1.2-2. *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

Public services are adequate and available to serve the proposed projects. As discussed in the MND (Exhibit 4), water wells will provide water for development on the subject properties. Development on the property that is the subject of SD08-0027 will receive water through a shared domestic water well. Furthermore, private, on-site septic systems will provide sewage disposal services for future

development on the subject properties. Therefore, the proposed projects will not involve the provision of water or sewage disposal services from a public purveyor.

Private roads will provide access to each buildable site. These private roads will take access from either Sycamore Road or Telegraph Road, depending on the project site. As discussed in this staff report (above), prior to development of the subject properties, the Subdivider will be required to pay the requisite TIMF to account for the projects' contribution to cumulative impacts to the Ventura County Regional Road Network.

Therefore, the proposed projects are consistent with Policy 4.1.2-2.

18. Public Facilities and Services Policy 4.2.2-8. *Discretionary development shall be conditioned, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, bicycle racks and lockers, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed development.*

As discussed in Section B, Item 27 (Transportation/ Circulation) of the MND (Exhibit 4), the project sites front a local rural County Road and a four-lane state highway. The proposed projects are not expected to generate significant pedestrian and bicycle traffic. Although the nearest County road does not have pedestrian or bicycle facilities, it is not required to have pedestrian or bicycle facilities per the County of Ventura Road Standard.

As conditioned, the proposed projects are consistent with Policy 4.2.2-8.

19. Public Facilities and Services Policy 4.4.2-2. *Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.*

As stated in Section B, Item 29 (Waste Treatment/Disposal) of the MND (Exhibit 4), and this staff report (above), four on-site sewage disposal systems (septic systems) will provide sewage disposal services for development on the subject properties. The Resource Management Agency (RMA) Environmental Health Division reviewed the proposed projects and concluded that the proposed method of sewage disposal will comply with the County Sewer Policy and County Building Code. Furthermore, pursuant to the recommendations of the RMA Environmental Health Division, the proposed projects will be subject to a condition of approval to ensure that the septic systems are properly installed and maintained, pursuant to the County Building Code (Exhibit 10, Condition No. 21).

Therefore, as conditioned, the proposed projects are consistent with Policy 4.4.2-2.

20. Public Facilities and Services Policy 4.5.2-3. *Discretionary development shall be conditioned to place utility service lines underground wherever feasible.*

As stated in Section B, Item 30 (Utilities) the proposed project sites are already being served by utilities, and existing infrastructure will not be disrupted or re-routed. Should any development be proposed in the future, the development will be subject to a condition of approval such that any new utility lines and facilities that will serve future development on each of the four proposed lots will be placed underground (Exhibits 10-12, Condition No. 19; Exhibit 13, Condition No. 18).

Therefore, the proposed projects are consistent with Policy 4.5.2-3.

21. 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 stated in Section B, Item 28.d. (Water Resources – Fire Flow) and Section B, Item 33 (Fire Protection) of the MND for the proposed projects (Exhibit 4), the VCFPD reviewed the proposed projects and concluded that adequate water, supply, access, and response time are available for the proposed projects. Furthermore, the proposed projects will be conditioned such that, should the Subdivider decide to develop the subject properties, the Subdivider must identify a dedicated water supply for fire protection prior to construction, install fire hydrants, and install fire sprinklers in buildings, pursuant to the requirements of the Building and Fire Codes.

Therefore, as conditioned, the proposed projects are consistent with Policy 4.8.2-1.

22. Public Facilities and Services Policy 4.10.2-1. *The County shall maintain and enforce the local parkland dedication requirements (Quimby Ordinance), to acquire and develop neighborhood and community recreation facilities. Parkland dedication shall be based on a standard of five acres of local parkland per thousand population, including neighborhood and community parks.*

As discussed above and in Section 35 of the MND prepared for the proposed projects (Exhibit 4), the proposed projects will not result in any significant new or additional demands on recreational needs.

Pursuant to the VCSO (§ 8209-6) and 1975 Quimby Act, the projects will be subject to a condition of approval (Exhibit 10, Condition No. 38; Exhibit 11, Condition No. 36; Exhibit 12, Condition No. 39; and Exhibit 13, Condition No. 37) for the payment of Quimby fees (in lieu of land dedication for local park acquisition and/or

development for the future residents of the subdivision) for the purpose of reserving land for public open space and recreation.

Based on the discussion above, the proposed projects are consistent with Policy 4.10.2-1.

23. Public Facilities and Services Policy 4.10.2-4. *The County shall require reservation of land for public purchase, pursuant to the County Subdivision Ordinance, where requested by a recreation agency.*

A recreation agency has not expressed interest in purchasing any of the land that is the subject of the proposed projects, for public purposes.

Therefore, the proposed projects are consistent with Policy 4.10.2-4.

D. SUBDIVISION ORDINANCE COMPLIANCE

The proposed projects are subject to the requirements of the VCSO.

Pursuant to the VCSO [§ 8202-3(b) and § 8212-4.1], the proposed subdivision that is the subject of Case No. SD08-0025 is allowed with the granting of a CC of C, and the proposed subdivisions that are the subjects of Case Nos. SD08-0026, SD08-0027, and SD08-0028 are allowed with the granting of a PMW/LLS. The CC of C and PMW/LLS will bring the existing parcels into compliance with the Subdivision Map Act and VCSO, and no new development is being proposed as part of these projects. Upon the granting of the CC of C and PMW/LLS, the proposed subdivisions will comply with the requirements of the Subdivision Map Act and VCSO.

As stated in Section C of this staff report (above), the property that is the subject of SD08-0025 is located within a Mineral Resource Protection (MRP) Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO (§8109-4.4). However, the standards of the Ventura County NCZO that exist for the MRP Overlay Zone only apply to discretionary permits for development within the MRP Overlay Zone. Since the proposed project does not involve the issuance of a discretionary permit for development within the MRP Overlay Zone, the standards of the MRP Overlay Zone do not apply to SD08-0025.

The proposed projects involve subdivisions that are subject to the design requirements of the VCSO (Article 4). Table 1 lists the applicable VCSO design requirements and a description of whether the proposed projects comply with the design requirements.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Lot Lines	Sec. 8204-2.1 Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the street as is practicable at the	Yes. The proposed lots are perpendicular or close to perpendicular to the centerline of the street.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	point at which the lot sideline terminates.	
Lot Width	Sec. 8204-2.2 All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 20 feet or more than 40 feet in width.	Yes. The proposed projects comply with this design requirement. SD08-0025 contains approximately 1,090 feet of frontage, SD08-0026 contains approximately 2,760 feet of frontage, SD08-0027 contains approximately 1,120 feet of frontage and SD08-0028 contains approximately 875 feet of frontage.
Lot Depth	Sec. 8204-2.3 For all proposed lots, the average lot depth shall not be greater than three times the average lot width.	Yes. All proposed lots have an average lot depth that is less than three times the average lot width.
Lot Area	Sec. 8204-2.4 Unless otherwise excepted, all proposed lots shall conform to the minimum lot area requirements of the General Plan, Goals, Policies, and Programs Section 3.1.2-6 (Land Use Policies – Minimum Parcel Size), and zone in which the property is located. In determining whether a proposed lot having a gross area of less than 10 acres conforms to such minimum area requirements, only the net area of the lot shall be considered unless the General Plan or Zoning Ordinance provides otherwise.	Yes. SD08-0025 totals 37.56 acres. This does not meet the most restrictive minimum parcel size requirement of 40 acres. However, § 8212-4.2 of the VCSO states that a CC of C shall not be denied because the minimum lot area requirements have not been met. Additionally, in order for future development to occur on the proposed project site, SD08-0025 will be subject to a condition of approval (Exhibit 6, Condition No. 12), that will require the property owner to obtain land to comply with the 40 acre minimum lot size requirement, prior to development. SD08-0026 totals 47.77 acres. SD08-0027 totals 48.59 acres. SD08-0028 totals 59.42 acres. Therefore, the proposed projects meet the most restrictive minimum parcel size requirement of 40 acres.
Access	Sec. 8204-2.5 All proposed lots shall have legal access to public rights-of-way or approved private streets. Street layout shall be designed to provide for future	Yes. SD08-0025 will take access from Highway 126, a public highway. SD08-0026, SD08-0027, and SD08-0028 will take access from

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	access to, and not impose undue hardship upon, property adjoining the subdivision.	Sycamore Road, a public road.
Buildable Site	Sec. 8204-2.6 Each proposed lot shall have at least one buildable site.	Yes. The applicant has proposed one buildable site for SD08-0025, SD08-0027, and SD08-0028. SD08-0026 has an existing house on the lot. Therefore, no additional buildable site is being proposed for SD08-0026.
Setbacks	Sec. 8204-2.7 Each proposed lot shall, at all designated buildable sites and at all existing buildings, comply with all setback requirements of the zone. Whenever a subdivision results in a lot for which the only means of access is by way of an easement, that easement shall be considered as a public road or street for purposes of determining setbacks for all lots over which the easement passes.	Yes. While no development is being proposed as part of this project, all buildable sites and existing structures comply with all setback requirements of the AE zone.
Energy Conservation	Sec. 8204-2.8 The design of a subdivision shall provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.	Yes. No development is being proposed; however, there are no design features of the proposed subdivisions that will preclude the use of passive or natural heating and cooling in future development on the subject properties.
Agricultural Viability	Sec. 8204-2.9 Each proposed lot which is subject, in whole or in part, to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200, of Division 1 of Title 5 of the Government Code) shall be capable of sustaining, independently of any other lot, a viable commercial agricultural use, unless the parent parcel is not capable of sustaining such a use and each of the lots to be created by the subdivision contains at least 40 acres.	Yes. The applicant is requesting the subject entitlements in order to bring the subject properties into compliance with the Subdivision Map Act and VCSO, in order to enter into LCA contracts that will apply to the subject properties. The proposed projects will not compromise the commercial agricultural production that currently exists on the subject properties. County records indicate that the project site has been in

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
		agricultural production for at least 50 years.
Cultural Heritage Site	Sec. 8204-2.10 The design of a subdivision shall not adversely affect the historical, architectural or esthetic interest or value of a potential or designated Cultural Heritage Site as defined in the Cultural Heritage Ordinance, or, when applicable, the design has been granted a Certificate of Appropriateness from the Ventura County Cultural Heritage Board pursuant to the requirements of the Cultural Heritage Ordinance.	Yes. The Historic Preservation Planner reviewed the projects and determined that the project sites are not located on a Cultural Heritage Site.
Street Rights-of-Way	Sec. 8204-3 The street layout of a proposed subdivision shall be consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the Ventura County General Plan. All streets that are to be offered for dedication and used for vehicular traffic shall be designed to conform to the Ventura County Road Standards, and all other streets that are to be used for motor vehicle traffic shall be designed to conform to the Ventura County Fire Protection District Guidelines for Private All Weather Access Roads, subject to any deviations authorized by those standards or guidelines and duly approved by the County Surveyor or Fire Chief before the tentative map is submitted to the Planning Division.	Yes. The street layout is consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the Ventura County General Plan. No new streets will be built to provide access to the subject properties. Additionally, the Subdivider will be required to pay the requisite TIMF fees and dedicate land for the purposes of widening Sycamore Road, in order to comply with the Ventura County Roadway Standards that apply to Sycamore Road (Exhibit 10-12, Condition No. 32; Exhibit 13, Condition No. 29).
Utility Easements	Sec. 8204-4 Whenever overhead utilities are allowed in a proposed subdivision by this Code, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of two abutting lots. This requirement	Yes. Utilities are already existing on the proposed project sites. The subject properties are already subject to existing easements that have been granted to the Southern California Edison and

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p>may be modified or recommended for modification by the Advisory Agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be abutting and parallel to lot lines.</p>	<p>Southern California Gas Company.</p> <p>Finally, the proposed projects will be subject to a condition of approval to require the placement of utilities underground in the event that development occurs on the subject properties that requires utilities (Exhibits 10-12, Condition No. 19; Exhibit 13, Condition No. 18).</p>
<p>Drainage Facilities and Right-of-Way</p>	<p>Sec. 8204-5 The design of a subdivision shall conform to the Ventura County Flood Plain Management Ordinance and shall provide for the proper drainage of the subdivision and all lots and improvements therein based on the runoff that can be anticipated from ultimate development of the watershed in accordance with the General Plan. The subdivision shall contain no un-drained depressions. The subdivision and all lots and improvements therein shall be protected from off-site drainage or flood damage. All public facilities such as sewer, gas, electrical and water systems shall be located, elevated and constructed to minimize or eliminate flood damage. Any concentrations or increases of surface water resulting from the development of the subdivision must be conveyed by means of adequate facilities to a suitable natural watercourse in the area. If any channels included in the Ventura County Flood Control District Comprehensive Plan of Flood Control Channels lie within the parent parcel, the design shall depict all those channels and all rights-of-way reasonably</p>	<p>Yes. SD08-0025: The proposed buildable site would be located approximately 1,300 feet from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain. SD08-0026: The existing access road and house on the property are located approximately 1,200 feet away from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain. SD08-0027: The subject property is not located within a FEMA determined 100-year floodplain. SD08-0028: The proposed buildable site will be located approximately 600 feet from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain.</p> <p>SD08-0025, SD08-0026, SD08-0028: If future ministerial development is proposed in an area on the subject property other than within the proposed buildable sites, the</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	necessary for their improvements and maintenance.	<p>Applicant may be required at the time of building permit application submittal, to retain the services of a California-licensed Civil Engineer and submit a floodplain analysis using the prescribed methodology set forth in FEMA Publication 256 (August 2008) to determine if the floodplain extends onto the subject property in an area that would impact development.</p> <p>SD08-0025, SD08-0026, SD08-0027, and SD08-0028: All future development must comply with the Ventura County Building Code and County's standard that development cannot increase runoff flow rates or volumes in any storm frequency.</p>
State Highways	Sec. 8204-6 If an existing or proposed State highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications, and shall make the design of the proposed subdivision compatible with such State highway.	Yes. The proposed project sites (SD08-0025, SD08-0026 and SD08-0027) are located directly adjacent to Highway 126. Although SD08-0025, SD08-0026 and SD08-0027 abut Highway 126, the design of the proposed subdivision is compatible with Highway 126. SD08-0028 is located to the north of Highway 126.
Public Water Agency	Sec. 8204-7 Whenever a proposed subdivision is located within the boundaries of a public water agency willing and able to provide water service to the lots, the public water agency shall be chosen as the water purveyor for the proposed subdivision. At the time of tentative map approval, the Advisory Agency may waive the requirements of this Section for good cause shown.	Yes. The project sites are not located within the boundaries of a public water agency. As discussed in this staff report (above), on-site, private water wells will provide water for development on the subject properties.
Public Sewer Agency	Sec. 8204-8 Whenever a proposed subdivision is located	Yes. The project sites are not located within the

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p>within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision. In all cases where sewage disposal is not to be by means of a sewer operated by a public sewer agency, it shall be by means of an individual sewage disposal system located entirely on the lot generating the sewage. At the time of tentative map approval, the Advisory Agency may waive the requirements of the first sentence of this Section for good cause shown.</p>	<p>boundaries of a public sewer agency. On-site sewage disposal systems (septic systems) will be utilized for sewage disposal. The soils reports provided for review demonstrate septic system feasibility for the proposed projects. Furthermore, as discussed in this staff report (above), the proposed projects will comply with the Ventura County Sewer Policy and Building Code.</p>
Street Lighting	<p>Sec. 8204-9 Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting. At the time of tentative map approval, the Advisory Agency may waive this requirement if it finds that inclusion within such a service area or other special district is unnecessary because of the size or location of the proposed lots.</p>	<p>Yes. The project sites are located along Sycamore Road and Highway 126. The project sites are existing and are surrounded by agriculturally designated property. No new streets will be constructed to provide access to the subject properties. In addition, the Subdivider will be required to pay the requisite TIMF fees and dedicate land for the purposes of widening Sycamore Road, in order to comply with the Ventura County Roadway Standards that apply to Sycamore Road (Exhibit 11, Condition No. 32; Exhibit 12, Condition No. 32; Exhibit 13, Condition No. 29).</p> <p>New lights have not been proposed to be included on Sycamore Road or Highway 126. Similar to surrounding properties, the subject properties are primarily used for agriculture, and the size and location of the subject properties do not necessitate additional lighting.</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Supplemental Facilities	Sec. 8204-10 The Advisory Agency may require that improvements to be installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number or length for the benefit of property not within the subdivision, and that some or all of those improvements be dedicated to the public whenever the Advisory Agency determines that such supplemental size, capacity, number, or length is desirable to ensure orderly development or otherwise protect the public health, safety or welfare. Any such requirement shall be subject to the condition precedent that the County or some other appropriate entity offer to enter into a reimbursement agreement with the subdivider pursuant to Article 6 (commencing with Section 66485) of Chapter 4 of the Subdivision Map Act.	Yes. As discussed in this staff report, the Subdivider will be required to dedicate land for the purposes of widening Sycamore Road, in order to comply with the Ventura County Roadway Standards that apply to Sycamore Road (Exhibit 11, Condition No. 30; Exhibit 12, Condition No. 31; Exhibit 13, Condition No. 32).

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed subdivisions are consistent with the State Subdivision Map Act, Government Code, and VCSO (§ 8205-5.5 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed map and design or improvement of the proposed map is consistent with applicable general and specific plans [§ 8205-5.5(a) and - (b)].**

As discussed in Section C of this Staff Report, the proposed projects will be consistent with the applicable policies of the Ventura County General Plan. The properties are not the subject of a specific plan. Thus, this finding can be made.

- 2. The site is physically suitable for the type and proposed density of development [§ 8205-5.5(c) and -(d)].**

The applicant is requesting approval of a CC of C and PMW/LLS to bring the subject properties into compliance with the Subdivision Map Act and VCSO. The proposed projects will not further subdivide the existing properties and the

proposed projects do not include a proposal for new development. Therefore, there will be no direct change in the density of development as a result of these projects.

However, the proposed projects will enable the Subdivider to develop the subject properties in the future. As discussed in Section C of this staff report (above), the Subdivider has demonstrated that private water and sewage disposal services can be provided in order to facilitate future development of the properties. Furthermore, the proposed projects will not generate a significant traffic impact to surrounding roadways that afford access to the site, and the proposed projects will be subject to conditions of approval to require the Subdivider to pay the requisite TIMF fees and dedicate land to facilitate the widening of Sycamore Road, pursuant to the Ventura County Roadway standards.

The properties that are the subject of SD08-0026, SD08-0027, and SD08-0028 meet the 40 acre minimum parcel size requirement that applies to the properties. As discussed in this staff report (above), the property that is the subject of SD08-0025 does not meet the 40 acre minimum parcel size requirement; however, pursuant to § 8212-4.2 of the VCSO, certificates of compliance shall not be denied based on lot size or configuration. Additionally, SD08-0025 will be conditioned to require that the parcel meet the 40 acre minimum parcel size requirement, prior to any development on the project site (Exhibit 10, Condition No. 12). Therefore, the proposed lots will comply with the minimum lot size of the AE-40 ac zone.

Based on the discussion above, the finding that the sites are physically suitable for the type and proposed density of development can be made.

3. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat [§ 8205-5.5(e)].

As discussed in Section B of this staff report (above) and the MND for the proposed projects (Exhibit 4), the proposed projects will have potentially significant but mitigable impacts related to nesting birds protected under the Migratory Bird Treaty Act, mule fat scrub, an unnamed ephemeral drainage, which qualifies as a streambed under California Department of Fish and Wildlife (CDFW) jurisdiction, California walnut woodland, and Oleary Creek, which qualifies as a streambed that is within CDFW's jurisdiction. The MMRP for SD08-0025, SD08-0026, SD08-0027 and SD08-0028 includes mitigation measures to avoid potentially significant impacts to Oleary Creek, waters and wetlands associated with the creek, nearby native plant communities, and prevent impacts on birds protected under the Migratory Bird Treaty Act. As such, the mitigation measures, which have been incorporated into the projects as conditions of approval (Exhibit 10, Conditions Nos. 15-17; Exhibits 11 and 12, Conditions 15-17; Exhibit 13, Conditions 15 and 16), will be imposed upon the projects to reduce the potentially significant impacts to a less than significant level.

Based on the discussion above, the finding that the design of the subdivisions is not, and the proposed improvements are not, likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat can be made.

4. The design of the subdivision or type of improvements is not likely to cause serious public health problems [§ 8205-5.5(f)].

As discussed in Section C of this staff report, the proposed subdivisions and improvements will be consistent with the public health-related policies of the Ventura County General Plan. The proposed projects will be subject to conditions of approval to ensure that any future septic systems that are required for future development of the subject properties will be designed, installed, and maintained pursuant to the Building Code regulations that apply to such systems. Furthermore, as discussed in the MND for the proposed projects (Exhibit 4), the proposed projects will not generate any unusual risks associated with the generation of hazardous waste or materials.

Based on the discussion above, the finding that the design of the subdivisions and type of improvements are not likely to cause serious public health problems can be made.

5. The design of the subdivision or the type of improvements will not conflict with easements, which have been acquired by the public at large for access through or use of the property within the proposed subdivision [§ 8205-5.5(g)].

According to the title reports for the subject properties, easements currently exist on the lots for the purposes of public utilities (granted to Southern California Edison) and public road/highway (granted to Ventura County).

As discussed in this staff report (above), the proposed projects do not include any development of the subject properties at this point in time; however, the proposed projects will facilitate future development of the subject properties. As shown in the maps for the proposed projects (Exhibit 3), development of the subject properties will not occur within, and will not impede the use of, the public easements on the subject properties.

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

6. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code [§ 8205-5.5(h)].

On-site individual sewage disposal systems (septic systems) will process and treat sewage waste from future residential development on the proposed lots. The projects will not result in the discharge of waste into an existing community sewer system.

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

- 7. The property does not front on any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir for which reasonable public access is not available or dedication of public easement is necessary to ensure reasonable public use [§ 8205-5.5(i) & (j)].**

The project sites do not front any waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir to which reasonable public access is unavailable or dedication of a public easement is necessary to ensure reasonable public use.

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

- 8. The proposed subdivision is compatible with existing conditionally permitted oil/gas leases or wells located within the subdivision [§ 8205-5.5(k)].**

Some of the project sites are located within or adjacent to areas that are subject to an oil extraction Conditional Use Permit (CUP). More specifically, the properties that are subject to SD08-0026 and SD08-0027 are subject to oil extraction CUP 521, and the property that is the subject of SD08-0028 is subject to oil extraction CUP 207 and CUP 265.

According to the County of Ventura RMA GIS Viewer, which contains information from the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), there is one abandoned oil and gas well located on the property that is the subject of SD08-0026 (RMA GIS Viewer, December 2014). However, currently there are no active extraction operations. Additionally, since the maximum allowed building coverage for the subject properties is 5% of the lot area for each lot (Ventura County General Plan *Goals, Policies and Programs*, Land Use Policy 4.1.2-5 and Figure 3.4), adequate space will be available on the subject properties in the event that future oil development occurs on the subject properties. Moreover, as discussed in the MND (Exhibit 4), the proposed projects will result in less-than-significant impacts on oil and gas resources.

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

- 9. The parent parcel or a portion thereof is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, the parent parcel or portion thereof subject to the contract is large enough to sustain a viable**

commercial agricultural use, and the proposed subdivision would create one or more lots which would be too small to sustain such a use or would otherwise violate any of the provisions of the contract [§ 8205-5.5(l)].

The subject properties currently are not subject to LCA contracts. However, as explained in this staff report (above), one of the purposes of the proposed projects is to bring the subject properties into compliance with the Subdivision Map Act and VCSO, to enable the property owner to enter into LCA contracts for the subject properties. Furthermore, as discussed in this staff report (above), the proposed projects will not compromise the property owner's ability to continue to use the subject properties for commercial agricultural purposes.

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

10. The proposed subdivision would not be detrimental to the public health, safety or welfare, and would not be detrimental or injurious to property or existing lawful uses of property in the neighborhood [§ 8205-5.5(m)].

Properties surrounding the proposed project site contain existing agriculture and residential uses (e.g., single-family dwellings and accessory structures). The purpose of these projects is to bring the subject properties into compliance with the Subdivision Map Act and VCSO, to enable the property owner to enter into Land Conservation Act contracts for the subject properties. Although the proposed projects do not include any new physical development, the proposed projects will enable the property owner to develop the subject properties in the future. However, as discussed in Section C of this staff report (above), with the adoption of the recommended conditions of approval (Exhibits 10-13), the proposed projects will not create significant adverse impacts related to water resources, construction noise, traffic generation, flood hazards, fire hazards, and public recreational facilities.

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

11. The subdivider has either record title to, or contractual right to acquire title to, all rights-of-way necessary to provide any off-site access from the subdivision to the nearest public road [§ 8205-5.5(n)].

The project site for SD08-0025 will have direct access from Highway 126. The project sites for SD08-0026, SD08-0027, and SD08-0028 will have direct access from Sycamore Road. Therefore, the proposed projects do not require the provision of any off-site access, in order to gain access to the nearest public roads to the project sites.

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

12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan [§ 8205-5.5(o)].

As stated in the MND for the proposed projects (Exhibit 4), the proposed projects will not involve the use of hazardous materials, or storage or production of hazardous waste and, therefore, will be consistent with the County Hazardous Waste Management Plan.

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

13. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Study Zone Act, and is in accordance with the policies and criteria established by the State Mining and Geology Board Pursuant to that Act [§ 8205-5.5(p)].

As discussed in the MND for the proposed projects (Exhibit 4), there are no known active or potentially active faults extending through the project sites based on the State of California Earthquake Fault Zone Map prepared pursuant to the Alquist-Priolo Earthquake Fault Zoning Act, and the Ventura County General Plan Hazards Appendix – Figure 2.2.3b.

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

14. The proposed subdivision is not located adjacent to or does not contain a potential Cultural Heritage Site or a Designated Site that has received a Certificate of Appropriateness from the Ventura County Cultural Heritage Board [§ 8205-5.5(q)].

SD08-0025 is located adjacent to the property that contains the Santa Clara Schoolhouse, which is a designated Site of Merit. The Santa Clara Schoolhouse was built in 1896 and is significant for its architectural design, a rare example of a Queen Anne style school. However, the proposed buildable site for SD08-0025 is located approximately 450 feet from the shared property line with the parcel that contains the Santa Clara Schoolhouse and, therefore, future development of the subject property will not adversely affect the historical integrity of the Santa Clara Schoolhouse.

The proposed project sites for SD08-0026, SD08-0027, and SD08-0028 are not located adjacent to, or contain, a potential Cultural Heritage Site or a Designated Site that has received a Certificate of Appropriateness from the Ventura County Cultural Heritage Board.

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 VCSO (§ 8205-5.1). The Planning Division mailed notice to owners of property within 300 feet of the properties on which the project sites are located and placed a legal ad in the *Ventura County Star*. As of the date of this document, one comment was received from Mr. Shal Puri, who is the owner of property located immediately east of the property that is the subject of SD08-0025 (Exhibit 5). Mr. Puri stated that the Subdivider constructed two barriers on an existing easement on a property near the railroad. Mr. Puri also stated that the gate on the property that is the subject of SD08-0025 next to the Santa Clara Schoolhouse remains locked, preventing him from accessing his property from Toland Road and easement for the railroad. Mr. Puri inquired about the legality of maintaining the barriers and locked gate on an access easement on the subject property for SD08-0025, and requested that the barriers be removed to allow for access to his property.

It remains unclear whether or not the barricades violate the terms of the private easement. The Title Report for SD08-0025 stated that there is a "Private Right of Way Non-Exclusive Easement Grant and Agreement," dated January 10, 1989, executed by and between Sespe East and Dillon Gnagy, as Trustee of Stockholder's Liquidation Trust of Newport Beach Development Co., Inc. (Official Records Instrument No. 89-18502). Additionally, an easement has been granted to Sespe West for access road purposes including the right of ingress and egress, maintenance, repair, and work related thereto, dated February 8, 1990 (Official Records Instrument No. 90-20389). Regardless, pursuant to § 8105-4 of the Ventura County NCZO, fences and walls that are no greater than six-feet in height are exempt from permitting requirements. The fence/gate on SD08-0025 is below six feet in height and, therefore, is exempt from permitting requirements. Furthermore, the County of Ventura Planning Division does not regulate the locking of a gate or fence, and does not regulate or enforce the terms private access easements. Finally, the fencing and barricade are not a result of SD08-0025, SD08-0026, SD08-0027, and SD08-0028. Therefore, the Planning Division cannot compel the applicant to remove the barriers.

The project site is located within the City of Fillmore's Area of Interest. Therefore, on October 14, 2014, the Planning Division notified the City of Fillmore of the proposed project and requested the City of Fillmore to submit any comments that the City might have on the proposed projects. Planning Division staff did not receive any comments from the City of Fillmore regarding these projects.

H. 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 Planning Director 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 10, Conditions Nos. 15-18

and 25; Exhibits 11 and 12, Conditions 15-18 and 23; Exhibit 13, Conditions 15-17 and 22), and considered all comments received during the public comment process;

2. **FIND**, that the changes that Planning Division staff made to Exhibit 10, 11, and 13, Conditions 15-17 and Exhibit 12, Conditions 15 and 16, and Biological Resources Mitigation Measure BR-1, BR-2, and BR-3 after the publication of the Draft MND, and that are set forth in Section B.4 of the proposed MND (Exhibit 4): (1) result in measures that are more effective in mitigating and avoiding potential significant effects to biological resources, as compared to the measures set forth in the Draft MND; and (2) in themselves will not cause any potentially significant effect on the environment;
3. **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 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;
4. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 10, Conditions Nos. 15-18 and 25; Exhibits 11 and 12, Conditions 15-18 and 23; Exhibit 13, Conditions 15-17 and 22);
5. **FIND** that CC of C SD08-0025 and PMW/LLS SD08-0026, SD08-0027, and SD08-0028 comply with the CC of C and PMW/LLS approval standards of the VCSO, based on the substantial evidence presented in Sections A through E of this staff report and the entire record;
6. **APPROVE** CC of C SD08-0025 and PMW/LLS SD08-0026, SD08-0027, and SD08-0028, subject to the conditions of approval (Exhibit 6); and
7. **SPECIFY** that the Clerk of the Planning Director 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 the Planning Director's decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the CC of C and PMW/LLS have been approved, conditionally approved, or denied (or on the following workday if the 10th 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 Tess Harris at (805) 654-2453 or tess.harris@ventura.org.

Prepared by:



Tess Harris, Case Planner
Residential Permits Section
Ventura County Planning Division

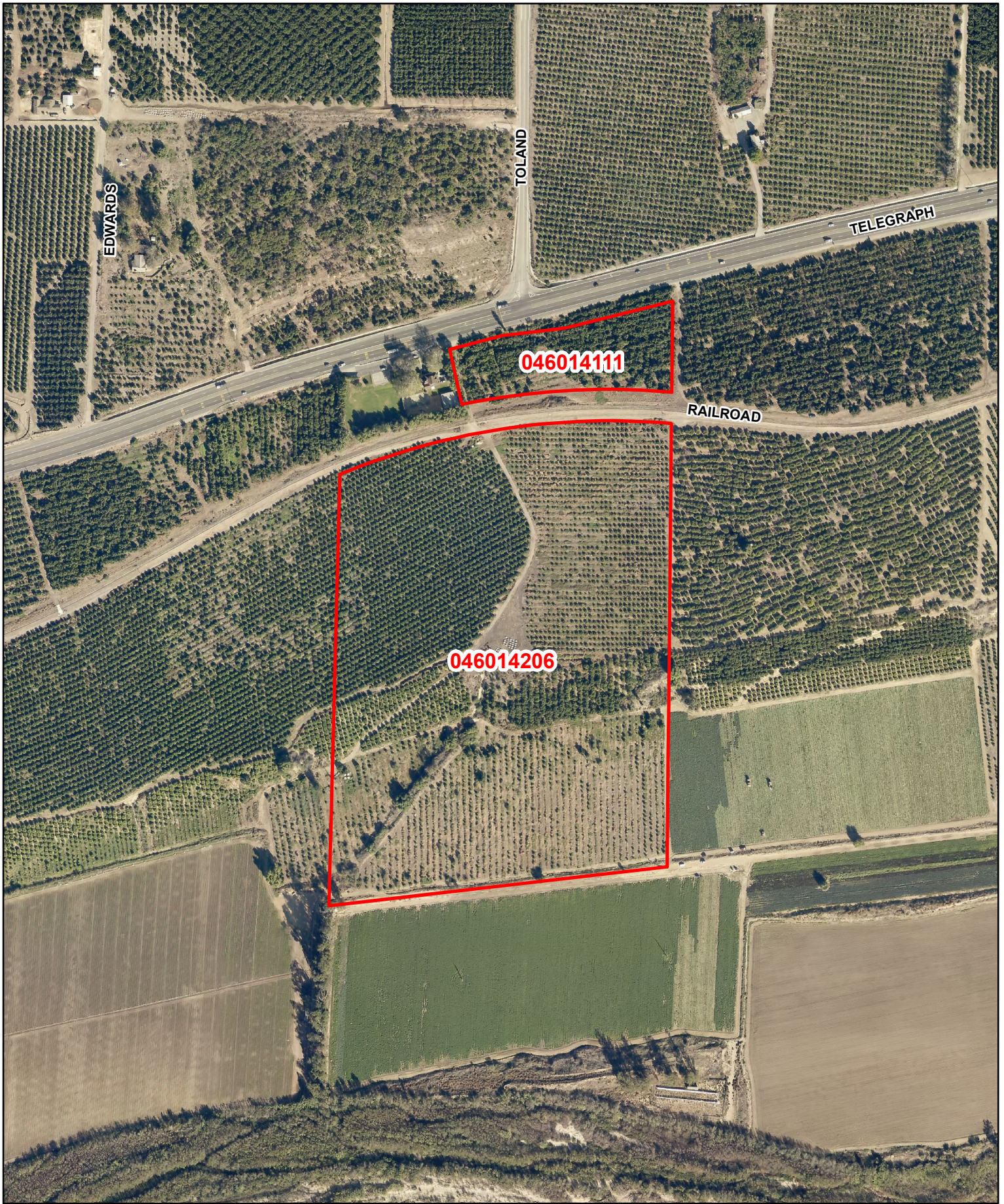
Reviewed by:



Daniel Klemann, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Subdivision Sketch Maps
- Exhibit 4 - Environmental Document
- Exhibit 5 - Mineral Resource Protection Overlay Zoning Designation for SD08-0025
- Exhibit 6 - SD08-0025 Biological Development Restriction Aerial Map
- Exhibit 7 - SD08-0026 Biological Development Restriction Aerial Map
- Exhibit 8 - SD08-0027 Biological Development Restriction Aerial Map
- Exhibit 9 - Comment Letter (Email) from Mr. Shal Puri
- Exhibit 10 - Conditions of Approval and Mitigation Monitoring and Reporting Program for SD08-0025
- Exhibit 11 - Conditions of Approval and Mitigation Monitoring and Reporting Program for SD08-0026
- Exhibit 12 - Conditions of Approval and Mitigation Monitoring and Reporting Program for SD08-0027
- Exhibit 13 - Conditions of Approval and Mitigation Monitoring and Reporting Program for SD08-0028



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-21-2015
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County of Ventura
Planning Director Hearing
SD08-0025
Aerial Photography

Exhibit 2 - Land Use Maps

0 250 500 Feet

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RM



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2015



County of Ventura Planning Director Hearing SD08-0025 Location Map

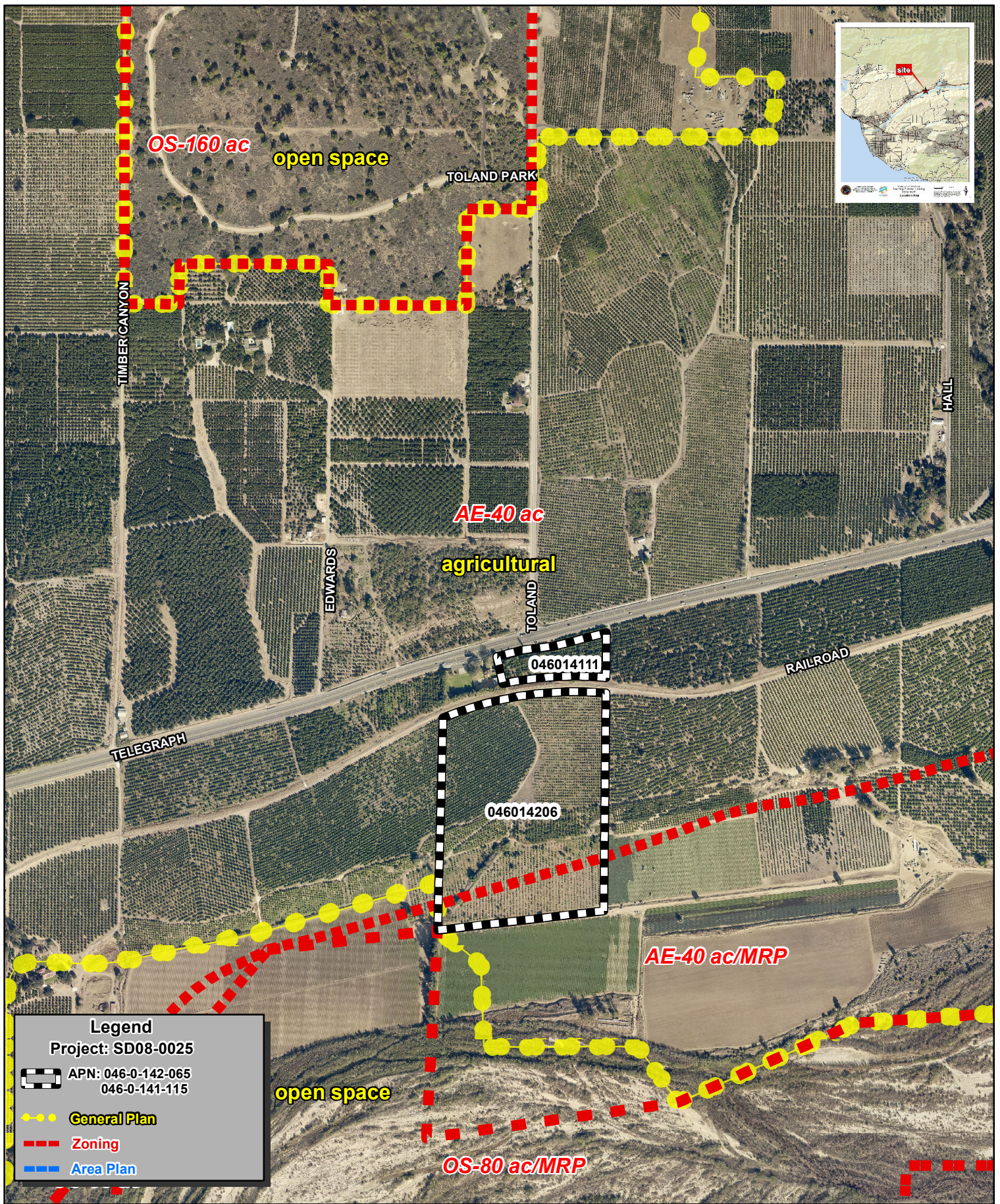
Exhibit 2 - Land Use Maps

0 10,500 21,000 Feet

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RH



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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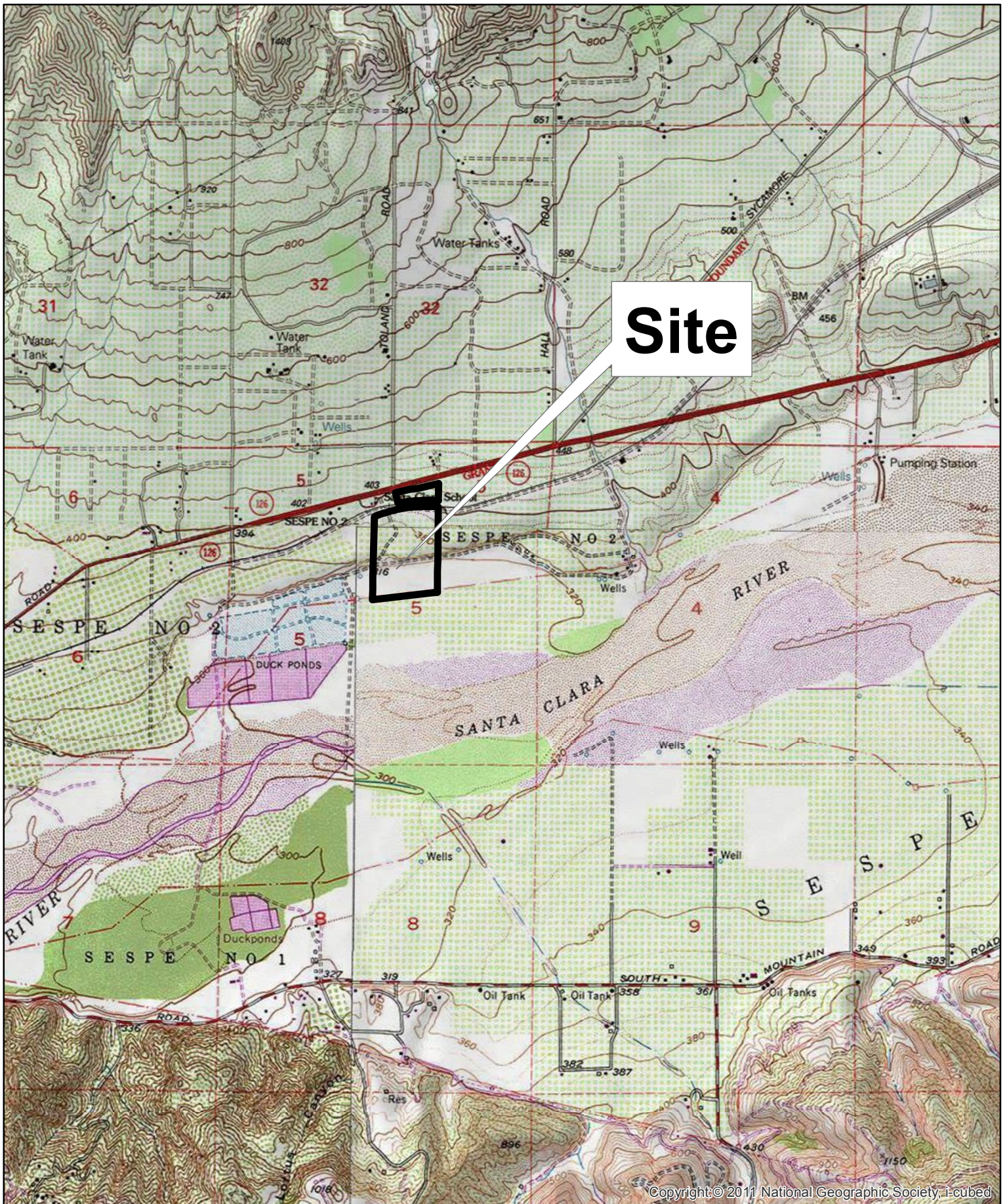
County of Ventura Planning Director Hearing SD08-0025 General Plan & Zoning Map

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RH



Site



County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2015
Source: Moorpark U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft

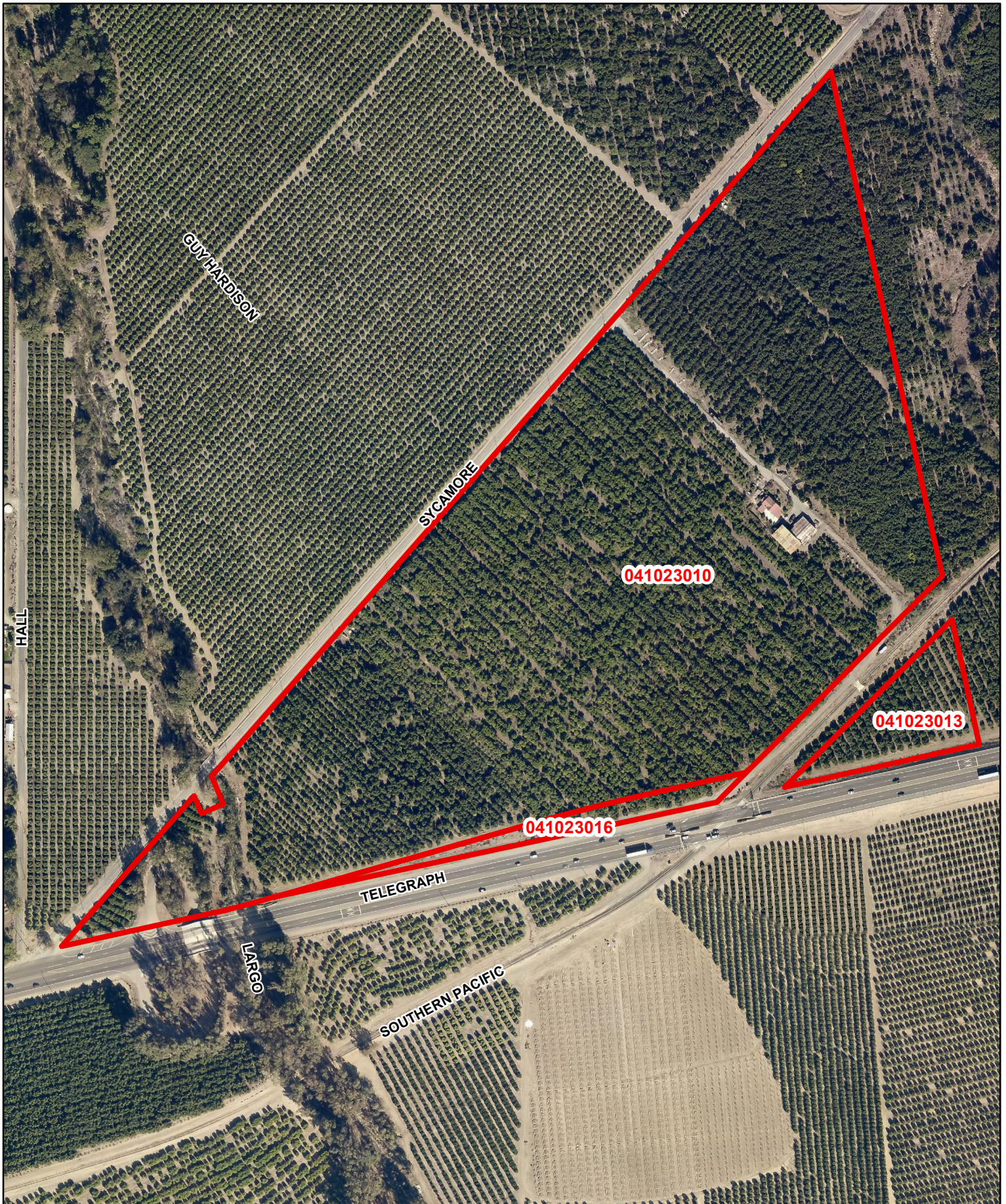


Topo Map
SD08-0025
APN: 046-0-142-065
046-0-141-115

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Ventura County, California
Resource Management Agency
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County of Ventura
Planning Director Hearing
SD08-0026
Aerial Photography

Exhibit 2 - Land Use Maps

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RM



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2015



County of Ventura
Planning Director Hearing
SD08-0026
Location Map

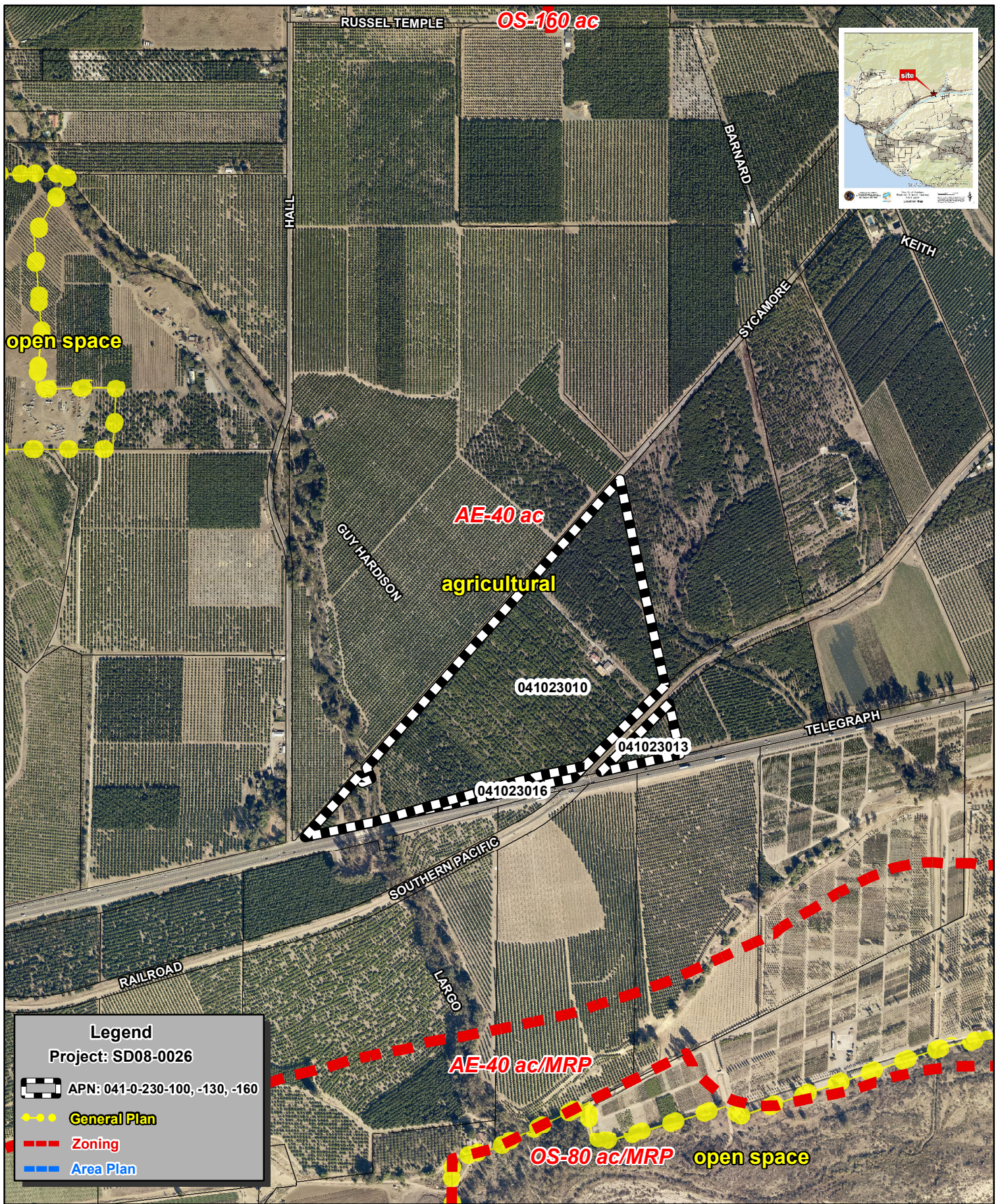
Exhibit 2 - Land Use Maps

0 10,500 21,000 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.



RH



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 12-21-2015
 This aerial imagery is under the
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 Source: Pictometry, Jan, 2015



County of Ventura Planning Director Hearing SD08-0026 **General Plan & Zoning Map**

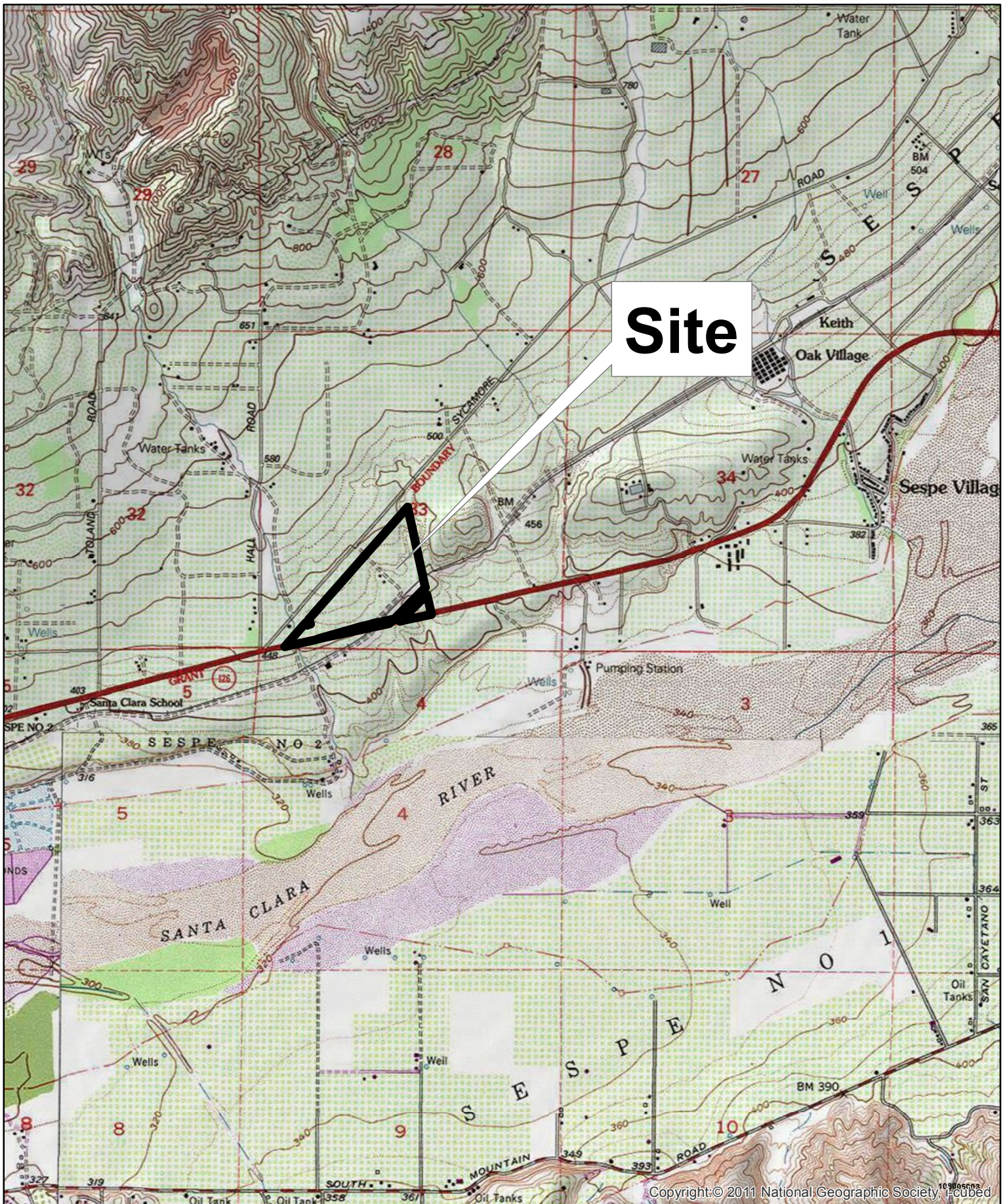
Exhibit 2 - Land Use Maps

0 385 770 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 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.



RH



County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2015
Source: Fillmore U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



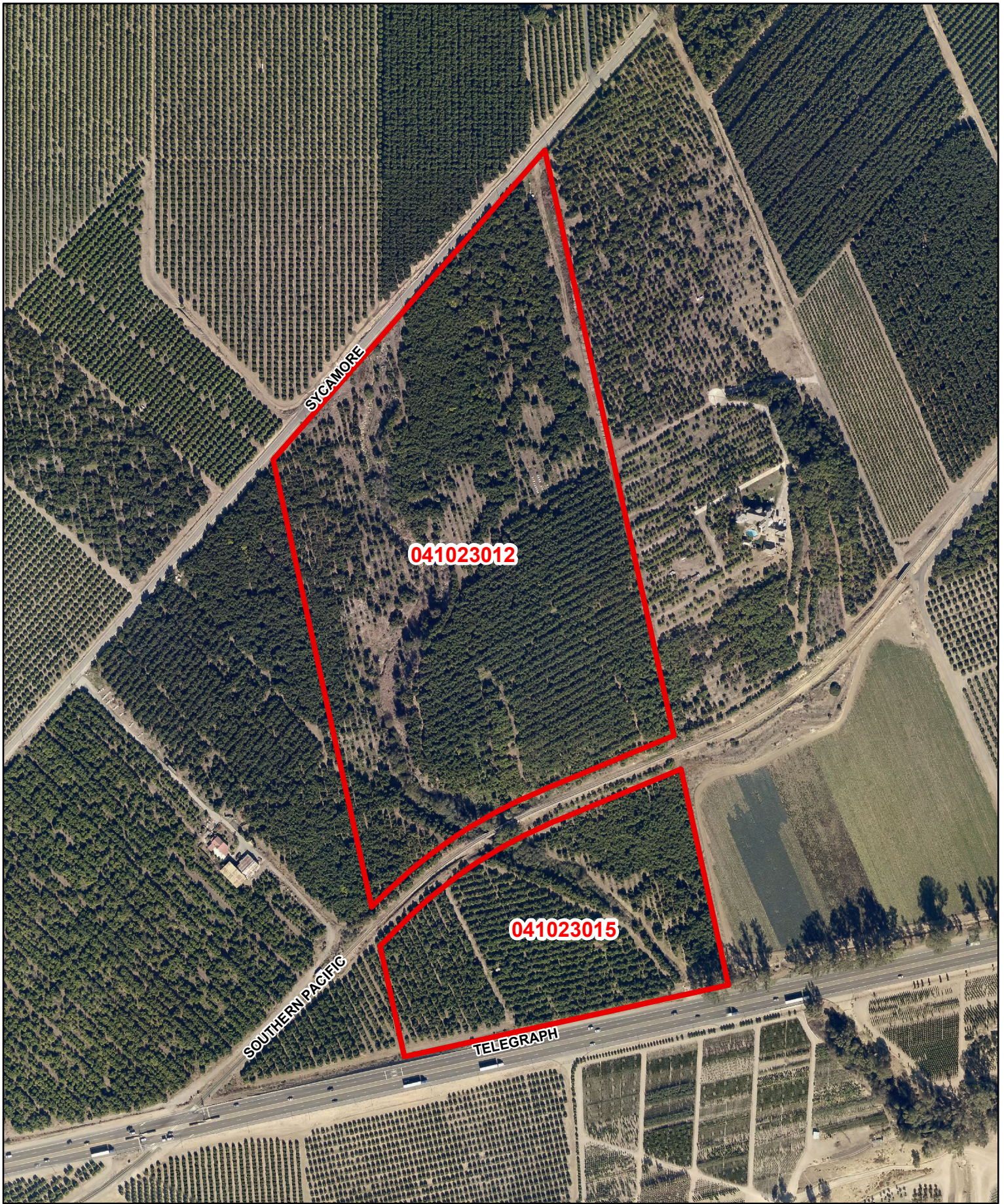
APN:041-0-230-100, -130, -160

Topo Map SD08-0026

0 1,000 2,000 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 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, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-21-2015
This aerial imagery is under the
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Source: Pictometry, Jan, 2015



County of Ventura
Planning Director Hearing
SD08-0027
Aerial Photography

Exhibit 2 - Land Use Maps

0 235 470 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.



RH



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2015



County of Ventura
Planning Director Hearing
SD08-0027
Location Map

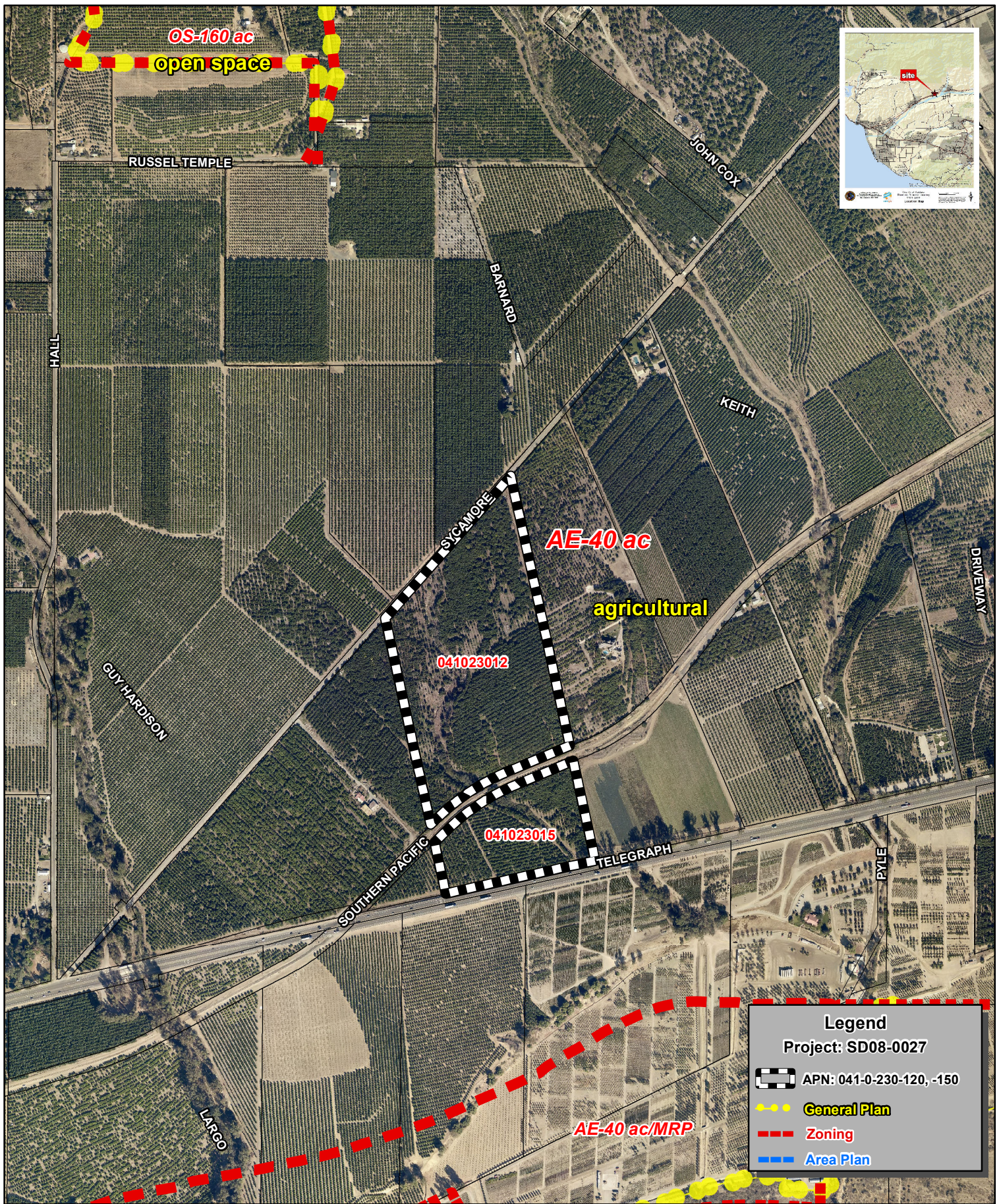
Exhibit 2 - Land Use Maps

0 10,500 21,000 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.



RH



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 12-21-2015
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 Source: Pictometry, Jan, 2015



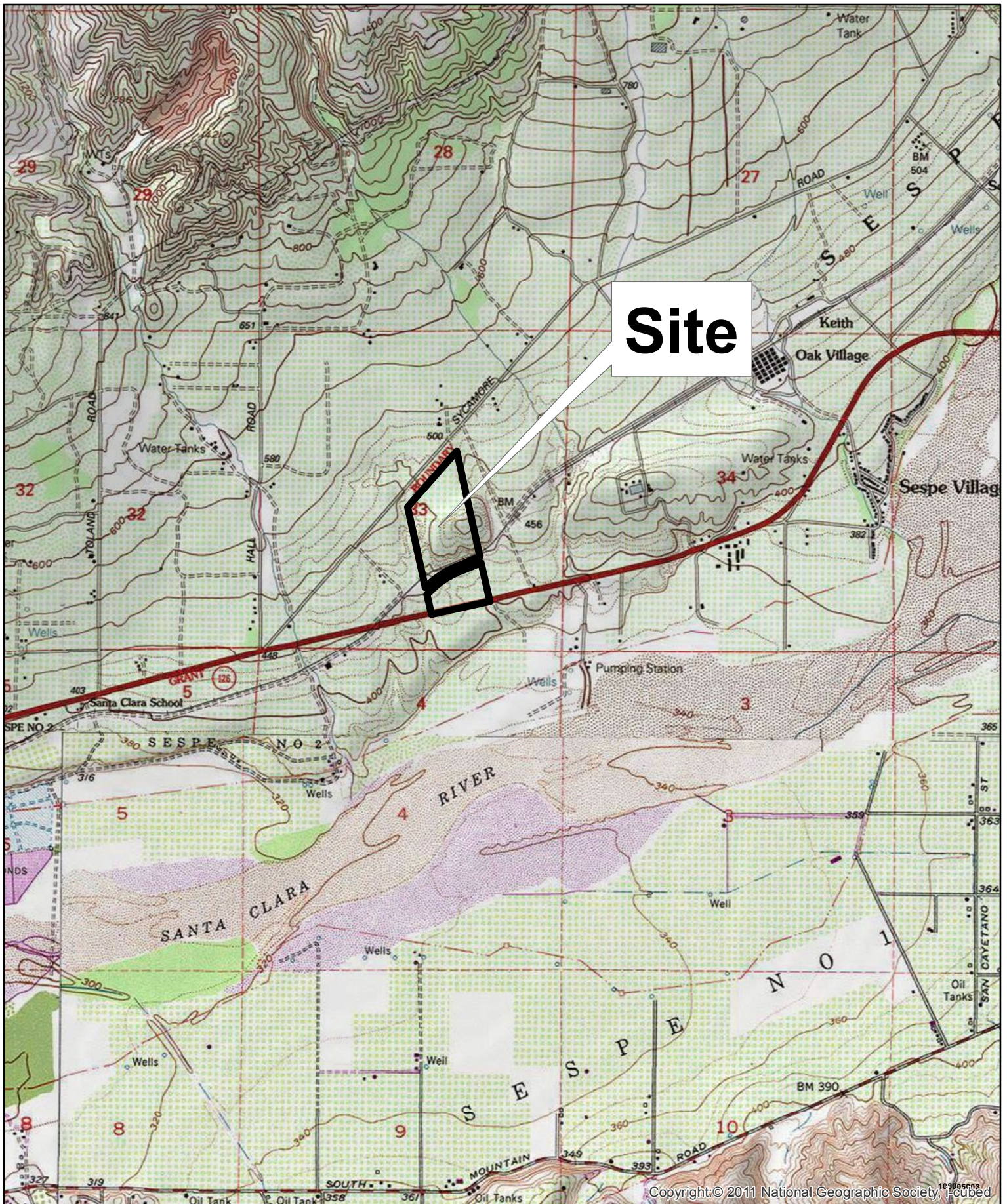
County of Ventura Planning Director Hearing SD08-0027 General Plan & Zoning Map

0 385 770 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 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.



RH



County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-21-2015
Source: Fillmore U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



Topo Map
SD08-0027
APN:041-0-230-120, -150

0 1,000 2,000 Feet

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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-22-2015
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County of Ventura
Planning Director Hearing
SD08-0028
Aerial Photography

Exhibit 2 - Land Use Maps

0 260 520 Feet

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RN



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-22-2015



County of Ventura
Planning Director Hearing
SD08-0028
Location Map

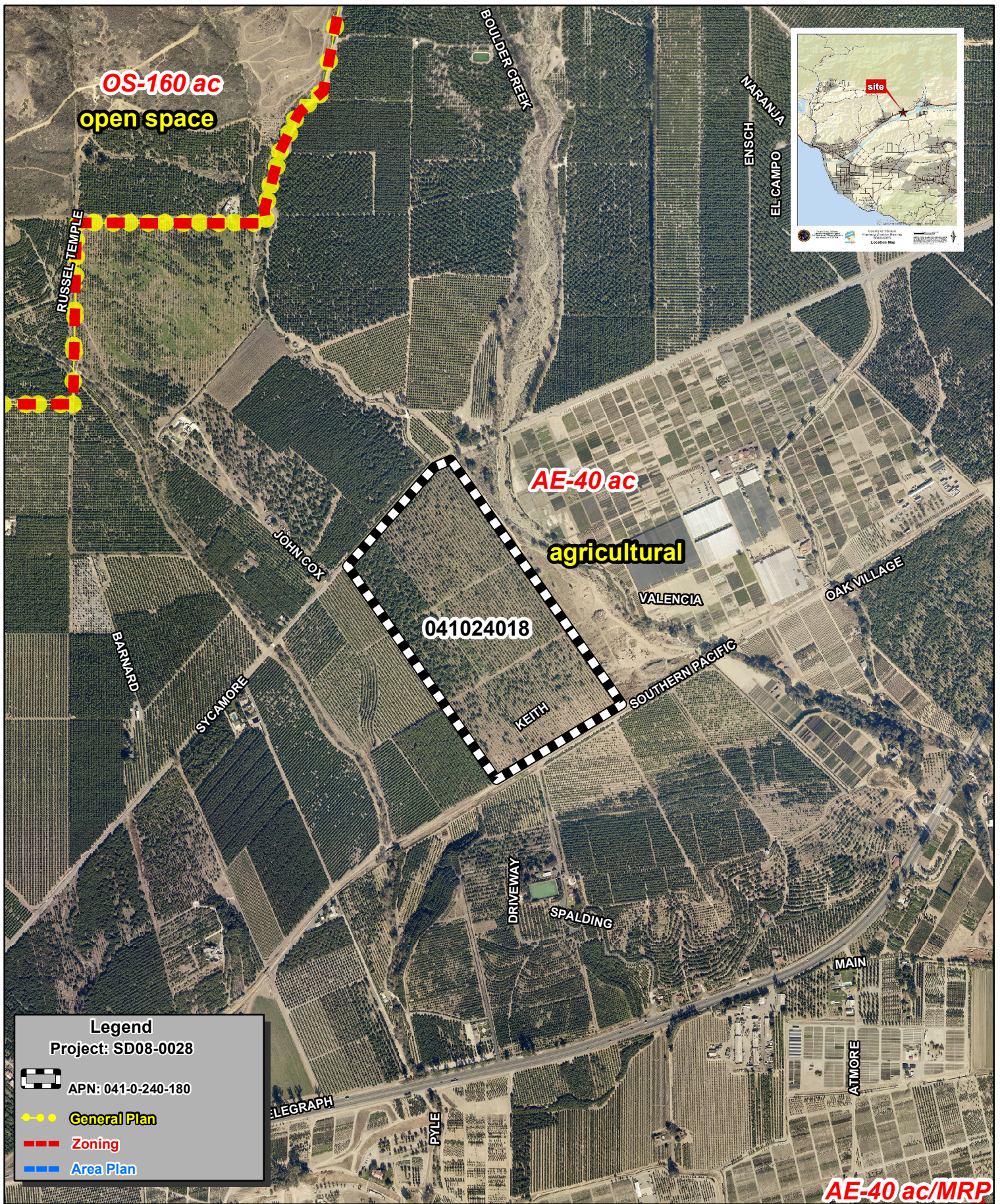
Exhibit 2 - Land Use Maps

0 10,500 21,000 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.



RH

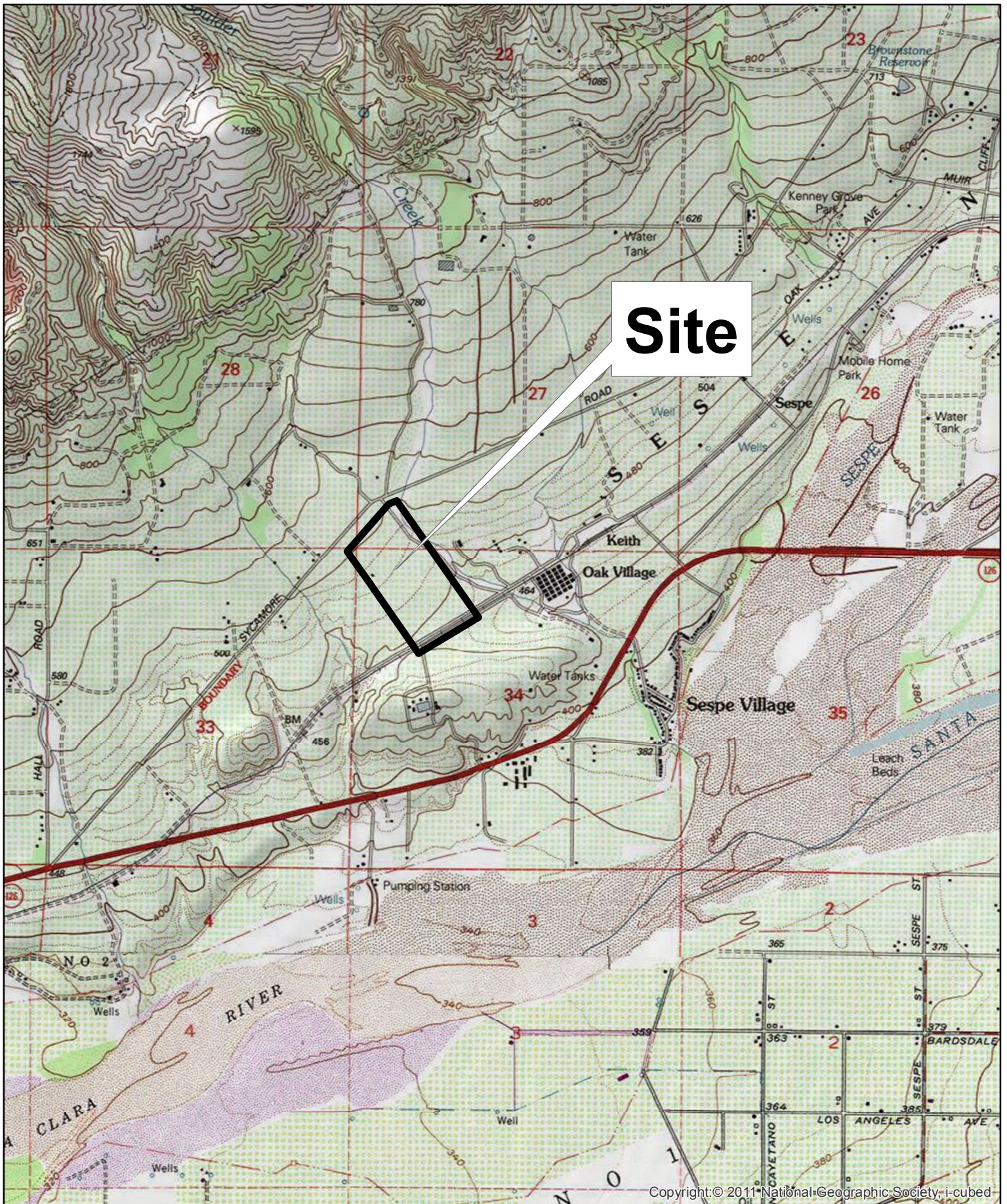


Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-22-2015
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County of Ventura Planning Director Hearing SD08-0028 General Plan & Zoning Map





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County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-22-2015
Source: Fillmore U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



Topo Map
SD08-0028
APN: 041-0-240-180

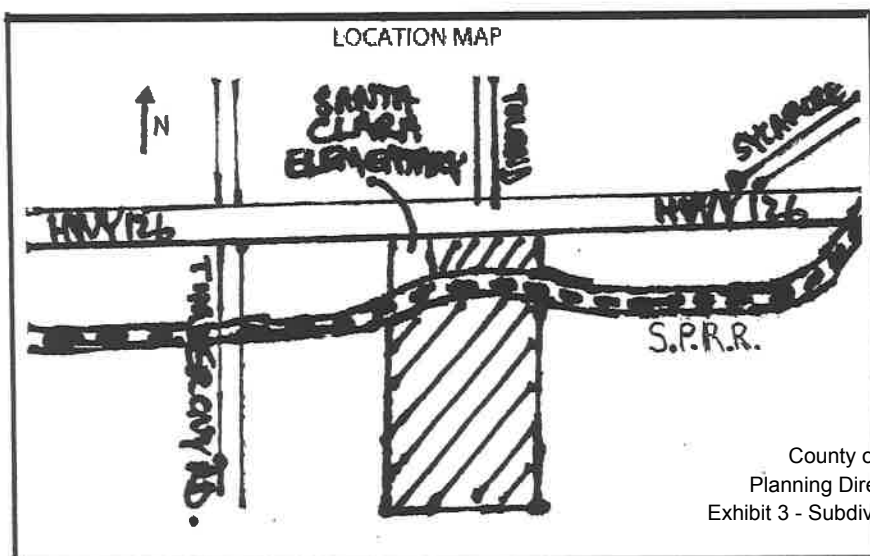
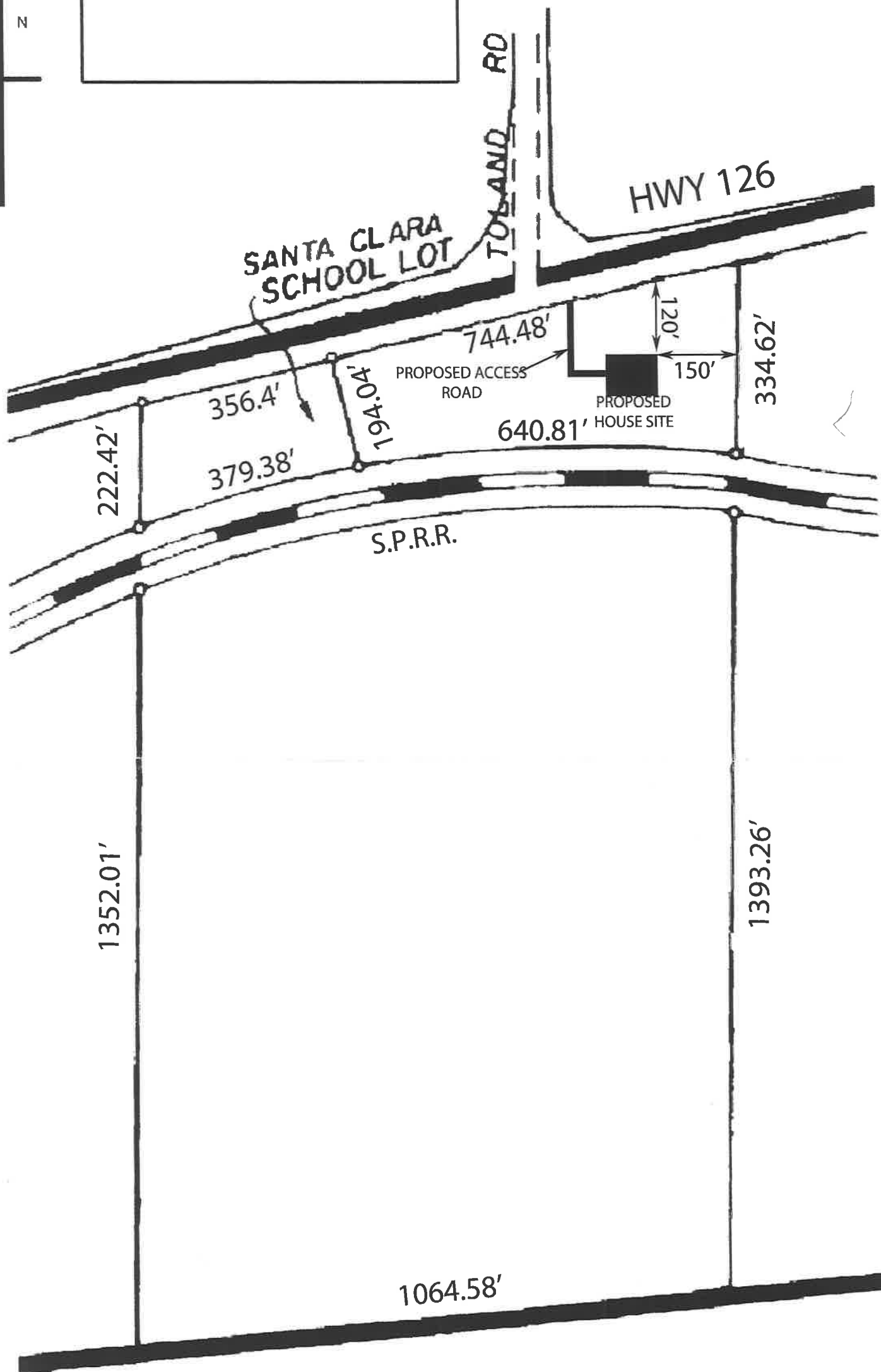
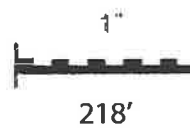
0 1,000 2,000 Feet

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.





LEGEND	
1.	38 Acres
2.	Zoning - AE
3.	
4.	

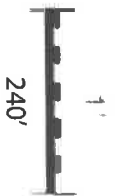
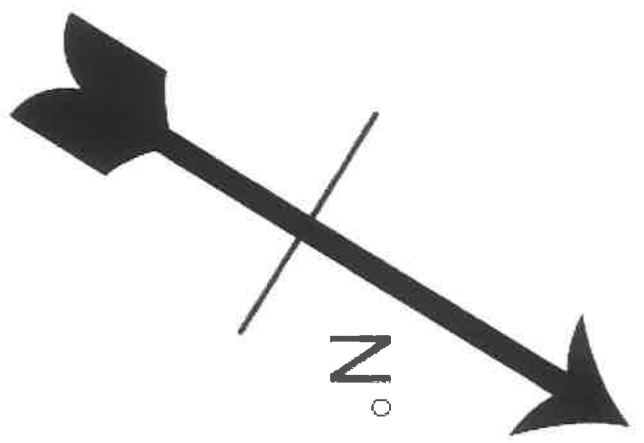
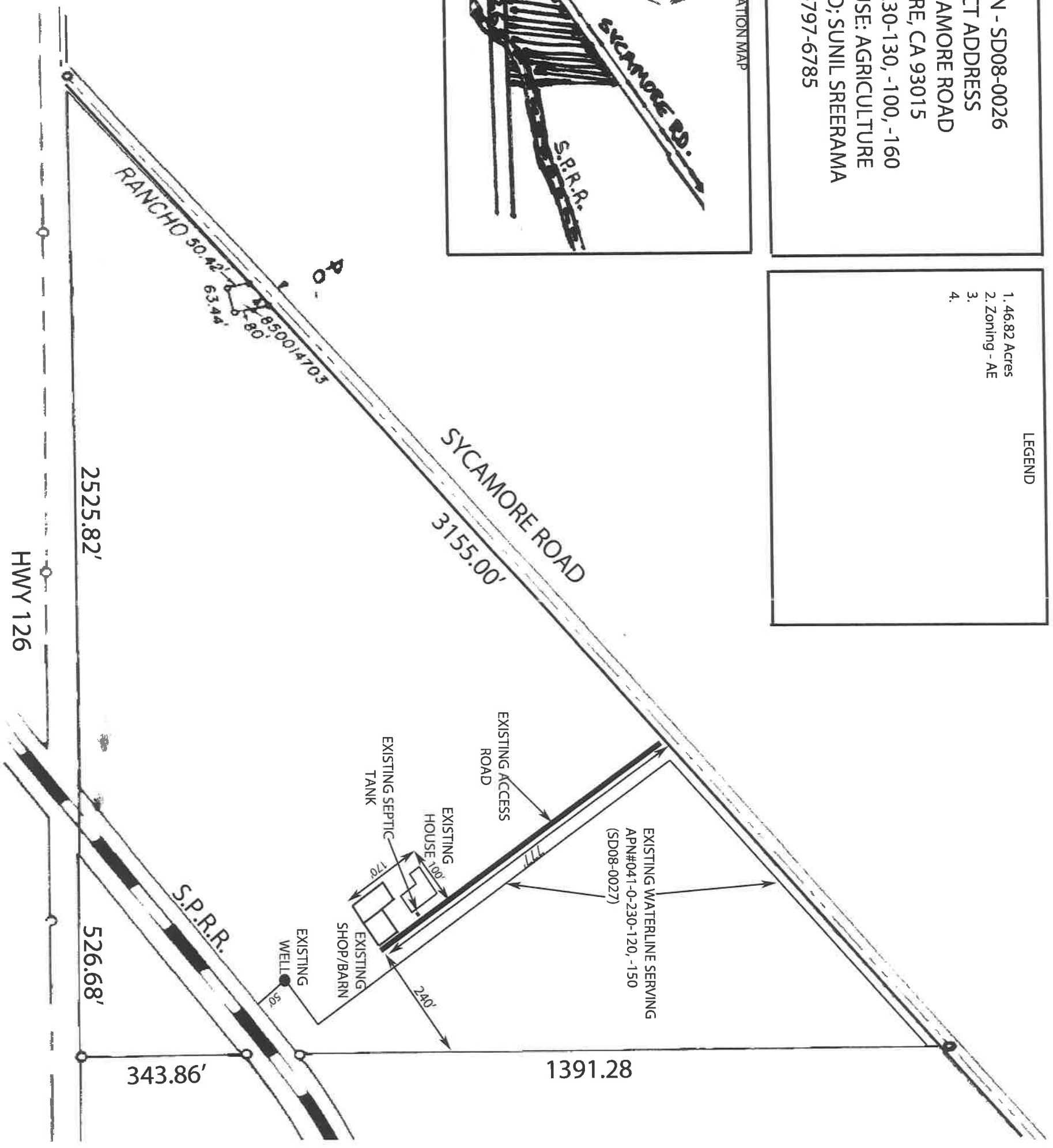
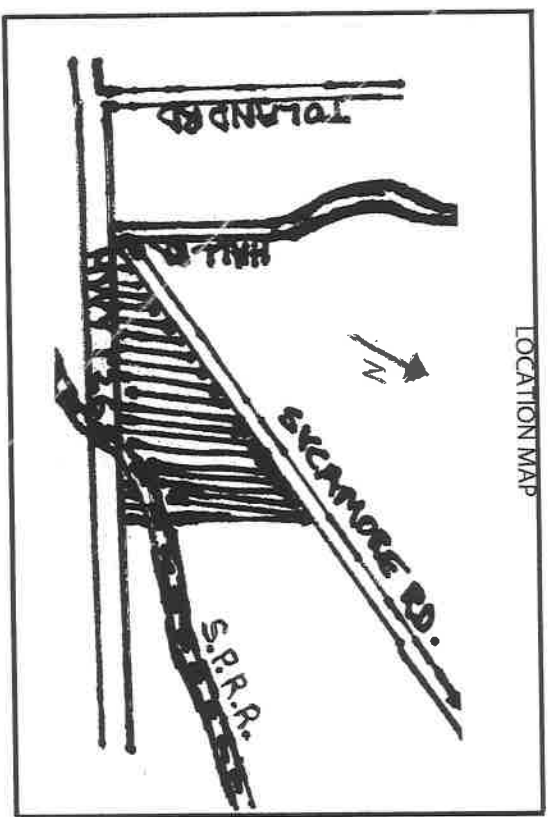


County of Ventura
Planning Director Hearing
Exhibit 3 - Subdivision Sketch Maps

SITE PLAN - SD08-0025
HWY 126/TELEGRAPH RD.
FILLMORE, CA 93015
APN#046-0-142-065, 046-0-141-115
PROPOSED USE: AGRICULTURE
CONTACT INFO: SUNIL SREERAMA
805-797-6785

SITE PLAN - SD08-0026
 PROJECT ADDRESS
 3712 SYCAMORE ROAD
 FILMORE, CA 93015
 APN#041-0-230-130, -100, -160
 PROPOSED USE: AGRICULTURE
 CONTACT INFO: SUNIL SREERAMA
 805-797-6785

- LEGEND
1. 46.82 Acres
 2. Zoning - AE
 - 3.
 - 4.



MAR 24 11 AM '09

HWY 126

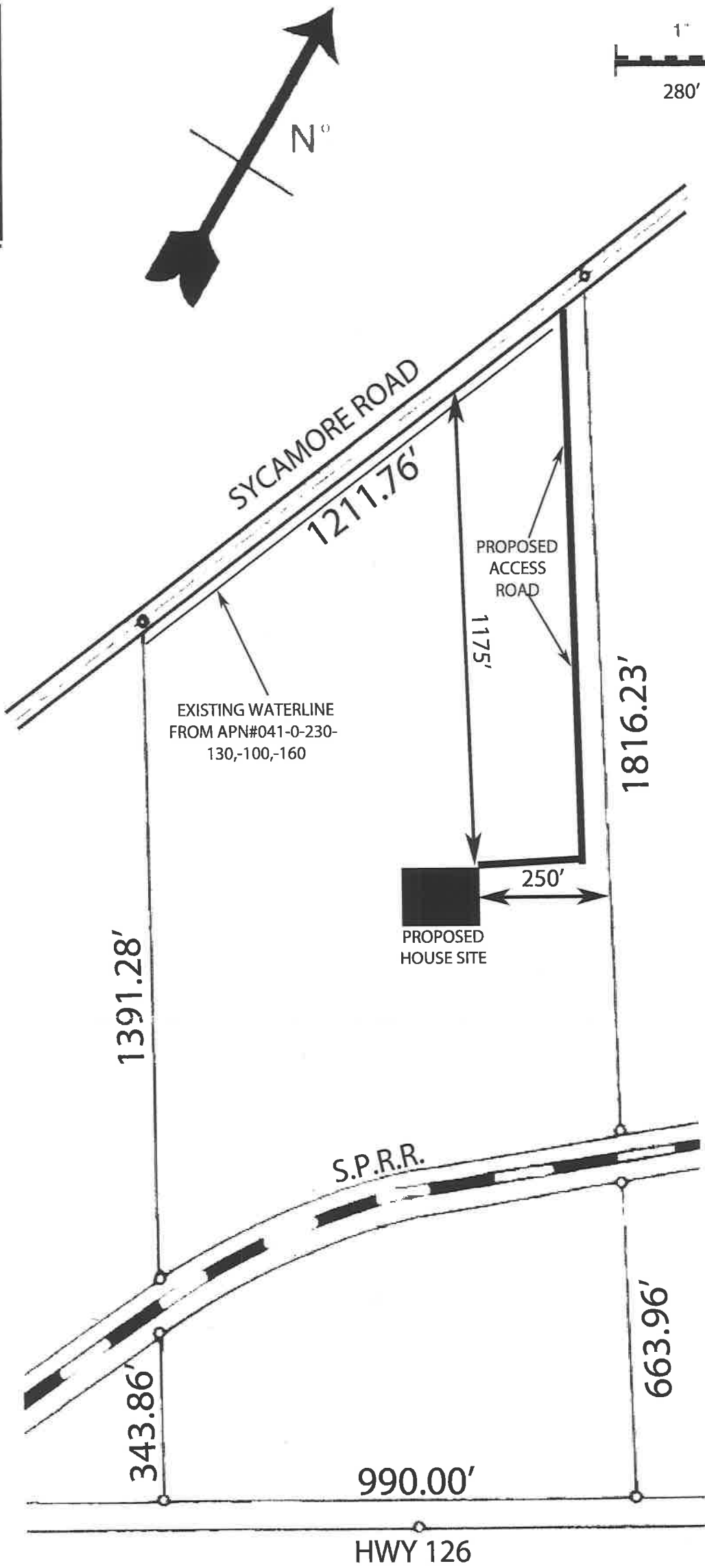
LEGEND

1. 48.59 Acres

2. Zoning-AE

3.

4.



SITE PLAN - SD08-0027

SYCAMORE ROAD

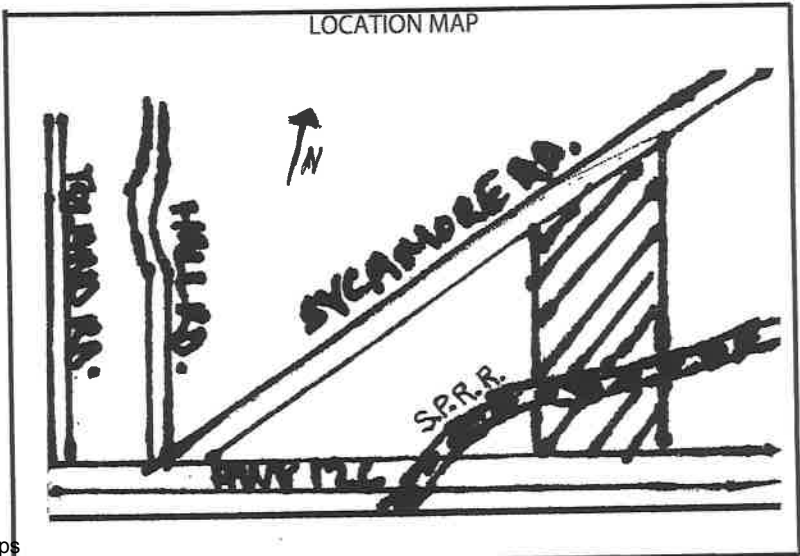
FILLMORE, CA 93015

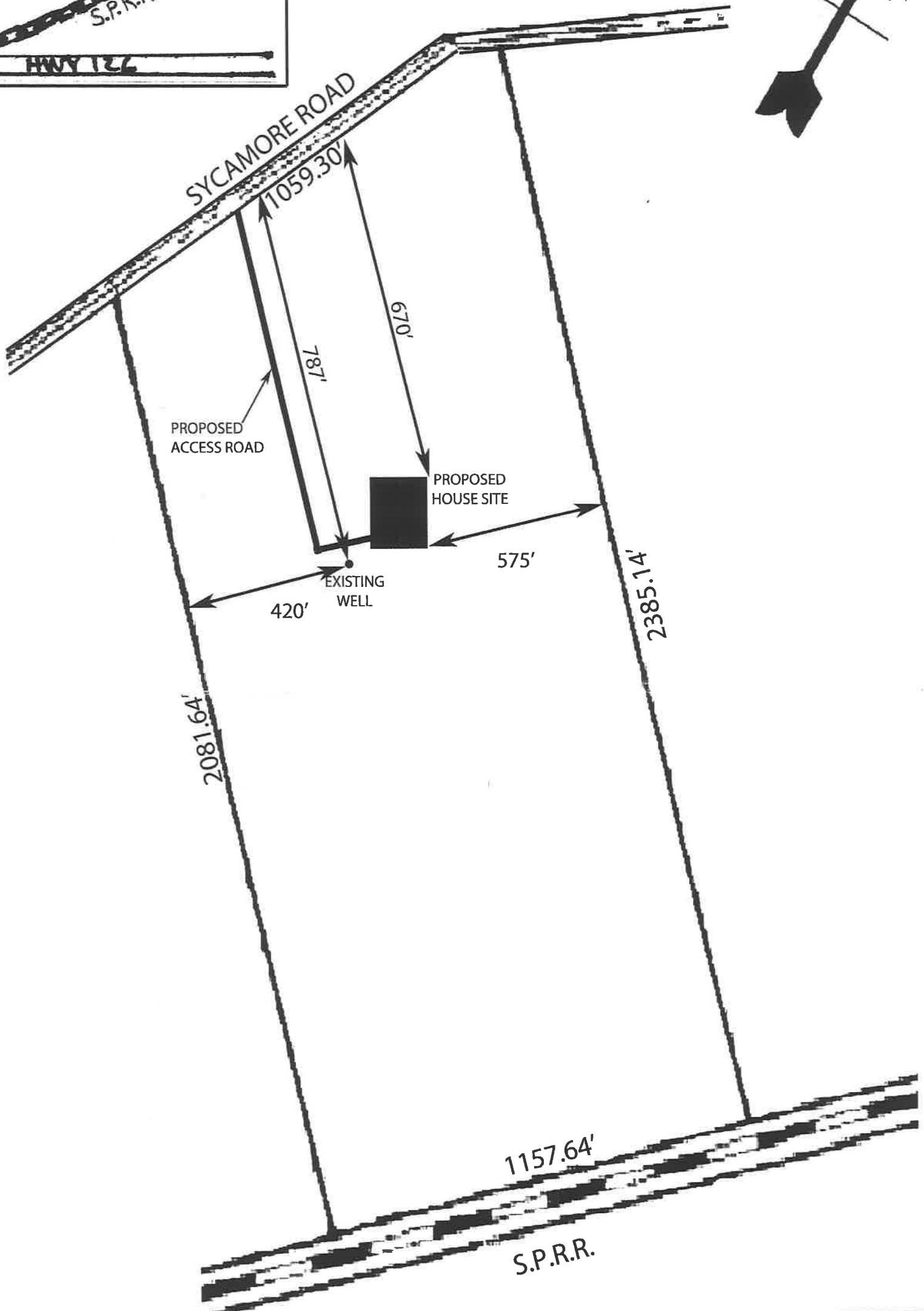
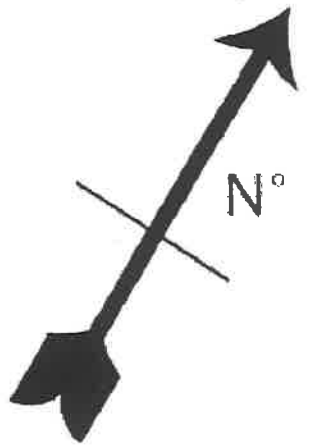
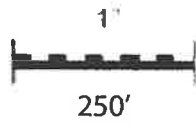
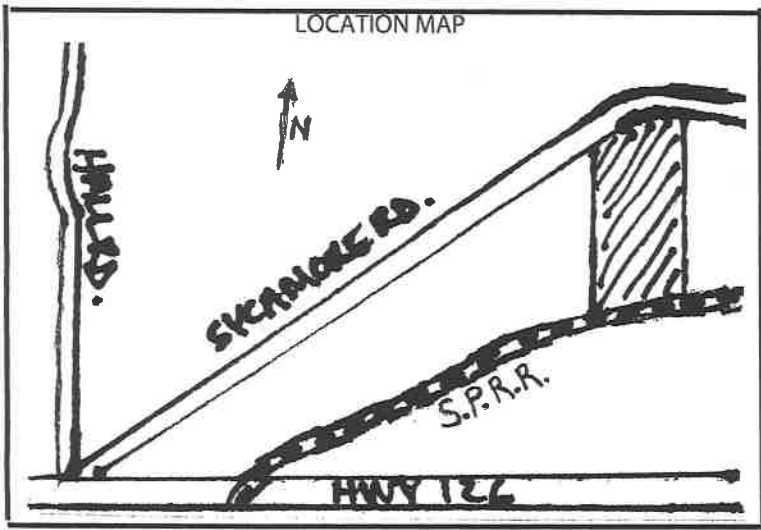
APN#041-0-230-120, -150

PROPOSED USE: AGRICULTURE

CONTACT INFO:SUNIL SREERAMA

805-797-6785





LEGEND

1. 59.42 Acres
2. Zoning - AE
- 3.
- 4.

SITE PLAN - SD08-0028
SYCAMORE ROAD
FILLMORE, CA 93015
APN#041-0-240-180
PROPOSED USE; AGRICULTURE
CONTACT INFO: SUNIL SREERAMA
805-797-6785

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Conditional Certificate of Compliance (Case No. SD08-0025); Parcel Map Waivers/Large Lot Subdivisions (Case Nos. SD08-0026, SD08-0027, and SD08-0028).

2. **Applicant:** Sunil Sreerama, 5821 Laramie Avenue, Woodland Hills, CA 91367

3. **Location:**

SD08-0025: The project site is located to the south of Highway 126 and Toland Road, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Highway 126 and The Little Red Schoolhouse in Santa Paula, and is surrounded to the east, west, and south by agriculturally zoned land that is currently in active agricultural production (orchard trees). Southern Pacific Railroad traverses the northern portion of the project site, just south of the schoolhouse.

SD08-0026: The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the east by Tax Assessor's Parcels 041-0-230-150 and 041-0-230-120 (which make up the project site for SD08-0027). Southern Pacific Railroad traverses the southeastern portion of the project site.

SD08-0027: The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the west by Tax Assessor's Parcels 041-0-230-100 and 041-0-230-130 (which are part of SD08-0026). Southern Pacific Railroad bisects the southern portion of the project site.

SD08-0028: The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 provides local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Southern Pacific Railroad, to the east by Tax Assessor's Parcels 041-0-240-140 (not a part of any of these projects), and to the west by Assessor's Parcel Number 041-0-240-190 (not a part of any of these projects).



4. **Tax Assessor's Parcel Nos.:**

SD08-0025: 046-0-142-065, 046-0-141-115

SD08-0026: 041-0-230-130, 041-0-230-100, 041-0-230-160

SD08-0027: 041-0-230-120, 041-0-230-150

SD08-0028: 041-0-240-180

5. **Parcel Sizes:**

SD08-0025: 37.6 acres

SD08-0026: 46.8 acres

SD08-0027: 48.6 acres

SD08-0028: 59.4 acres

6. **General Plan Designations of the Project Site:**

SD08-0025: Agricultural

SD08-0026: Agricultural

SD08-0027: Agricultural

SD08-0028: Agricultural

7. **Zoning Designations of the Project Site:**

SD08-0025: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot area), and AE-40 ac/MRP (Agricultural Exclusive, 40-acre minimum lot area, Mineral Resource Protection overlay)

SD08-0026: AE-40 ac

SD08-0027: AE-40 ac

SD08-0028: AE-40 ac

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

9. **Project Description:** The applicant requests approval of Conditional Certificate of Compliance SD08-0025 and Parcel Map Waiver/Large Lot Subdivisions (PMW/LLS) for SD08-0026, SD08-0027, and SD08-0028.

Access to the proposed properties comprising SD08-0025 will be directly from Highway 126 near Toland Road. Access to the proposed properties comprising SD08-0026, SD08-0027, and SD08-0028 will be directly from Sycamore Road, which takes access from Highway 126.

The proposed properties comprising SD08-0025, SD08-0026 and SD08-0028 will be served with domestic water from on-site water wells. For SD08-0027, the property will be provided with domestic water from a shared water well. Development on all sites will utilize a septic system.

No new development, grading or ground disturbance is proposed as part of these projects. The purpose of these proposed projects is to create legal lots, such that the property owner may enter into Land Conservation Act (LCA)

contracts and receive a reduced property tax rate pursuant to the provisions of the LCA.

No public facilities will be extended or expanded to serve the proposed projects.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

1. MND Section 2D, Water Resources - Surface Water Quality for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Urban runoff pollution from the potential future new impervious surface has the potential to contribute to the exceedances of water quality objectives in the downstream impaired segments of the Santa Clara River. The proposed project has the potential to create a project-specific impact, and will make a cumulatively considerable contribution to a significant cumulative impact, related to the water quality objectives of the Los Angeles Region Basin Plan.
2. MND Section 4, Biological Resources - Species for SD08-0026, SD08-0027, and SD08-0028: The proposed project has the potential to impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code.
3. MND Section 4, Biological Resources - Ecological Communities for SD08-0025, Waters and Wetlands: The proposed project could have a potentially significant impact on the unnamed ephemeral drainage that flows into the Santa Clara River if future development on the proposed lots occurs within or in immediate proximity to the stream.
4. MND Section 4, Biological Resources - Ecological Communities for SD08-0026, Sensitive Plant Communities: Future development on the proposed lot has the potential to adversely affect the California walnut woodland located on the site, through the direct removal of the trees, the removal of tree branches, and ground disturbance activities within the critical root zones of the trees. Additionally, the proposed project has a potentially significant impact for a potential loss of California walnut woodland from construction.
5. MND Section 4, Biological Resources - Ecological Communities for SD08-0026, Waters and Wetlands: The proposed project's lot legalization, which will allow for future development of structures, could have a potentially significant impact on Oleary Creek, specifically if ground disturbance activities take place within or in immediate proximity to the creek.

6. MND Section 4, Biological Resources - Ecological Communities for SD08-0027, Waters and Wetlands: Legalization of this lot to allow for future development of structures will have a potentially significant impact on an unnamed ephemeral drainage that flows to the Santa Clara River, specifically if ground disturbance activities take place within or in immediate proximity to the stream.
7. MND Section 5, Agriculture Resources – Soils for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Future ministerial development on the proposed lots could result in the loss of at least five acres of soils classified as of “Statewide Importance” and/or “Prime,” thereby creating a potentially significant project-specific impact, and a cumulatively considerable contribution to the significant cumulative loss of agricultural soils.

The public review period is from October 14, 2014, to November 13, 2014. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select “CEQA Environmental Review”) or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Michelle D’Anna, no later than 5:00 p.m. on November 13, 2014, to the address listed above. Alternatively, you may fax your comments to (805) 654-2509 or e-mail the case planner at michelle.danna@ventura.org.

Following the review period, consideration of the proposed project will be given at a Planning Director public hearing to be held at a future date, in Room 311, 800 South Victoria Avenue, Ventura, CA 93009. The date and time of the hearing, when determined, will be mailed under separate notice.



Daniel Klemann, Manager
Residential Permits Section

10/8/14
Date

county of ventura

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Certificate of Compliance (Case No. SD08-0025); Parcel Map Waivers/Large Lot Subdivisions (Case Nos. SD08-0026, SD08-0027, and SD08-0028).

Applicant: Sunil Sreerama, 5821 Laramie Avenue, Woodland Hills, CA 91367

Location:

SD08-0025: The project site is located to the south of Highway 126 and Toland Road, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Highway 126 and The Little Red Schoolhouse in Santa Paula, and is surrounded to the east, west, and south by agriculturally zoned land that is currently in active agricultural production (orchard trees). Southern Pacific Railroad traverses the northern portion of the project site, just south of the schoolhouse.

SD08-0026: The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the east by Tax Assessor's Parcels 041-0-230-150 and 041-0-230-120 (which make up the project site for SD08-0027). Southern Pacific Railroad traverses the southeastern portion of the project site.

SD08-0027: The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the west by Tax Assessor's Parcels 041-0-230-100 and 041-0-230-130 (which are part of SD08-0026). Southern Pacific Railroad bisects the southern portion of the project site.

SD08-0028: The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 provides local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Southern Pacific Railroad, to the east by Tax Assessor's Parcels 041-0-240-14 (not a part of any of these projects), and to the west by Assessor's Parcel Number 041-0-240-19 (not a part of any of these projects).



Tax Assessor's Parcel Nos.:

SD08-0025: 046-0-142-065, 046-0-141-115

SD08-0026: 041-0-230-130, 041-0-230-100, 041-0-230-160

SD08-0027: 041-0-230-120, 041-0-230-150

SD08-0028: 041-0-240-180

Parcel Sizes:

SD08-0025: 37.6 acres

SD08-0026: 46.8 acres

SD08-0027: 48.6 acres

SD08-0028: 59.4 acres

General Plan Designations of the Project Site:

SD08-0025: Agricultural

SD08-0026: Agricultural

SD08-0027: Agricultural

SD08-0028: Agricultural

Zoning Designations of the Project Site:

SD08-0025: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot area), and AE-40 ac/MRP (Agricultural Exclusive, 40-acre minimum lot area, Mineral Resource Protection overlay)

SD08-0026: AE-40 ac

SD08-0027: AE-40 ac

SD08-0028: AE-40 ac

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

Project Description: The applicant requests approval of Conditional Certificate of Compliance SD08-0025 and Parcel Map Waiver/Large Lot Subdivisions (PMW/LLS) for SD08-0026, SD08-0027, and SD08-0028.

Access to the proposed properties comprising SD08-0025 will be directly from Highway 126 near Toland Road. Access to the proposed properties comprising SD08-0026, SD08-0027, and SD08-0028 will be directly from Sycamore Road, which takes access from Highway 126.

The proposed properties comprising SD08-0025, SD08-0026 and SD08-0028 will be served with domestic water from on-site water wells. For SD08-0027, the property will be provided with domestic water from a shared water well. Development on all sites will utilize a septic system.

No new development, grading or ground disturbance is proposed as part of these projects. The purpose of these proposed projects is to create legal lots, such that the property owner may enter into Land Conservation Act (LCA)

contracts and receive a reduced property tax rate pursuant to the provisions of the LCA.

No public facilities will be extended or expanded to serve the proposed projects.

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 MND has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

1. MND Section 2D, Water Resources - Surface Water Quality for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Urban runoff pollution from the potential future new impervious surface has the potential to contribute to the exceedances of water quality objectives in the downstream impaired segments of the Santa Clara River. The proposed project has the potential to create a project-specific impact, and will make a cumulatively considerable contribution to a significant cumulative impact, related to the water quality objectives of the Los Angeles Region Basin Plan.
2. MND Section 4, Biological Resources - Species for SD08-0026, SD08-0027, and SD08-0028: The proposed project has the potential to impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code.
3. MND Section 4, Biological Resources - Ecological Communities for SD08-0025, Waters and Wetlands: The proposed project could have a potentially significant impact on the unnamed ephemeral drainage that flows into the Santa Clara River if future development on the proposed lots occurs within or in immediate proximity to the stream.
4. MND Section 4, Biological Resources - Ecological Communities for SD08-0026, Sensitive Plant Communities: Future development on the proposed lot has the potential to adversely affect the California walnut woodland located on the site, through the direct removal of the trees, the removal of tree branches, and ground disturbance activities within the critical root zones of the trees. Additionally, the proposed project has a potentially significant impact for a potential loss of California walnut woodland from construction.
5. MND Section 4, Biological Resources - Ecological Communities for SD08-0026, Waters and Wetlands: The proposed project's lot legalization, which

will allow for future development of structures, could have a potentially significant impact on Oleary Creek, specifically if ground disturbance activities take place within or in immediate proximity to the creek.

6. MND Section 4, Biological Resources - Ecological Communities for SD08-0027, Waters and Wetlands: Legalization of this lot to allow for future development of structures will have a potentially significant impact on an unnamed ephemeral drainage that flows to the Santa Clara River, specifically if ground disturbance activities take place within or in immediate proximity to the stream.
7. MND Section 5, Agriculture Resources - Soils for SD08-0025, SD08-0026, SD08-0027, and SD08-0028: Future ministerial development on the proposed lots could result in the loss of at least five acres of soils classified as of "Statewide Importance" and/or "Prime," thereby creating a potentially significant project-specific impact, and a cumulatively considerable contribution to the significant cumulative loss of agricultural soils.

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: October 14, 2014, through November 13, 2014.

Public Review: The MND is available for public review on-line at 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 MND no later than 5:00 p.m. on the last day of the document posting period to Michelle D'Anna, 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 michelle.danna@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

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

Prepared by:



Michelle D'Anna, Case Planner
(805) 654-2685

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County of Ventura Planning Division

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INITIAL STUDY FOR SD08-0025, SD08-0026, SD08-0027, AND SD08-0028 (SREERAMA SUBDIVISIONS)

Section A. Project Description

1. **Project Number(s):**
 - a. Conditional Certificate of Compliance Case SD08-0025;
 - b. Parcel Map Waiver/Large Lot Subdivision Case SD08-0026;
 - c. Parcel Map Waiver/Large Lot Subdivision Case SD08-0027; and,
 - d. Parcel Map Waiver/Large Lot Subdivision Case SD08-0028.
2. **Name of Applicant:** Sunil Sreerama
3. **Project Location (including map):** This Initial Study is being prepared for the four separate projects listed above in Section A.1.
 - a) **SD08-0025:** The project site is located to the south of Highway 126 and Toland Road, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Highway 126 and The Little Red Schoolhouse in Santa Paula, and is surrounded to the east, west, and south by agriculturally zoned land that is currently in active agricultural production (orchard trees). Southern Pacific Railroad traverses the northern portion of the project site, just south of the schoolhouse.
 - b) **SD08-0026:** The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the east by Assessor's Parcel Numbers 041-0-230-150 and 041-0-230-120 (which make up the project site for SD08-0027). Southern Pacific Railroad traverses the southeastern portion of the project site.
 - c) **SD08-0027:** The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the west by Assessor's Parcel Numbers 041-0-230-10 and 041-0-230-13 (which are part of SD08-0026). Southern Pacific Railroad bisects the southern portion of the project site.
 - d) **SD08-0028:** The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126

provides local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Southern Pacific Railroad, to the east by Assessor's Parcel Number 041-0-240-14 (not a part of any of these projects), and to the west by Assessor's Parcel Number 041-0-240-19 (not a part of any of these projects).

4. **Project Description:** The applicant requests approval of Conditional Certificate of Compliance **SD08-0025** for a 38-acre property made up of Tax Assessor's Parcels 046-0-142-065 (33.88 acres) and 046-0-141-115 (3.68 acres).

The applicant also requests approval of three Parcel Map Waiver/Large Lot Subdivisions (PMW/LLS) in order to legalize the following illegal lots:

a) **SD08-0026:** The request is for a large lot subdivision to legalize a lot, approximately 47.7 acres in size. The lot is currently composed of Tax Assessor's Parcels 041-0-230-130, 041-0-230-100, and 041-0-230-160.

b) **SD08-0027:** The request is for a large lot subdivision to legalize a lot, approximately 48.6 acres in size. The lot is currently composed of Tax Assessor's Parcels 041-0-230-120 and 041-0-230-150.

c) **SD08-0028:** The request is for a large lot subdivision to legalize a lot, approximately 59.4 acres in size. The proposed lot is currently composed of Tax Assessor's Parcel 041-0-240-180.

Access to the proposed properties will be as follows:

- SD08-0025: directly from Highway 126 near Toland Road;
- SD08-0026: directly from Sycamore Road, which takes access from Highway 126;
- SD08-0027: directly from Sycamore Road, which takes access from Highway 126; and
- SD08-0028: directly from Sycamore Road, which takes access from Highway 126.

For SD08-0025, SD08-0026 and SD08-0028, the properties will be served with domestic water from on-site water wells. For SD08-0027, the property will be provided with domestic water from a shared water well. Development on all sites will utilize a septic system.

No new development, grading or ground disturbance is proposed as part of these projects. The purpose of these projects is to create legal lots for tax assessment purposes, such that the property owner may enter into Land Conservation Act contracts.

No public facilities will be extended or expanded to serve the projects.

5. **General Plan Designation and Zoning of the Project Site:**

a) **SD08-0025:**

APNS	046-0-142-065	046-0-141-115
ACREAGE OF SITE	33.9 acres	3.7 acres
ZONING	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot area) AE-40 ac/MRP (Agricultural Exclusive, 40-acre minimum lot area, Mineral Resource Protection overlay)	
GENERAL PLAN LAND USE DESIGNATION	Agricultural	

b) **SD08-0026:**

APNS	041-0-230-130	041-0-230-100	041-0-230-160
ACREAGE OF SITE	2.1 acres	44.7 acres	0.9 acres
ZONING	AE-40 ac		
GENERAL PLAN LAND USE DESIGNATION	Agricultural		

c) **SD08-0027:**

APNS	041-0-230-120	041-0-230-150
ACREAGE OF SITE	35.7 acres	12.9 acres
ZONING	AE-40 ac	
GENERAL PLAN LAND USE DESIGNATION	Agricultural	

d) **SD08-0028:**

APN	041-0-240-180
ACREAGE OF SITE	59.4 acres
ZONING	AE-40 ac
GENERAL PLAN LAND USE DESIGNATION	Agricultural

6. **Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc.):** No grading, trenching for utilities, road widening, or installation of traffic signals is required to accommodate the proposed Conditional Certificate of Compliance and PMW/LLS. However, future development on the legalized lots would require grading and ground disturbance activities to accommodate potential future construction of single-family dwellings and accessory residential and agricultural structures that are allowed ministerially under the Ventura County Non-Coastal Zoning Ordinance (§ 8105-4). No road-widening or installation of traffic signals would be required for the development of the subject lots.
7. **Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:** Electrical, gas, and telecommunication service will be extended, as needed, to the resulting parcels at such time as each parcel is further developed.
8. **List of Responsible and Trustee Agencies:** California Department of Fish & Wildlife

Section B

Initial Study Checklist and Discussion of Responses

PROJECT NOS. SD08-0025, SD08-0026, SD08-0027, and SD08-0028

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

RESOURCES:

1. Air Quality (APCD)		X				X		
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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. The proposed projects will not generate local air quality impacts. Therefore, the proposed projects will have a less-than-significant impact on regional air quality.

Source: Air Pollution Control District (Memo from Alicia Stratton to Michelle D'Anna, dated December 13, 2011)

2. Water Resources (PWA):								
a. Groundwater Quantity		X				X		

The proposed subdivision will result in new ministerial development rights. Future ministerial development is not expected to result in the additional extraction of more than one acre-foot of groundwater annually, and therefore will not contribute substantially to groundwater basin overdraft. Therefore, the project will result in less than significant project-specific and cumulative impacts to groundwater quantity.

Source: Ventura County Initial Study Assessment Guidelines of April 2011 and Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to Michelle D'Anna, dated December 14, 2011)

b. Groundwater Quality		X				X		
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An existing septic system is located on the parcel subject to SD08-0026 (47.7 acres). The parcels resulting from the proposed subdivisions for SD08-0027 (48.6 acres) and SD08-0028 (59.4 acres) will be required to include septic systems to accommodate any future development on those parcels. No development is proposed as part of this project that would affect groundwater quality; still the possibility exists for the future ministerial development to occur on the newly created legal lots. Due to the large lots sizes of the newly created lots, future ministerial development will not compromise the groundwater basin. Therefore, the project will result in less than significant project-specific and cumulative impacts related to groundwater quality.

Source: Ventura County Initial Study Assessment Guidelines of April 2011 and Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to Michelle D'Anna, dated December 14, 2011), and Rick Viergutz (Personal communication, September 19 and 26, 2013)

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
c. Surface Water Quantity	X				X			

No surface water usage is proposed or expected as a result of the subdivision. Therefore, the proposed subdivision will not result in project-specific impacts related to surface water quantity, or contribute to significant cumulative impacts related to surface water quantity.

Source: Ventura County Initial Study Assessment Guidelines of April 2011 and Watershed Protection District - Groundwater Section (Email from Jeff Dorrington to Michelle D'Anna, dated January 5, 2012)

d. Surface Water Quality			X				X	
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SD08-0025 is a Conditional Certificate of Compliance (CC of C), which includes legalization of a lot for the purpose of sale, lease, or finance. The legalization of the lot will allow for future development; however, conditions of approval will be placed upon the lot which will dictate the requirements to be met prior to development of the lot. A condition will be placed on SD08-0025 that requires post-construction stormwater best management practices (BMPs), as discussed in Mitigation Measure SWQ-1, below.

SD08-0026 is a Parcel Map Waiver/Large Lot Subdivision, which includes the potential for future ministerial development of approximately 48 acres located at Sycamore/7th Street, Fillmore, CA (Assessor Parcel Numbers are 041-0-230-130, 041-0-230-100 & 041-0-230-160).

SD08-0027 is a Parcel Map Waiver/Large Lot Subdivision, which includes the potential for future ministerial development of approximately 49 acres located at Sycamore/7th Street, Fillmore, CA (Assessor Parcel Numbers are 041-0-230-120 & 041-0-230-150).

SD08-0028 is a Parcel Map Waiver/Large Lot Subdivision, which includes the potential for future ministerial development of approximately 59 acres located at Sycamore/7th Street, Fillmore, CA (Assessor Parcel Number is 041-0-240-180).

The project sites are located within the Santa Clara River watershed, which is included on the 2010 Clean Water Act section 303(d) list of impaired waterbodies due to exceedances of water quality objectives for ammonia, nitrogen, chloride, total dissolved solids, toxicity, and bacteria. In addition, the Regional Water Quality Control Board adopted a number of Total Maximum Daily Loads to address bacteria, chloride, and nitrogen impairments. Runoff from new development and urbanized areas is documented and known to include bacteria (including fecal coliform), nitrogen compounds from fertilizer application, pesticides from landscape pest controls, trash and sediment from land disturbance and erosion. Urban runoff pollution from the potential future new impervious surface has the potential to

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

contribute to the exceedances of water quality objectives in the downstream impaired segments of the Santa Clara River. 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. (See section 2.d.2.) Overall, the future residential 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 a potentially significant impact on surface water quality objectives. Incorporation of the following mitigation measure will ensure individual and cumulative impacts to existing impaired downstream waterbodies and water quality objectives will be avoided:

Mitigation Measure SWQ-1:

Purpose: To ensure runoff from new impervious surfaces and residential development 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 Subdivider 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 Subdivider 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 pattern, and proposed site-specific Post-Construction Stormwater Management Plan (PCSMP). A plan prepared and stamped by a California licensed civil engineer or architect verifying that the installation of the post-construction BMPs are included to treat urban runoff to the maximum extent practicable.

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 proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall include, but not be limited to, the following:

- i. the location of each device;
- ii. the maintenance processes and procedures necessary to provide for continued operation and optimum performance;
- iii. a timeline for all maintenance activities; and

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

- iv. 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 for the PCSMP. The statement must include written verification that all PCSMP will be properly maintained. At a minimum, this statement shall include the following:
 - i. 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;
 - ii. written text in project covenants, conditions and restrictions ("CCRs") to a Homeowners Association; or
 - iii. 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. The Maintenance Plan shall be kept on-site for periodic review by SWQS staff. (SWQ-1)

Residual Impacts: After implementation of Mitigation Measure SWQ-1, impacts to surface water quality objectives will be less than significant. In addition, the proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in any applicable National Pollutant Discharge Elimination System (NPDES) Permits. The proposed development project is outside the County Unincorporated Urban/Existing Community area and will not be subject to the post-construction requirements for surface water quality and stormwater runoff described in the Part 4.E., "Planning and Land Development Program" of the Ventura Countywide NPDES Municipal Stormwater Permit No. CAS004002. During construction, the proposed future development will cause over 1 acre of soil disturbance and will be subject to implementation of sediment and erosion control Best Management Practices (BMPs) per Part 4.F "Development Construction Program" of the Permit No. CAS004002 and coverage under the State NPDES

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

General Construction Permit No. CAS000002. The applicant will be required to install and implement BMPs designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a site with 1 acre or more of soil disturbance to protect surface water quality during construction (Tables 6 and 7 in Subpart 4.F). The proposed construction activities are also subject to coverage under the State NPDES General Construction Permit No. CAS000002. As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable NPDES Permits.

Source: Ventura County Initial Study Assessment Guidelines of April 2011 and Memo from Ewelina Mutkowska to Michelle D'Anna (dated September 27, 2013)

3. Mineral Resources (Plng):								
a. Aggregate	X				X			

Aggregate resources consist of sand, gravel, and crushed rock used in the construction industry. The County of Ventura Zoning Ordinance includes MRP (Mineral Resource Protection) overlay zones for areas where important mineral resources do or may exist and the extraction of these resources may be a compatible land use. There is an MRP overlay zone across the southern portion of SD08-0025, approximately 1,150 feet south of the proposed buildable site. There is currently no access road on SD08-0025 and no CUP for aggregate extraction. Development of the buildable site on SD08-0025 will not preclude any future access to aggregate resources on the site. SD08-0026, SD08-0027 and SD08-0028 are not located within the MRP zone. Additionally, the subject properties are not located adjacent to a road used as a principal means of access to an area that is subject to an existing Conditional Use Permit (CUP) for aggregate extraction. Therefore, the proposed project will have no adverse project-specific or cumulative impacts on aggregate resources.

Source: Ventura County Initial Study Assessment Guidelines of April 2011, and Planning GIS – Aggregate Resources layer (accessed October 2011).

b. Petroleum		X				X		
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Pursuant to General Plan Resources Appendix Figure 1.4.7 (Petroleum Resources Map), the projects are located in a petroleum resource area. According to the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), there is one abandoned oil and gas well located on APN 041-0-230-130, which is part of SD08-0026. There are no currently active extraction operations. Additionally, since the maximum allowed building coverage for the resulting lots is 5% of the lot area for each lot, adequate space is available for any potential future oil development using directional drilling. Therefore, the proposed subdivision would result in less than significant impacts on oil and gas resources.

Source: Ventura County General Plan and Ventura County Initial Study Assessment

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

Guidelines of April 2011, Planning GIS – Oil Permits layer (accessed October 2011). Personal communication with Division of Oil and Gas (Personal Communication with Steven Fields on December 23, 2009).

4. Biological Resources			X			X		
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The following analysis was prepared based on information provided in the Initial Study Biological Assessment (ISBA) prepared for the proposed project.

Species for SD08-0026, SD08-0027, and SD08-0028

No special-status plant species were found on any of the properties during the biological survey conducted on June 2, 2011, and no special-status plants have the potential to occur on the property due to lack of suitable habitat, existing agricultural use of the property, and level of disturbance.

The white-tailed kite, a California Fully Protected species, and the hoary bat, a Ventura County Locally Important Species, have moderate potential to forage on the property. These species are not expected to roost or nest on the property and, therefore, are capable of escaping harm during construction of future development, if present. A number of other special-status species, including several migratory birds, two bats, the American badger, and the south coast garter snake have low to very low potential to forage or to occur temporarily and rarely on the property. The potential for occurrence of these species is higher around drainages and in native riparian or naturalized habitats, but there is also limited potential for their occurrence within the orchards and within the construction footprint of the identified building site. All of the above-mentioned special-status species would be capable of escaping harm during construction, if present, with the possible exception of the south coast garter snake, which only has a low probability of occurrence. The orchards as well as other habitats found on the property are not the preferred habitat for any of these species, and the habitats are not of particular importance for their survival or any part of their life cycle.

Approval of a conditional certificate of compliance to legalize SD08-0025 and a parcel map waiver/large lot subdivision to legalize SD08-0026, SD08-0027 and SD08-0028, which would allow for development of a single family residence and associated use, would result in less than significant impacts to special-status species, due to their low probability of occurrence and/or their capability of escaping harm during construction, as well as the lack of habitats on the properties that are important to the survival or life cycle of special-status species.

Nesting birds may potentially occur within orchards as well as in naturalized and native habitats in trees, shrubs, structures, and relatively dense herbaceous vegetation. If construction of future development occurs within the nesting bird

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

season (February 1 through August 31), the proposed project will potentially impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code.

Through implementation of Mitigation Measure BR-1, potential impacts to birds nesting within or near future development footprints would be reduced to a less than significant level. As project-level impacts to nesting birds would be mitigated by BR-1, cumulative impacts to nesting birds are also less than significant.

Ecological Communities for SD08-0025

Sensitive Plant Communities

No sensitive plant communities occur on this property, and therefore legalizing this lot to allow for future development would not impact sensitive plant communities.

Waters and Wetlands

An unnamed ephemeral drainage that receives natural and agricultural runoff flows through the southwestern quarter of the property (Figure 11 of the ISBA). Habitats consist predominately of non-natives, and a small patch of native mule fat scrub. Although the habitat quality of this ephemeral watercourse has been somewhat degraded by historic land uses, it is significant in that it conveys water directly to the Santa Clara River and associated riparian habitats approximately 600 feet south of the property. This drainage qualifies as a streambed under California Department of Fish and Wildlife (CDFW) jurisdiction and is therefore regulated by the California Lake and Streambed Alteration Program. Orchards are currently maintained adjacent to this stream. Legalization of this lot to allow for future development of structures could have a potentially significant impact on this stream, if the development occurred within or in immediate proximity to the stream. If future development on this property avoids this stream, potential impacts on waters and wetlands would be less than significant. The implementation of Mitigation Measure BR-2 will prohibit the development of structures within 100-feet of the drainage and will ensure that potential impacts on this drainage are less than significant.

A small wet area with saturated soils and some pooled water exists in the vicinity of well #19C (Figure 11 of the ISBA). The area supports some hydrophytic vegetation. The County General Plan defines wetlands as "lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs and seeps" (Ventura County General Plan Glossary, page 156, 2011) This area is not a County-defined wetland, nor is it expected to meet criteria to be regulated by the Army Corps of Engineers (ACOE) or

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

CDFW. Potential impacts from future development on this isolated wet area near the well would be considered less than significant.

Habitat Connectivity for SD08-0025

The ephemeral drainage described above is the only potential wildlife movement corridor on the property. Mitigation Measure BR-2 ensures that future development of the property would avoid this drainage and a 100-foot buffer, and therefore impacts to habitat connectivity and wildlife movement would be less than significant.

Ecological Communities for SD08-0026

Sensitive Plant Communities

A small, isolated patch of California walnut woodland, a sensitive plant community ranked by the California Department of Fish and Wildlife (CDFW) as G2S2 (imperiled globally and in the State), occurs within the riparian habitat of the creek on the western corner of the property. Future development on the proposed lot has the potential to adversely affect the woodland, through the direct removal of the trees, the removal of tree branches, and ground disturbance activities within the critical root zones of the trees. The potential loss of California walnut woodland from construction activities is a potentially significant but mitigable impact. As long as future development activities avoid this creek and the associated native plant communities through implementation of MM2, legalizing this lot to allow for future development will avoid impacts to the California walnut woodland.

Waters and Wetlands

Oleary Creek flows through the southwestern corner of the property (Figure 12 in the ISBA). The creek originates in the foothills to the north and flows to the Santa Clara River. There is a small amount of willow scrub within the channel on the property. Based on a review of aerial photographs of the entire creek corridor, it appears to contain native and naturalized upland habitats, and patches of riparian vegetation. During the ISBA survey, Oleary Creek contained minor flows, possibly from upstream irrigation. The channel presumably receives irrigation runoff throughout the year. This creek qualifies as a streambed under CDFW jurisdiction and is therefore regulated by the California Lake and Streambed Alteration Program. Orchards are currently maintained adjacent to this creek. Legalization of this lot to allow for future development of structures could have a potentially significant impact on this creek, specifically if ground disturbance activities take place within or in immediate proximity to the creek. If future development on this property avoids Oleary Creek, potential impacts on waters and wetlands associated with the creek will be less than significant. MM2 will ensure that potential impacts on this creek are less than significant.

Habitat Connectivity for SD08-0026

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

Oleary Creek, described above, is the only potential wildlife movement corridor on the property. MM2 will ensure that any future ground disturbance activities on this property will avoid this creek and a 100-foot buffer and, therefore, impacts to habitat connectivity and wildlife movement will be less than significant.

Ecological Communities for SD08-0027

Sensitive Plant Communities

No sensitive plant communities occur on this property, and therefore legalizing this lot to allow for future development will not impact sensitive plant communities.

Habitat Connectivity for SD08-0027

The ephemeral drainage, described above, is the only potential wildlife movement corridor on the property. MM2 will ensure that any future ground disturbance activities on this property will avoid this drainage and a 100-foot buffer and, therefore, impacts to habitat connectivity and wildlife movement will be less than significant.

Waters and Wetlands

An unnamed ephemeral drainage runs generally north to south through the property (Figure 13 of the ISBA). The drainage originates at the northern end of the property at Sycamore Road and flows south through the property, and then flows beneath Highway 126 and to the Santa Clara River, which is located approximately 0.5 mile south of the southern boundary of the property. The drainage receives runoff from Sycamore Road and nearby orchards. The majority of the drainage consists of non-native vegetation. The drainage also contains a few significant, but disturbed patches of willow and mulefat, which are located on Tax Assessor's Parcel 041-0-230-150 and in the southern portion of Tax Assessor's Parcel 041-0-230-120. Although the habitat quality of this ephemeral watercourse has been somewhat degraded by historic land uses, it is significant in that it conveys water directly to the Santa Clara River and associated riparian habitats south of the property. This drainage qualifies as a streambed under CDFW jurisdiction and, therefore, is regulated by the California Lake and Streambed Alteration Program. Orchards are currently maintained adjacent to this stream. Legalization of this lot to allow for future development of structures could have a potentially significant impact on this stream, specifically if ground disturbance activities take place within or in immediate proximity to the stream. If future ground disturbance activities on this property avoid this stream, potential impacts on waters and wetlands would be less than significant. MM2 will ensure that potential impacts on this drainage are less than significant.

Ecological Communities for SD08-0028

Sensitive Plant Communities

No sensitive plant communities occur on this property and, therefore, legalizing this lot to allow for future development would not impact sensitive plant communities.

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

Waters and Wetlands

Boulder Creek flows between approximately 75 feet and 500 feet to the east of the eastern boundary of the property (Figure 14 of the ISBA). The creek originates in the foothills to the north and flows to the Santa Clara River. Based on a review of aerial photographs of the entire creek corridor, it appears to contain native and non-native upland habitats, and patches of riparian vegetation. During the ISBA survey, the upstream reach of Boulder Creek was dry, but it contained minor flows downstream of the property. The channel presumably receives irrigation runoff throughout the year. Boulder Creek is located entirely outside the subject properties' boundaries and far enough from the property that future development on the property would not impact waters or wetlands associated with Boulder Creek. Therefore, the proposed project will not have an impact on Boulder Creek and the Santa Clara River.

Habitat Connectivity for SD08-0028

No habitat connectivity features occur on the property, and therefore impacts to habitat connectivity and wildlife movement would be less than significant.

Mitigation Measures:

Mitigation Measure Bio Resources-1 (BR-1) applies to all cases: SD08-0025, SD08-0026, SD08-0027, and SD08-0028.

BR-1: Nesting Bird Surveys and Buffers

Purpose: In order to prevent impacts on birds protected under the Migratory Bird Treaty Act, land clearing activities associated with future development of the property shall be regulated.

Requirement: The Subdivider shall conduct all tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities") associated with future development in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- Prohibit land clearing activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; or
- Conduct site-specific surveys prior to land clearing 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 biologist with a CDFW Scientific Collecting Permit.

An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of land clearing activities. The project site must continue to be surveyed on

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

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 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing 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. Land clearing activities can occur outside of the setback areas. The County-approved biologist will establish the required setback area. (Note: CDFW recommends a 300-foot buffer for most birds and in some cases a 500-foot buffer for raptors).

Documentation: The Subdivider shall provide to the Planning Division a Survey Report from a County-approved 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 Subdivider shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys and monitoring of any occupied nests discovered. The Subdivider shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing activities will occur between February 1 and August 31, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing 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. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

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

Mitigation Measure Bio Resources-2 (BR-2) applies only to SD08-0025, SD08-0026 and SD08-0027. BR-2 does not apply to SD08-0028.

BR-2: Restrictive Covenant on Buffered Watercourse

Purpose: To avoid potentially significant impacts on habitats within Oleary Creek and the connectivity it provides between habitats, the Subdivider shall avoid development activities within the creek and a buffer.

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

Requirement: The Subdivider shall record a restrictive covenant on the subject property's title for the protection of Oleary Creek and a buffer. The restricted area shall be 100 feet from the centerline of the creek as illustrated in Attachment 9 to the initial study. The allowed uses within the restricted area shall be existing agricultural operations and uses that are allowed pursuant to the terms of any existing easements on record for the subject property. Restricted uses are listed in Attachment 10 to the initial study.

Documentation: The Subdivider shall record the restrictive covenant to notify the Property Owner and any future Property Owners of the requirements of this condition. The restrictive covenant must:

- include a map and legal description of the areas that are subject to the restrictive covenant;
- include a description of restricted uses within the restricted area; and,
- be recorded with the Ventura County Recorder so that it appears on the subject property's title. The Subdivider shall submit a copy of the recorded restrictive covenant to the Planning Division.

Timing: Prior to recordation of the Parcel Map Waiver, the restrictive covenant shall be recorded on the property title.

Monitoring and Reporting: The Planning Division maintains a copy of the recorded restrictive covenant in the project file. The Subdivider shall submit all future plans to the Planning Division for review and approval to ensure that future projects are in compliance with the restrictive covenant.

Source: Envicom Corporation, September 6, 2011, Initial Study Biological Assessment for SD08-0025, SD08-0026, SD08-0027, SD08-0028, and SD08-0029: Conditional Certificate of Compliance and Parcel Map Waiver/ Large Lot Subdivisions in the Fillmore Area; Planning Division Staff Biologist (Memo from Christina Danko to Michelle D'Anna, dated October 12, 2011)

5. Agricultural Resources:								
a. Soils (Plng.)			X				X	

An agricultural land use designation allows a loss of 5 acres of farmland designated as "Prime" and/or "Statewide Importance" and a loss of 10 acres of farmland designated as "Unique" without creating a significant impact to agricultural soils.

SD08-0025: Approximately 15.11 acres of the resulting parcel is classified as soils of "Statewide Importance" in the Important Farmland Inventory, 23.06 acres is designated "Prime," and the remaining 0.23 acres is classified as "Other Land."

SD08-0026: Approximately 27.1 acres of the resulting parcel is classified as soils of "Statewide Importance" in the Important Farmland Inventory, 21.48 acres is

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

designated "Prime", and approximately 1.55 acres of land is designated "Unique."

SD08-0027: The majority of the resulting parcel, 33.76 acres, is classified as soils of "Statewide Importance" in the Important Farmland Inventory. Approximately 9.79 acres of land is designated "Unique" and approximately 3.71 acres of land is designated "Prime."

SD08-0028: The majority of the resulting parcel, 59.19 acres, is classified as soils of "Statewide Importance" in the Important Farmland Inventory, while 0.04 acres of land is designated "Unique."

Potential future ministerial development on the proposed lots could result in the loss of at least five acres of soils classified as of "Statewide Importance" and/or "Prime," thereby creating a potentially significant project-specific impact, and a cumulatively considerable contribution to the significant cumulative loss of agricultural soils. This potentially significant impact can be mitigated by limiting the amount of development on the resulting parcels to below the threshold levels discussed above. Mitigation Measure AR-1 (set forth below) will be placed on the Conditional Certificate of Compliance for SD08-0025 and the PMW/LLS for SD08-0026, SD08-0027 and SD08-0028, thereby limiting future impervious development to a maximum of 1.25 acres on each resulting parcel, in addition to the existing current development. No new impervious surfaces would be added outside of the proposed building pad areas, since all on-site driveways and access roads will be unpaved. With future impervious development limited to a 4.98 acres of "Prime" and "Statewide" soils combined by means of Mitigation Measure AG-1, the potential project-specific impacts to agricultural soils will be reduced to less than significant levels.

Mitigation Measure AR-1: Limitations on Future Impervious Development

Purpose: In order to limit the loss of agricultural soils, the area of the project site subject to future development shall be limited.

Requirement: The Subdivider shall restrict future development to a total of 1.25 acres of impervious development within each lot created by this subdivision. All on-site driveways and access roads shall be unpaved.

Documentation: The Subdivider shall record the conditions of approval concurrently with the subdivision.

Timing: Concurrently with recordation of the Conditional Certificate of Compliance or Parcel Map Waiver/Large Lot Subdivision (as applicable), the Subdivider shall record the conditions of approval.

Monitoring and Reporting: The Planning Division shall maintain a copy of the recorded conditions of approval in the project file. Property Owners that own lots subject to the condition shall submit site plans for all future development projects for the Planning Division's review and approval, indicating the acreage of all existing and proposed development on the parcel. The Planning Division shall ensure that approved development does not exceed 1.25 acres.

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

Residual Impacts after Mitigation

With the implementation of Mitigation Measure AR-1, the project-specific impact to agricultural soils, and the proposed project's contribution to the cumulative loss of agricultural soils, will be less-than-significant.

Source: Ventura County Initial Study Assessment Guidelines of April 2011, and Planning GIS Important Farmland Inventory Layer (accessed September 1, 2011, and September 10, 2013)

b. Land Use Incompatibility (Ag. Dept.)		X				X		
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Any project that is not defined as "Agriculture" or "Agricultural Operations" in the Ventura County Non-Coastal Zoning Ordinance, and is located within proximity to adjacent classified farmland (as classified on the current Important Farmland Inventory Map), may create land use incompatibility impacts to surrounding agricultural operations. A project may have a significant impact on agricultural operations, if it will result in the introduction of a non-agricultural use within 300' feet of classified farmland, and a vegetative buffer does not exist between the non-agricultural use and the classified farmland. The subject lots are currently in agricultural operation. The proposed subdivisions will not change the existing agricultural uses of the land.

SD08-0026: Currently, a single-family dwelling and a barn exist on the site. Future development on the lot could consist of a second dwelling unit and/or a farmworker dwelling unit and ancillary structures that are accessory to the residential and agricultural use of the property.

SD08-0025, SD08-0027, and SD08-0028: No structures exist on these sites. Future development on the proposed lots could consist of a single-family dwelling, second dwelling unit and/or a farmworker dwelling unit and ancillary structures that are accessory to the agricultural use, and potential future residential uses, of the proposed lots.

As the subject properties are in agricultural production, and the surrounding properties are in agricultural production, the possible future construction of dwellings on the properties that are the subject of SD08-0027 and SD08-0028 are unlikely to result in land use incompatibilities with surrounding agricultural uses. Occupants of the dwellings would be aware of the surrounding agricultural uses on and surrounding the site, and would be unlikely to occupy the dwellings if they found the surrounding agricultural activities to be a nuisance or harmful. Furthermore, single family dwellings qualify for a waiver or deviation from the threshold distance standards set forth in the Initial Study Assessment Guidelines (Chapter 5b, Sections C and D.3).

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

The land is expected to remain predominantly in agricultural production for at least 10 years. The property owner is seeking Land Conservation Act (LCA) contracts with Ventura County, but must legalize the existing lots prior to obtaining approval of the LCA contracts. The proposed project will legalize the lots for the purpose of the property owner obtaining LCA contracts on the lot. Therefore, the project-specific and cumulative impacts relating to land use incompatibility will be less than significant.

Source: Ventura County Initial Study Assessment Guidelines of April 2011

6. Scenic Resources (PIng)		X				X		
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The project site is located within ½ mile of an "Eligible County Scenic Highway" (Highway 126). No development is proposed as part of these subdivisions; however each of the four resulting lots could be developed with new structures that are compatible with the agricultural nature of the parcel and the surrounding area.

SD08-0026 contains a single family dwelling and a barn. Future development on the lot could consist of a second dwelling unit and/or a farmworker dwelling unit and ancillary structures that are accessory to the residential and agricultural use of the property.

SD08-0025, SD08-0027, and SD08-0028 are currently vacant. Future ministerial development resulting from the subdivisions could result in each parcel being developed with a single family dwelling, a second dwelling unit, a farmworker dwelling unit, and 20,000 square feet (sq. ft.) of accessory-to-agricultural structures.

No scenic resources exist on-site. Currently, the view from SR 126 to these lots consists of orchard trees with ridgelines in the distance. Any future development of these lots could be visible from SR 126, although, based on the locations of the proposed buildable sites, it is expected that the orchard trees would shield the view from SR 126 to any future development on the lots. Future development will be required to comply with the standards of the Ventura County NCZO, including limitations on building coverage and height, as well as minimum setback requirements from roadways for buildings and structures. Furthermore, development on each of the legalized parcels will be limited to 1.25 acres of building coverage pursuant to Mitigation Measure AG-1. (See Item 5.a, above.) Future development will not be substantial enough in density or height to impede views of the ridgelines from SR 126.

Therefore, project-specific and cumulative impacts to visual resources will be less than significant.

Source: Ventura County Initial Study Assessment Guidelines of April 2011, Ventura County General Plan Resources Appendix (Scenic Resources – Section 1.7), and Ventura County

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

Planning GIS – Eligible Scenic Highways layer (accessed October 2011), and site visit conducted by Michelle D'Anna on July 9, 2008.

7. Paleontological Resources	X				X			
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The project site is located within an area of “undetermined” paleontological significance. The project site consists of existing land in agricultural production with an Agricultural Exclusive zoning designation. The proposed project will not involve ground disturbance or construction activities, since no development is proposed as part of these subdivisions. SD08-0026 contains a single family dwelling and a barn. SD08-0025, SD08-0027, and SD08-0028 are currently vacant. All four resulting parcels could be developed with a single family dwelling, a second dwelling unit, three farmworker dwelling units, and 20,000 square feet (sq. ft.) of accessory-to-agricultural structures.

The proposed projects are all located in an area of “Quaternary Deposits (alluvium), Moderate, Low, or None,” so the projects would have no impact to paleontological resources. Still, the projects will be conditioned as follows: “If fossil remains are found during construction, construction activities must halt in the area of the remains discovery. A paleontological consultant shall be notified and a site evaluation conducted as necessary to assess the site and determine further mitigation measures, as appropriate.” Therefore, no further evaluation is necessary, no mitigation is required unless fossil remains are found during construction, and no cumulative or project-specific adverse impacts to paleontological resources will occur as a result of the proposed subdivision.

Source: Ventura County Initial Study Assessment Guidelines of April 2011, Dibblee Geologic Map of the Fillmore Quad of 1990.

8. Cultural Resources:								
a. Archaeological		X				X		

Pursuant to the Ventura County Initial Study Assessment Guidelines, the Planning Division consulted with the South Central Coastal Information Center of California State University at Fullerton (SCCIC) upon submittal of these projects in 2008. The SCCIC determined that the project site may contain archaeological resources and that a Phase I Assessment, which involves a surface survey and literature search by a qualified archaeological consultant, was required.

Macfarlane Archaeological Consultants conducted a Phase I Archaeological Survey between April 30 and September 4, 2009, and prepared a Phase I Assessment for the project, dated October 1, 2009. No prehistoric or historic resources were documented as present within the survey area in the records search or observed during the pedestrian survey of each of the parcels that are the subject of this Initial Study. Still, as a precaution, the project will be subject to standard conditions of approval to address archaeological that are inadvertently discovered onsite during grading

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

activities.

Therefore, the proposed project will result in no impacts on cultural resources.

Source: Phase I Archaeological Survey prepared by Macfarlane Archaeological Consultants of October 1, 2009, and Ventura County Initial Study Assessment Guidelines of April 2011

b. Historical (PIng.)	X				X			
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The Ventura County Initial Study Assessment Guidelines state that the project could have a significant impact on historical resources if the project involves physical changes in anything historic on the site (e.g., land, building, structure, or object), and that the item to be affected by the change has historical merit.

SD08-0026: The site contains an existing single-family dwelling and a detached workshop/barn. This property was not included in the Santa Clara Valley Survey Phase VI (a survey of potential historical resources within the Santa Clara Valley), which is likely due to the fact that the property was considered non-contributing. The house is expected to have been constructed in the late 1940s, possibly early 1950s. It has been severely altered, with rough stucco, vinyl windows, and a red tile roof, to a point where the original age cannot be determined. The house has no historical integrity.

SD08-0025, SD08-0027 and SD08-0028: No structures exist on any of the parcels associated with these three subdivisions.

Therefore, the proposed project will result in no impact on historical resources.

Source: Site Visit conducted by Michelle Glueckert D'Anna on July 9, 2008, and Ventura County Initial Study Assessment Guidelines of April 2011, and Email from Nicole Doner to Michelle D'Anna dated March 11, 2013)

9. Coastal Beaches & Sand Dunes	X				X			
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The proposed project is not located within the Coastal Zone of the County's Local Coastal Program. Furthermore, the proposed project does not involve any activities (e.g., excavation within a river or creek) that could adversely affect beach or dune sand replenishment. Therefore, the proposed project will have no impact on coastal beaches and sand dunes.

Source: Ventura County Initial Study Assessment Guidelines of April 2011 and Ventura County Local Coastal Plan

HAZARDS:

10. Fault Rupture (PWA)	X				X			
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There are no known active or potentially active faults extending through the proposed lots based on State of California Earthquake Fault Zones in accordance

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

with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix – Figure 2.2.3b. Furthermore, no possible future habitable structures will be located within 50 feet of a mapped trace of an active fault. There will be no impacts from potential fault rupture hazard.

Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

11. Ground Shaking (PWA)		X			X			
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The properties 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 (CBC), dated 2007, Chapter 16, Division IV requires any future structures to be designed to withstand this ground shaking. Any future construction on the resulting parcels will be required to comply with the CBC. The requirements of the building code will reduce the effects of ground shaking to less than significant.

Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

12. Liquefaction (PWA)	X				X			
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The project sites are 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. There is no impact from potential hazards from liquefaction.

Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

13. Seiche & Tsunami (PWA)	X				X			
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The project sites are not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2011) and would not be subject to seiche hazard. The proposed subdivisions will not be located within a

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

tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix - Figure 2.6. There is no impact from potential hazards from seiche and tsunami.

Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

14. Landslides/Mudslides (PWA)	X				X			
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The project sites are not located in a mapped landslide, within a hillside, or in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey.

Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

15. Expansive Soils (PWA)		X			X			
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The proposed projects will not involve any construction. 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 2007, Section 1802.2.2 that require mitigation of potential adverse effects of expansive soils and, in this regard, the hazard associated with adverse effects of expansive soils is considered to be less than significant.

Seismic and geologic hazards are project and location specific and, in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

16. Subsidence (PWA)	X				X			
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The subject properties are not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix - Figure 2.8 (January 27, 2004) and the proposed project does not involve oil, gas, or groundwater withdrawal. Therefore, the proposed project will not create a subsidence hazard impact.

Seismic and geologic hazards are project and location specific and, in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

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

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated December 7, 2011)

17. Hydraulic Hazards):								
a. Non-FEMA (PWA)		X				X		

Any future construction will be subject to the requirements of the Uniform Building Code and will be required to be designed to detain on-site the difference between peak runoff for the existing conditions and post-construction conditions. Therefore, the adverse impacts relating to flooding are less than significant.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim Myers to Debbie Morrisset, dated December 19, 2011)

b. FEMA (WPD)		X				X		
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SD08-0025:

Based on the Effective Digital Flood Insurance Rate Map (DFIRM) issued by FEMA (January 20, 2010) (Panel 640 of 1275, Map # 06111C0640E), the entire portion of the project site from the southerly boundary of the property up to approximately 200 feet northerly of the southern property line, is located in or within close proximity to an 'Approximate/Unnumbered A Zone' 1% annual chance floodplain (formerly referred to as the 100-year floodplain). Based on the proposed buildable site as illustrated on the plan prepared by Sunil Sreerama, dated March 24, 2011, the proposed buildable site would be located approximately 1,300 feet from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain.

The Applicant requests a Conditional Certificate of Compliance for this property, which will legalize the lot for development. If any future ministerial development occurs on this lot, it is expected that development would occur within the proposed buildable site. Due to the distance between the proposed buildable site and the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain, no floodplain analysis is required for this land use entitlement.

However, if future ministerial development is proposed in an area on the subject property other than within the proposed buildable site, the Applicant may be required at the time of building permit application submittal, to retain the services of a California-licensed Civil Engineer and submit a floodplain analysis using the prescribed methodology set out in FEMA Publication 256 (August 2008) to determine if the floodplain extends onto the subject property in an area that would impact development. Development includes habitable structures, non-habitable structures, site grading, temporary or permanent storage of materials, and underground and above ground tanks. If, in the opinion of the County Public Works Agency Floodplain Manager, the findings of the floodplain analysis demonstrate that the floodplain

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

extends into the vicinity of proposed development, the proposed development will be subject to obtaining a Floodplain Development Permit from the County Public Works Floodplain Manager prior to the issuance of a building permit, grading permit, or other County permit. If future development is proposed to be located within a floodplain, the structure will be conditioned as part of the Floodplain Development Permit to be constructed above the base flood elevation in order to comply with FEMA standards. If, in the opinion of the County Public Works Agency Floodplain Manager, the findings of the floodplain analysis demonstrate that the floodplain does not extend into the vicinity of proposed development, the proposed development will not require a Floodplain Development Permit but may require a Floodplain Clearance from the County Public Works Agency Floodplain Manager.

SD08-0026:

Based on the Effective DFIRM issued by FEMA (January 20, 2010) (Panel 640 of 1275, Map # 06111C0640E), a portion of the south-westerly corner of the subject property is located in or within close proximity to an 'Approximate/Unnumbered A Zone' 1% annual chance floodplain (formerly referred to as the 100-year floodplain). The plan prepared by Sunil Sreerama, dated March 24, 2011, shows the existing access road and house on the property, which are approximately 1,200 feet away from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain.

The buildable site that was identified on the sketch map for this project includes the area of the existing access road and dwelling. Thus, it is expected that future ministerial development would be located near the existing dwelling, or at least near the existing access road on the site. Due to the distance between the existing development and the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain, no floodplain analysis is required for this land use entitlement.

However, if future ministerial development is proposed in an area on the subject property that is closer to the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain than the existing development, the Applicant may be required at the time of building permit application submittal, to retain the services of a California-licensed Civil Engineer and submit a floodplain analysis using FEMA Publication 256 (August 2008) to determine if the floodplain extends onto the subject property in an area that would impact development. Development includes habitable structures, non-habitable structures, site grading, temporary or permanent storage of materials, and underground and above ground tanks. If, in the opinion of the County Public Works Agency Floodplain Manager, the findings of the floodplain analysis demonstrate that the floodplain extends into the vicinity of proposed development, the proposed development will be subject to obtaining a Floodplain Development Permit from the County Public Works Floodplain Manager prior to the issuance of a building permit, grading permit, or other County permit. If future development is proposed to be located within a floodplain, the structure will be conditioned as part of the Floodplain

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

Development Permit to be constructed above the base flood elevation in order to comply with FEMA standards. If, in the opinion of the County Public Works Agency Floodplain Manager, the findings of the floodplain analysis demonstrate that the floodplain does not extend into the vicinity of proposed development, the proposed development will not require a Floodplain Development Permit but may require a Floodplain Clearance from the County Public Works Agency Floodplain Manager.

SD08-0027:

The subject property is not located within a FEMA determined 100-year floodplain. Therefore, there would be no adverse impacts related to flooding. If future development is proposed on the subject property, the Applicant would be required to obtain a Floodplain Clearance from the County Public Works Agency Floodplain Manager, prior to the issuance of a building permit, grading permit, or other County permit. Development includes habitable structures, non-habitable structures, site grading, temporary or permanent storage of materials, and underground and above ground tanks.

SD08-0028:

Based on the Effective DFIRM issued by FEMA (January 20, 2010) (Panel 640 of 1275, Map # 06111C0640E), a portion of the north-eastern property is located in or within close proximity to an 'Approximate/Unnumbered A Zone' 1% annual chance floodplain (formerly referred to as the 100-year floodplain). Based on the proposed buildable site as illustrated on the plan prepared by Sunil Sreerama, dated March 24, 2011, the proposed buildable site would be located approximately 600 feet from the estimated boundary of the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain.

It is expected that future ministerial development would be located within the proposed buildable site. Due to the distance between the proposed buildable site and the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain, no floodplain analysis is required for this land use entitlement.

However, if future ministerial development is proposed in an area on the subject property that is closer to the 'Approximate/Unnumbered A Zone' 1% annual chance floodplain than the existing development, the Applicant may be required at the time of building permit application submittal, to retain the services of a California-licensed Civil Engineer and submit a floodplain analysis using FEMA Publication 256 (August 2008) to determine if the floodplain extends onto the subject property in an area that would impact development. Development includes habitable structures, non-habitable structures, site grading, temporary or permanent storage of materials, and underground and above ground tanks. If, in the opinion of the County Public Works Agency Floodplain Manager, the findings of the floodplain analysis demonstrate that the floodplain extends into the vicinity of proposed development, the proposed development will be subject to obtaining a Floodplain Development Permit from the

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

County Public Works Floodplain Manager prior to the issuance of a building permit, grading permit, or other County permit. If future development is proposed to be located within a floodplain, the structure will be conditioned as part of the Floodplain Development Permit to be constructed above the base flood elevation in order to comply with FEMA standards. If, in the opinion of the County Public Works Agency Floodplain Manager, the findings of the floodplain analysis demonstrate that the floodplain does not extend into the vicinity of proposed development, the proposed development will not require a Floodplain Development Permit but may require a Floodplain Clearance from the County Public Works Agency Floodplain Manager.

Source: Public Works Agency – Watershed Protection District, Advanced Planning Section (Memo from Brian Trushinski to Michelle D'Anna, dated December 7, 2011), Brian Trushinski (Personal communication, September 25, 2013)

18. Fire Hazards (Fire)		X				X		
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The project sites are not located in a High Fire-Hazard Area, Fire Hazard Severity Zone or Hazardous Watershed Fire Area. No construction is proposed as part of the proposed projects. Furthermore, any future development on the lots must comply with all applicable Federal and State regulations, and the requirements of the Ventura County Building Code and the Fire Code. Therefore, the proposed project will have a less than significant impact to fire hazards.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

19. Aviation Hazards (Airports)	X				X			
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Since the project sites are not located within two miles of any public airport, the proposed projects will not create any adverse project-specific impacts, or make a cumulatively considerable contribution to a cumulative impact, relative to air traffic safety.

Source: Ventura County General Plan (2010) and the Ventura County Initial Study Assessment Guidelines (2011)

20. Hazardous Materials/Waste:								
a. Hazardous Materials (EH/Fire)		X				X		

The creation of parcels does not involve the use of any hazardous materials. The properties are agriculturally zoned. Future ministerial development related to agriculture may involve the use of hazardous materials. However, compliance with applicable state and county regulations enforced by the Environmental Health Division will reduce potential impacts to a less than significant level.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated April 4, 2011, and Melinda Talent (Personal communication, September 12, 2013)

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

The proposed projects will not have hazardous materials use or storage. Future hazardous material use and storage will be required to comply with the current edition of the International Fire Code as adopted by the VCFPD current ordinance.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

b. Hazardous Waste (EH)		X				X		
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The creation of parcels is not considered an activity that produces hazardous waste. The properties are agriculturally zoned. Future ministerial development related to agriculture may involve the use of hazardous materials. However, compliance with applicable state and county regulations enforced by the Environmental Health Division will reduce potential impacts to a less than significant level.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated April 4, 2011, and Melinda Talent (Personal communication, September 12, 2013)

21. Noise and Vibration		X				X		
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The proposed CC of C and PMW/LLS's will create a net increase of four legal lots, three of which could support future development. However, subdivisions do not create any direct noise or vibration-associated impacts. According to Planning GIS, the subject property is located within the mapped noise contours of Highway 126: the northern portion of SD08-0025 [CNEL 60 db(A)], the southern portion of SD08-0026 [CNEL 60 db(A)], and the southern portion of SD08-0027 [CNEL 60 db(A)]. According to Planning GIS and the Airport Comprehensive Land Use Plan for Ventura County, the subject properties are not located within the mapped noise contours of the Santa Paula airport, nor any other airport for that matter.

No buildable site is required to be identified for SD08-0025, although the CC of C will be conditioned to require that the buildable site for the lot be located outside of the CNEL 60 db(A) noise contour. SD08-0026 is already developed with a single-family dwelling. The other properties are currently vacant. The buildable sites for SD08-0027 and SD08-0028 contain a 1.25-acre development area located outside of the CNEL 60 db(A) noise contour. Thus, a single family dwelling can be constructed on those parcels that would not be subject to noise above the CNEL 60 db(A) threshold. Although the noise levels are considered potentially hazardous to potential, future residents of the proposed lots, the effects of noise on potential, future residents of the proposed lots are not considered a CEQA issue.

However, the effects of noise on potential, future residents of the proposed lots will be evaluated as part of the analysis of the proposed project's consistency with the Ventura County General Plan Goals, Policies and Programs Noise Policy 2.16.2-1(3), in the staff report that will be prepared for the Planning Director's hearing on the

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

proposed project.

In accordance with the ISAGs, construction noise impacts were evaluated using the assessment methodology, criteria, and reporting procedures provided in the County of Ventura Construction Noise Threshold Criteria and Control Measures (Amended July 2010; collectively, "Construction Noise Criteria"). Figure 3 of the Construction Noise Criteria identifies noise-sensitive receptors that would be affected by construction activities along with their periods of greatest sensitivity to construction noise. Planning staff utilized the Planning GIS mapping system and Google Maps in order to identify noise sensitive receptors (e.g., dwellings, hotels, schools, churches, etc.) that might be located within the vicinity of the subject property. The proposed buildable site for SD08-0025 is located approximately 450 feet from the shared property line with the parcel that contains the Little Red Schoolhouse. The proposed access road to SD08-0025 is approximately 400 feet from the shared property line and will take access directly from SR 126. No noise sensitive receptors exist within 500 feet of the boundaries of SD08-0026, SD08-0027, or SD08-0028. Therefore, no noise impacts are expected. In addition, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to construction noise.

Therefore, project-specific impacts related to noise will be less than significant. In addition, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to construction vibration.

Source: Planning GIS Noise Contour data layer (accessed August and September 2013), Ventura County Initial Study Assessment Guidelines of April 2011 and Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1)

22. Daytime Glare	X				X			
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Glare is intense light that is blinding or discomforting to humans. As the applicant proposes no development as a part of this project, no reflective surfaces will be added. The future development of additional dwellings and accessory-to-agricultural structures on 40+ acre parcels is not expected to have the potential to create substantial glare to motorists along SR 126 due to the distance of proposed buildable sites to the highway and the expectation that future development will be shielded from view of SR 126 by the orchard trees on the lots. Therefore, the project will have no project-specific or cumulative adverse impacts due to glare generated on-site.

Source: Ventura County Initial Study Assessment Guidelines of April 2011

23. Public Health (EH)		X				X		
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The proposed project may have impacts to public health from onsite sewage disposal (septic system). Compliance with applicable state and county regulations enforced by the Environmental Health Division will reduce potential impacts to a level considered

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

less than significant.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)

24. Greenhouse Gases (APCD)		X			X			
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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. The project will be subject to a condition of approval to ensure that all future project construction and operations on the lots shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the proposed 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 will be less than significant.

Source: Air Pollution Control District (Memo from Alicia Stratton to Michelle D'Anna, dated December 13, 2011)

LAND USE:

25. Community Character (PIng.)		X				X		
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According to the Ventura County Initial Study Assessment Guidelines, a project has the potential to have a significant impact on community character, if it would 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. The purpose of the project is to create a legal lot for tax purposes. No construction or alteration of existing structures is proposed

The properties are located directly adjacent and to the north of Highway 126 in the unincorporated Ventura County near the community of Fillmore. The existing character of the surrounding area is agricultural and rural residential, consisting of land designated "Agricultural" by the General Plan; surrounding properties are similar to the subject properties in that they support residential development and are largely in agricultural production. The proposed projects will not disrupt or divide the existing physical arrangement of the surrounding community. All future ministerial development will be required to conform to the applicable ordinances, which regulate height, setbacks, and use. Thus, a less than significant impact to the community character is expected.

Source: Ventura County Initial Study Assessment Guidelines of April 2011

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (PIng.)	X				X			

The proposed project was reviewed and evaluated for impacts on housing using the Ventura County Initial Study Assessment Guidelines. No housing is proposed to be added or removed as a result of these projects.

SD08-0026: A single-family dwelling and an accessory structure already exist on the property. The proposed project will create one legal lot, which will be entitled to ministerial residential development consisting of one second dwelling unit, one farmworker dwelling unit, and additional accessory structures as described in the Non-Coastal Zoning Ordinance.

SD08-0027: No structures exist on the parcels that are the subject of this project. The proposed project will create one legal lot, which will be entitled to ministerial residential development consisting of one single-family dwelling, one second dwelling unit, one farmworker dwelling unit, and additional accessory structures as described in the Non-Coastal Zoning Ordinance.

SD08-0028: No structures exist on the parcels that are the subject of this project. The proposed project will create one legal lot, which will be entitled to ministerial residential development consisting of one single-family dwelling, one second dwelling unit, one farmworker dwelling unit, and additional accessory structures as described in the Non-Coastal Zoning Ordinance.

However, construction of any additional structures is neither proposed nor anticipated at this time. Since no housing would be removed and no additional demand for housing is expected, there would be no impacts on housing as a result of this project.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

PUBLIC FACILITIES AND SERVICES:								
27. Transportation/Circulation:								
a. Roads and Highways:								
(1) Level of Service (PWA)		X				X		

SD08-0025: The proposed project will create one 38-acre legal lot from two separate illegal lots. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road and a four-lane state highway with wide paved shoulders.

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

SD08-0026: The proposed project will create one 47.7-acre legal lot from two separate illegal lots. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road and a four-lane state highway with wide paved shoulders.

SD08-0027: The proposed project is the creation of one 48.6-acre legal lot from two separate lots. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road and a four-lane state highway with wide paved shoulders.

SD08-0028: The proposed project is a large lot subdivision to create one 59.4-acre legal lot. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road.

Currently, no development is proposed under any of the three projects listed above. However, if the future development is proposed on any of these properties, then a cumulative adverse traffic impact will occur and a Traffic Impact Mitigation Fee (TIMF) would be due to the County and the City of Fillmore. Ventura County TIMF Ordinance 4246 and Ventura County General Plan *Goals, Policies and Programs* Policy 4.2.2-6 require the collection of a TIMF for new development that will generate additional traffic. No development is proposed at this time; therefore a TIMF will not be collected for this subdivision.

Therefore, adverse traffic impacts relating to level of service will be less than significant.

Source: Public Works Agency Transportation Division, Traffic, Advance Planning & Permits Division (Memo from Behnam Emami to Michelle D'Anna, dated December 13, 2011)

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
(2) Safety/Design of Public Roads(PWA)		X				X		

SD08-0025: The proposed project consists of the creation of one legal lot out of two illegal lots. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road and a four-lane state highway with wide paved shoulders.

SD08-0026: The proposed project consists of the creation of one legal lot out of two illegal lots. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road and a four-lane state highway with wide paved shoulders.

SD08-0027: The proposed project is the creation of one 48.6-acre legal lot from two separate lots. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road and a four-lane state highway with wide paved shoulders.

SD08-0028: The proposed project is a large lot subdivision to create one 59-acre legal lot. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8101-3.4), no permit or entitlement shall be issued for any use, structure, or construction on a lot that is not a legal lot. As the existing lots are illegal, currently new development is not permissible on them. However, since the proposed project will create a legal lot, future development could occur on the lot that will generate additional traffic on the local public roads and the Regional Road Network. The project site fronts a local rural County road.

Sycamore Road has an existing right-of-way width of 40 feet. The minimum required right-of-way width is 60 feet per Road Standard Plate B-7[A]. Because Sycamore Road, a local County road on which the project sites front, is rural in nature and because the road was constructed prior to the current applicable County road

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

standard for such a road, a right-of-way and road improvement condition have been included as conditions of approval to address the right-of-way and width of the road in accordance with the County Road Standards, General Plan Section 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. The condition requires an irrevocable offer to dedicate ten feet of right-of-way along the parcels' frontage prior to the issuance of a Zoning Clearance for any future construction on the legalized lots.

Sycamore Road has an existing road width of 20 feet. The minimum required road width is 32 feet per Road Standard Plate B-7[A]. Road improvements are required in accordance with the County Road Standards, General Plan Section 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. The projects will be conditioned to either: a) construct six feet of road pavement (half of minimum road width required) along the parcel's frontage in accordance with Road Standard Plate B-7[A]; or, b) enter into an agreement with the County to pay for road improvements along the project/development parcel's frontage when the County decides to construct the road improvements in the future. This condition must be satisfied prior to the issuance of a Zoning Clearance for any future construction on the legalized lots.

Therefore, with the imposition of these conditions, adverse traffic impacts relating to safety and design will be less than significant.

Source: Public Works Agency Transportation Division, Traffic, Advance Planning & Permits Division (Memo from Behnam Emami to Michelle D'Anna, dated December 13, 2011)

The proposed project will have a less than significant impact. No development is proposed. Any future development of the newly created parcels shall meet current Fire District Access standards and Ventura County Public Roads Standards, which may require on and off site road improvements. Access roads serving up to three or four parcels are required to be constructed 20 feet in width with four foot compacted shoulders.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

(3) Safety/Design of Private Access (Fire)		X				X		
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The proposed project will have a less than significant impact. No development is proposed under the current project. Any future development of the parcel shall meet current Fire District Access standards and Ventura County Public Roads Standards, which may require on and off site road improvements. Access roads serving up to three or four parcels are required to be constructed 20 feet in width with four foot

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

compacted shoulders. On-site turnarounds may be required.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

(4) Tactical Access (Fire)	x				x			
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The proposed project will have no impact because no development is proposed under the current project. Existing structures, and any future development, are required to meet current Fire District Access standards and Ventura County Public Roads Standards.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

b. Pedestrian/Bicycle (PWA/Plng.)		x				x		
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The proposed project is not expected to generate significant pedestrian and bicycle traffic. The project sites front a local rural County road (Sycamore Road) and a four-lane state highway (Highway 126) with wide paved shoulders. Although the nearest County road does not have pedestrian or bicycle facilities, it is not required to have pedestrian or bicycle facilities per the current applicable County road standard.

Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be less than significant.

Source: Public Works Agency Transportation Division, Traffic, Advance Planning & Permits Division (Memo from Behnam Emami to Michelle D'Anna, dated December 13, 2011)

c. Bus Transit	x				x			
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The proposed subdivisions would allow for a maximum ministerial development of one single-family dwelling, one second dwelling unit, and one farmworker dwelling unit for each parcel. Therefore, the project would not result in the entitlement to generate more than 100 daily vehicle trips, and would therefore result in no adverse project-specific or cumulative impacts to bus transit.

Source: Ventura County Initial Study Assessment Guidelines of April 2011

d. Railroads		x				x		
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SD08-0025: Southern Pacific Railroad crosses through the northern portion of this site. The proposed buildable site is located between Highway 126 and the railroad tracks, so the access road will not traverse the railroad track. Existing agricultural operations are expected to continue and will not obstruct the railroad tracks. The proposed buildable site is situated between Highway 126 and the railroad tracks, with the proposed access road leading directly from Highway 126 to the buildable site. Neither the buildable site nor the access road will traverse the existing railroad

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

tracks.

SD08-0026: Southern Pacific Railroad crosses through the proposed project site along the southeastern corner of the site. The site is already developed with a single-family dwelling and a barn, which are situated approximately 1,500 feet north of the railroad tracks. The structures are accessible via an access road which connects to Sycamore Road and does not cross the railroad tracks.

SD08-0027: Southern Pacific Railroad tracks bisect the proposed project site through the southern portion of the site. The proposed buildable site is situated approximately 1,375 feet from the existing railroad tracks. The proposed access road identified on the sketch map would connect directly to Sycamore Road and would not cross the railroad tracks.

SD08-0028: The subject property is bordered to the south by Southern Pacific Railroad. The proposed buildable site is situated approximately 500 feet from the existing railroad tracks. The proposed access road identified on the sketch map would connect directly to Sycamore Road and would not cross the railroad tracks.

Although the Southern Pacific Railroad line crosses through and/or borders the proposed project sites, the proposed projects do not involve any construction or change in land use which would individually or cumulatively interfere with an existing railroad's facilities or operations. Future ministerial development on the parcels are expected to be located within the buildable site shown on the sketch map. As discussed above, all of the proposed buildable sites are situated several hundred feet from the railroad tracks and none of the access roads traverse the railroads tracks. Therefore, the projects would have a less than significant impact on these facilities.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

e. Airports (Airports)	x				x			
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The proposed projects are not located within the sphere of influence of any airports. Therefore, the proposed projects will have no adverse impacts on these facilities.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

f. Harbors (Harbors)	X				X			
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There are no harbor facilities within the vicinity of the proposed projects with which the proposed subdivision could interfere. Therefore, the proposed projects will have no adverse impacts on these facilities.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

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

The County GIS System Maps indicate that there is a major pipeline that traverses all of the subject properties, along the same route as the railroad tracks. The proposed project will not include ground disturbance or construction activities. As discussed in Item 27.d above, future ministerial development associated with SD08-0026, SD08-0027, and SD08-0028 is expected to be located within the buildable site shown on the sketch map. All of the proposed buildable sites are situated several hundred feet from the location of the pipelines and none of the access roads are proposed to cover any portion of the pipeline. Any future development on the resulting parcels would not interfere with, or compromise the integrity or affect the operation of, an existing pipeline. Therefore, the proposed project will have no adverse impacts on pipelines.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011, and Ventura County GIS (Pipelines Layer – Accessed August 2013)

28. Water Supply:								
a. Quality (EH)		X				X		

SD08-0025, SD08-0026 and SD08-0028: The proposed projects will be provided with domestic water from on-site water wells.

SD08-0027: The proposed project will be provided with domestic water from a shared water well.

Water quality analyses submitted with the applications indicate the water quality is in compliance with applicable state primary drinking water standards. The use of an on-site sewage disposal system has the potential for contaminating groundwater supplies. However, conformance with the County Building Code Ordinance and applicable drinking water standards will reduce any impacts to a level considered less than significant.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated April 4, 2011)

b. Quantity (PWA)		X				X		
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This project overlies the Fillmore Groundwater Basin where an adequate supply of groundwater for domestic and agricultural uses is known to be accessible from properly constructed wells. Future ministerial development would be supported by septic systems. Due to the large size of the proposed lots, the addition of septic systems to support ministerial development on those lots will not impact the Fillmore Groundwater Basin. Therefore, the impacts of the projects to Water Supply - Quantity is less than significant.

Source: Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to

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

Michelle D'Anna, dated December 14, 2011), and Rick Viergutz (Personal communication, September 26, 2013)

c. Fire Flow (Fire)		X				X		
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The proposed project will have a less than significant impact. Water supply for fire protection will be required to meet VCFPD Current Ordinance. Any future development on the new parcels will require a water supply and fire hydrants. Prior to any combustible construction a dedicated water supply for required fire flow shall be provided for the purpose of fire protection. VCFPD shall set the minimum requirements for required water. Hydrants shall be installed and in use prior to any new construction. All new structures shall have fire sprinklers per current ordinance.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

29. Waste Treatment/Disposal:								
a. Individual Sewage Disposal System (EH)		X				X		

An onsite sewage disposal system (septic system) will be utilized for sewage disposal. The soils report provided for review adequately demonstrates septic system feasibility for the proposed projects. Compliance with applicable regulations in the County Building Code and County Sewer Policy with respect to the design and installation of septic systems will reduce potential impacts attributable to direct human contact with sewage from onsite sewage disposal to a level considered less than significant.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated April 4, 2011)

b. Sewage Collection/Treatment Facilities (EH)	X				X			
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The proposed project will not utilize a public sewer system. The proposed project will not create any adverse impacts relating to sewage collection treatment facilities.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated April 4, 2011)

c. Solid Waste Management (PWA)		X				X		
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Pursuant to the Integrated Waste Management Division's (IWMD's) factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum

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

disposal capacity required by the State PRC, no individual project should have a significant impact upon remaining Ventura County solid waste disposal capacity.

Therefore, the proposed projects' impacts on permitted solid waste disposal facilities in Ventura County will be less than significant.

Source: Integrated Waste Management Division (Memo from Derrick Wilson to Michelle D'Anna, dated December 5, 2011)

d. Solid Waste Facilities (EH)	X				X			
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The proposed project does not include a solid waste facility. Therefore, the proposed project will not create any adverse impacts relating to solid waste facilities.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated April 4, 2011)

30. Utilities	X				X			
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The local area is currently served with electrical, gas, and communication facilities that can be used to adequately serve existing and future development on the proposed lots. The proposed project will not individually or cumulatively cause a disruption or re-routing of an existing utility facility, or increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts. Therefore, the proposed project will have no adverse impact on these facilities.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

31. Flood Control/Drainage:								
a. WPD Facilities/Watercourses (WPD)	X				X			

SD08-0026: The site is currently in agricultural use with a small single family dwelling near the easterly boundary. The proposed project does not include a connection to O'Leary Creek or other Watershed Protection District jurisdictional red line channels.

SD08-0025, SD08-0027 and SD08-0028: Both sites are currently in agricultural use and no structures exist on the property. The proposed project does not include a connection to a Watershed Protection District jurisdictional red line channel.

Impacts associated with an increase in impervious area from future development on the proposed lots, if any, will be less than significant due to 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

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

duration. The projects, as conditioned, will not result in any direct or indirect project-specific and cumulative impacts to flood control facilities and watercourses under the jurisdiction of the Watershed Protection District.

Any activity in, on, over, under or across any jurisdictional red line channel will require a permit from the District. In addition, a project cannot impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional red line channel.

Source: Watershed Protection District – Jurisdictional Drainage (Memo from Tom Wolfington to Michelle D'Anna, dated December 15, 2011)

b. Other Facilities/Watercourses (PWA)		X				X		
--	--	---	--	--	--	---	--	--

Any future construction will be subject to the requirements of the Uniform Building Code and will be required to detain on-site the difference between peak runoff for the existing condition and post-construction condition. Therefore, the adverse impacts, to drainage facilities not owned by the Watershed Protection District are less than significant.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim Myers to Debbie Morrisset, dated December 19, 2011)

32. Law Enforcement/Emergency Svs. (Sheriff)		X				X		
--	--	---	--	--	--	---	--	--

The Ventura County Initial Study Assessment Guidelines lists projects that have the potential to increase demand for law enforcement or emergency services. The proposed projects are not included on that list. Therefore, the proposed projects will not warrant an increase or expansion in personnel, equipment, or facilities and there will be a less-than-significant impact on the functions of the Ventura County Sheriff's Department.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33. Fire Protection (Fire):								
a. Distance/Response Time	X				X			

The proposed projects will have no impact related to fire protection. Distance from a full-time, paid fire station is adequate and the proposed projects will not require a new fire station or additional equipment.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

b. Personnel/Equipment/Facilities	X				X			
-----------------------------------	---	--	--	--	---	--	--	--

The proposed projects will have no impact related to fire protection. Distance from a full-time, paid fire station is adequate and the proposed projects will not require a new fire station or additional equipment.

Source: Ventura County Fire Prevention District (Memo from Michele Krieg to Michelle D'Anna, dated January 13, 2012)

34. Education:								
a. Schools		X				X		

According to the Ventura County Initial Study Assessment Guidelines, a project will normally have a significant impact on school facilities if it would substantially interfere with the operations of an existing school facility. Non-residential projects will not have an impact on the demand for schools.

The Santa Clara Elementary School District and Santa Paula Union High School District serve the project area. SD08-0025 is located adjacent to the property that contains the Little Red Schoolhouse. Legalization of SD08-0025 would not interfere with the operations of an existing school facility. Furthermore, the proposed buildable site for SD08-0025 is located approximately 450 feet from the shared property line with the parcel that contains the Little Red Schoolhouse. The proposed access road to SD08-0025 is approximately 400 feet from the shared property line and will take access directly from SR 126. SD08-0026, SD08-0027, and SD08-0028 are not located adjacent to a school facility and thus will not interfere with the operations of an existing school facility. The Districts collect fees as authorized by SB 50 (1998) which address a project's impacts to the District. Therefore, the potential project-specific or cumulative adverse impacts will be less than significant.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS High School and Elementary School data layers (accessed December 2011)

b. Libraries (Lib. Agency)		X				X		
----------------------------	--	---	--	--	--	---	--	--

According to the Ventura County Initial Study Assessment Guidelines, a project will have a significant project-specific impact on public library facilities and services if it

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

will substantially interfere with the operations of an existing public library facility, put additional demands on a public library facility which is currently deemed overcrowded, or limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. A project will have a cumulative impact on public library facilities and services if the project, in combination with other approved projects in its vicinity, will cause a public library facility to become overcrowded. Non-residential projects will not, in general, have an impact on the demand for public libraries unless such projects are located adjacent to public library facilities. The legalization of four parcels, three of which are legalized for development and could accommodate future residential uses, would result in minimal increased demand of library services and facilities. Additionally, the proposed project site is not located in the vicinity of a library and the functions of the facility will not require the use of a library. Therefore, the project will result in less than significant adverse project-specific or cumulative impacts related to libraries.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

35. Recreation (GSA):		X				X		
------------------------------	--	---	--	--	--	---	--	--

Based on the information presented in the project description and the nature of the project, the proposed development will not result in any significant new or additional demands on recreational needs. Recreational areas are provided in the form of regional parks, trails, and corridors provided by Federal, State, County, quasi-public and local facilities, such as the Los Padres National Forest, Santa Monica Mountains, National Recreational Area, Channel Islands National Parks, and the recreational lakes of Piru and Casitas. The project site is not located in the vicinity of any of the public recreational areas that are the subject of this analysis, and the legalization of agricultural parcels would result in minimal increased demand for recreational facilities. Furthermore, pursuant to the Ventura County Subdivision Ordinance (§ 8209-6) and 1975 Quimby Act, the projects will be subject to a condition of approval for the payment of fees for the purpose of reserving land for public open space and recreation. Therefore, the proposed projects will have a less than significant project-specific or cumulative impact on recreation.

Source: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of April 2011

Degree of Effect:

- N = No Impact.
- LS = Less Than Significant
- PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
- PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
EH - Environmental Health Division
Harbors - Harbor Department
PWA - Public Works Agency

Ag. Dept. - Agricultural Department
Fire - Fire Protection District
Lib. Agency - Library Services Agency
Sheriff - Sheriff's Department

APCD - Air Pollution Control District
GSA - General Services Agency
Plng. - Planning Division
WPD – Watershed Protection District

Section C. - Mandatory Findings of Significance

Based on the information contained within Sections B and C:	Yes/ Maybe	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

Section D. - Determination of Environmental Document

On the basis of this initial evaluation:

[]	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
[X]	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 C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
[]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*
[]	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 Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
[]	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, nothing further is required.


Michelle Glueckert D'Anna, Case Planner

11-29-13
Date

Attachments:

Attachment 1 – Aerial Location Map for SD08-0025

Attachment 2 – Aerial Location Map for SD08-0026

Attachment 3 – Aerial Location Map for SD08-0027

Attachment 4 – Aerial Location Map for SD08-0028

Attachment 5 – Proposed sketch map for SD08-0025

Attachment 6 – Proposed sketch map for SD080-0026

Attachment 7 – Proposed sketch map for SD080-0027

Attachment 8 – Proposed sketch map for SD080-0028

Attachment 9 – Mitigation Measure BR-2: Biological Restrictive Covenant Restrictive Area

Attachment 9a: Restrictive Area for SD08-0025

Attachment 9b: Restrictive Area for SD08-0026

Attachment 9c: Restrictive Area for SD08-0027

Attachment 10 – Mitigation Measure BR-2: Biological Restrictive Covenant Restrictive Uses

Attachment 11 – Works Cited List



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Information Systems Department
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SD08-0025

Sreerama Initial Study

County of Ventura
Attachment 1

Planning Director Hearing

SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document



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SD08-0026

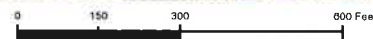
Sreerama Initial Study

County of Ventura
Attachment 2

Planning Director Hearing

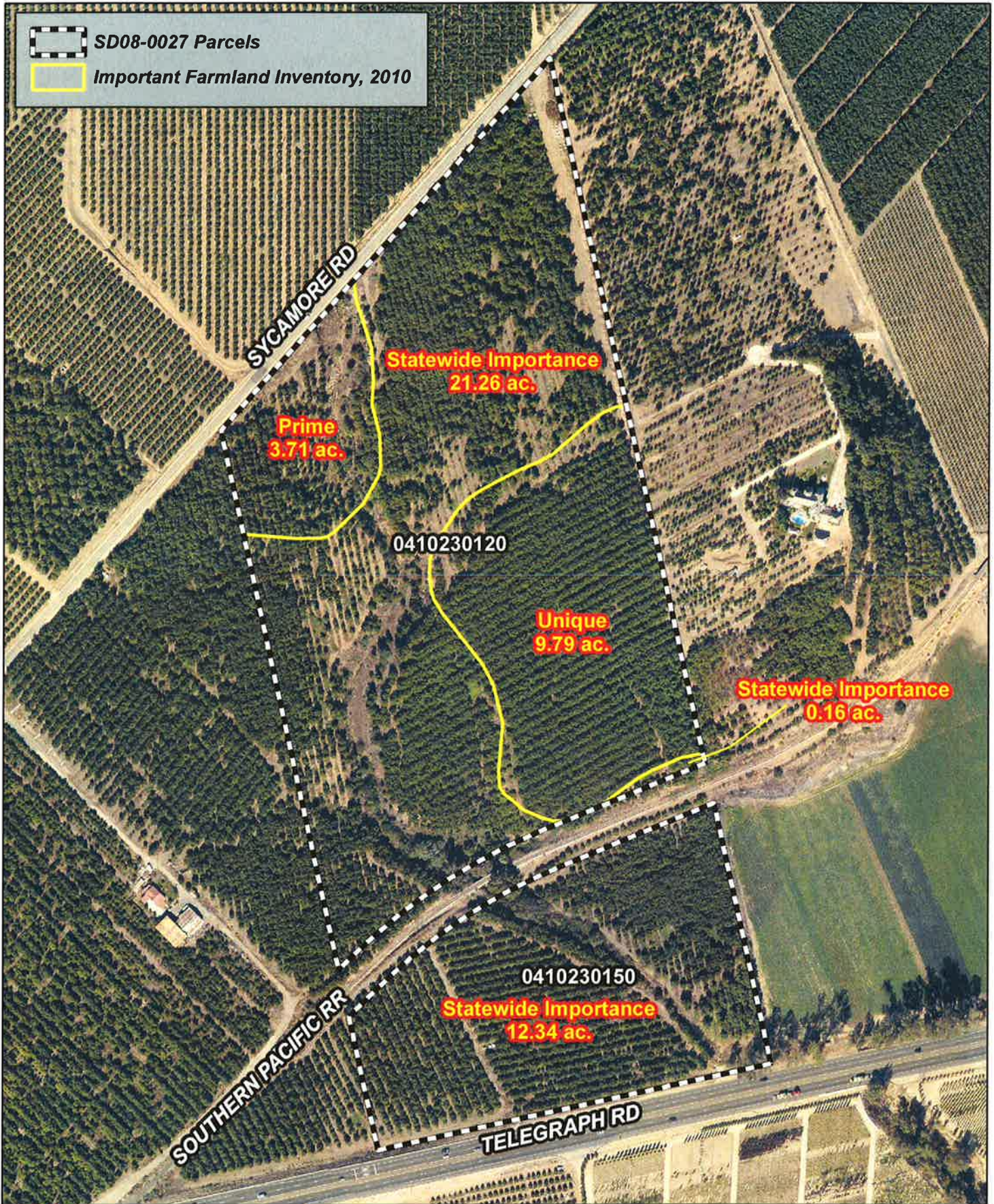
SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document



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SD08-0027

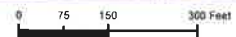
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Attachment 3

Planning Director Hearing

SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document



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SD08-0028

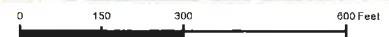
Sreerama Initial Study

County of Ventura

Attachment 4
Planning Director Hearing

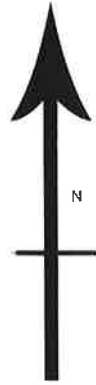
SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document

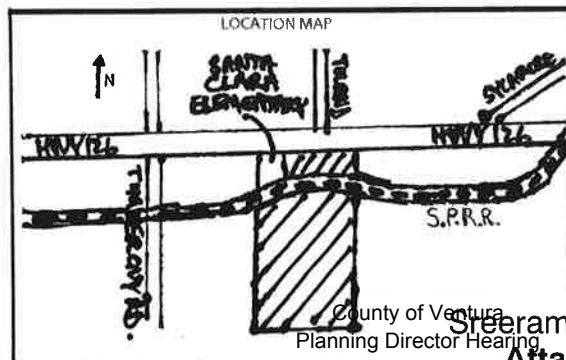
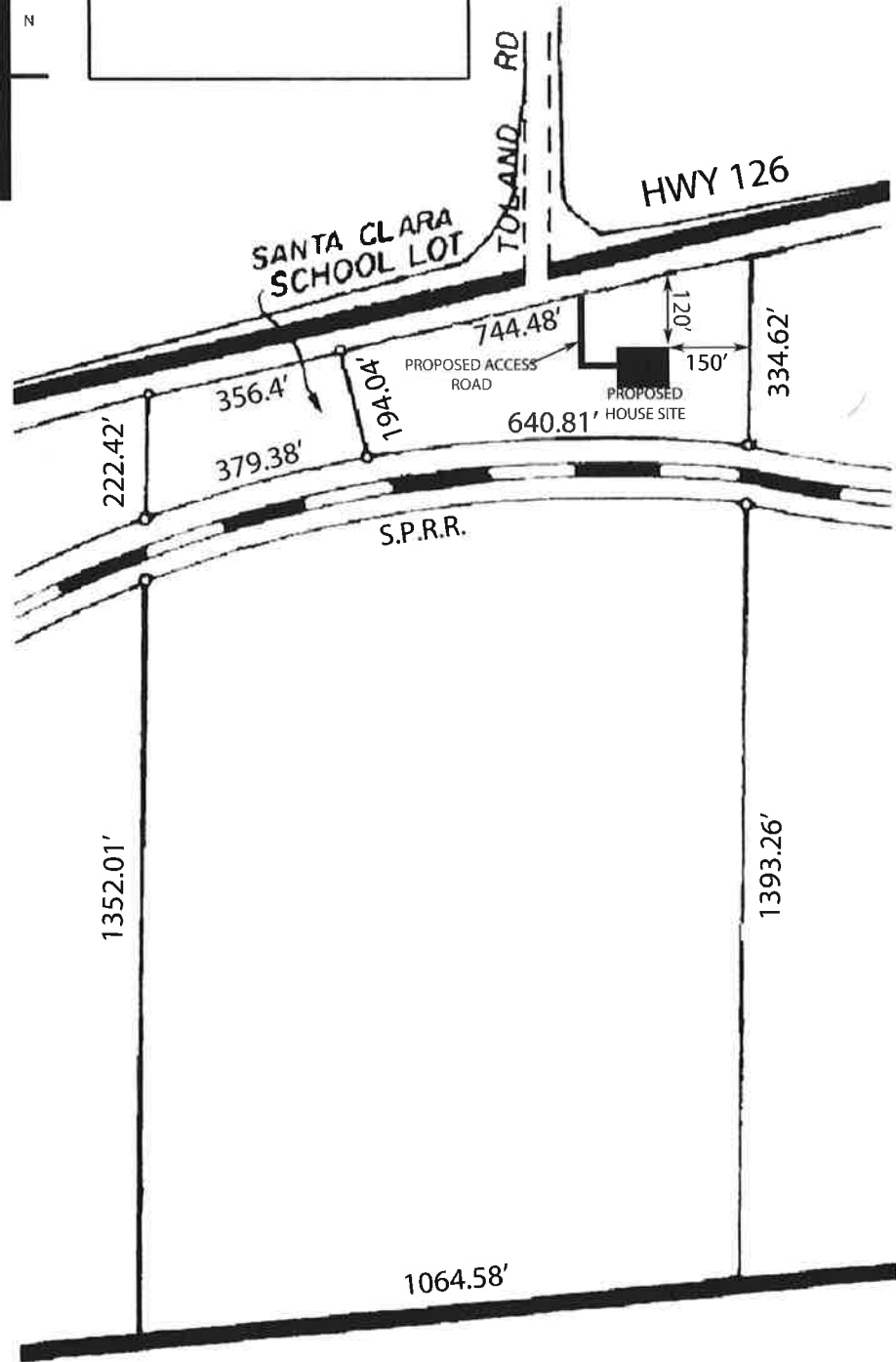


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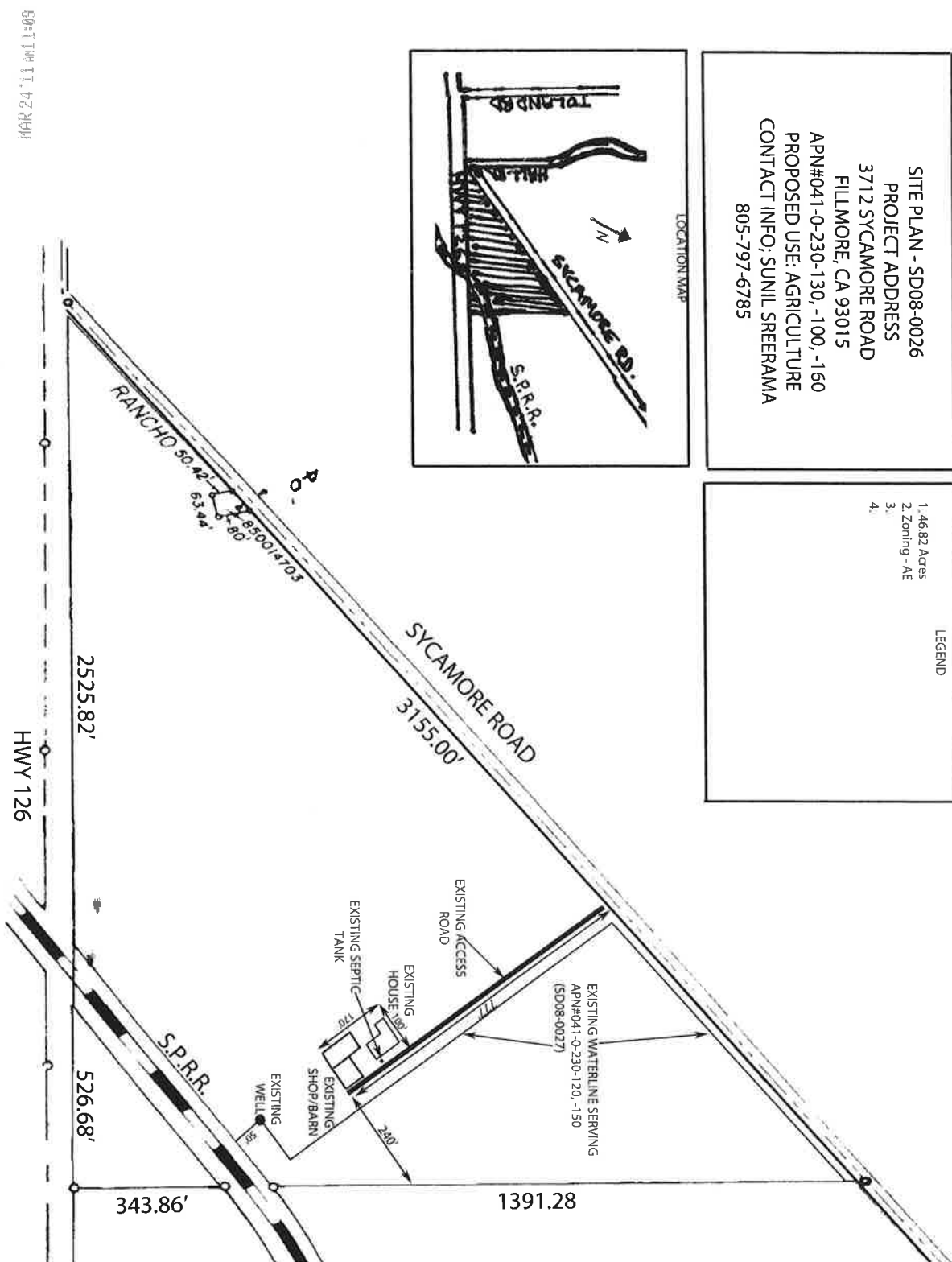
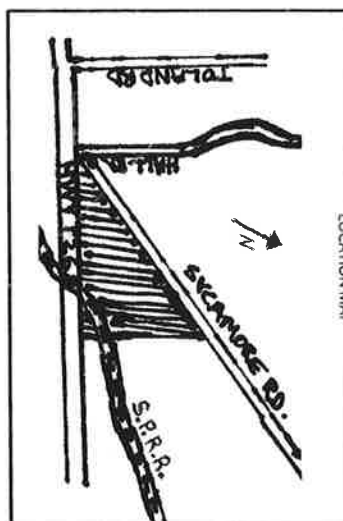
- LEGEND
1. 38 Acres
 2. Zoning - AE
 - 3.
 - 4.



SITE PLAN - SD08-0025
HWY 126/TELEGRAPH RD.
FILLMORE, CA 93015
APN#046-0-142-065, 046-0-141-115
PROPOSED USE: AGRICULTURE
CONTACT INFO: SUNIL SREERAMA
805-797-6785

SITE PLAN - SD08-0026
PROJECT ADDRESS
 3712 SYCAMORE ROAD
 FILLMORE, CA 93015
 APN#041-0-230-130, -100, -160
 PROPOSED USE: AGRICULTURE
 CONTACT INFO: SUNIL SREERAMA
 805-797-6785

- LEGEND**
- 1. 46.82 Acres
 - 2. Zoning - AE
 - 3.
 - 4.



Sreerama Initial Study
Attachment 6

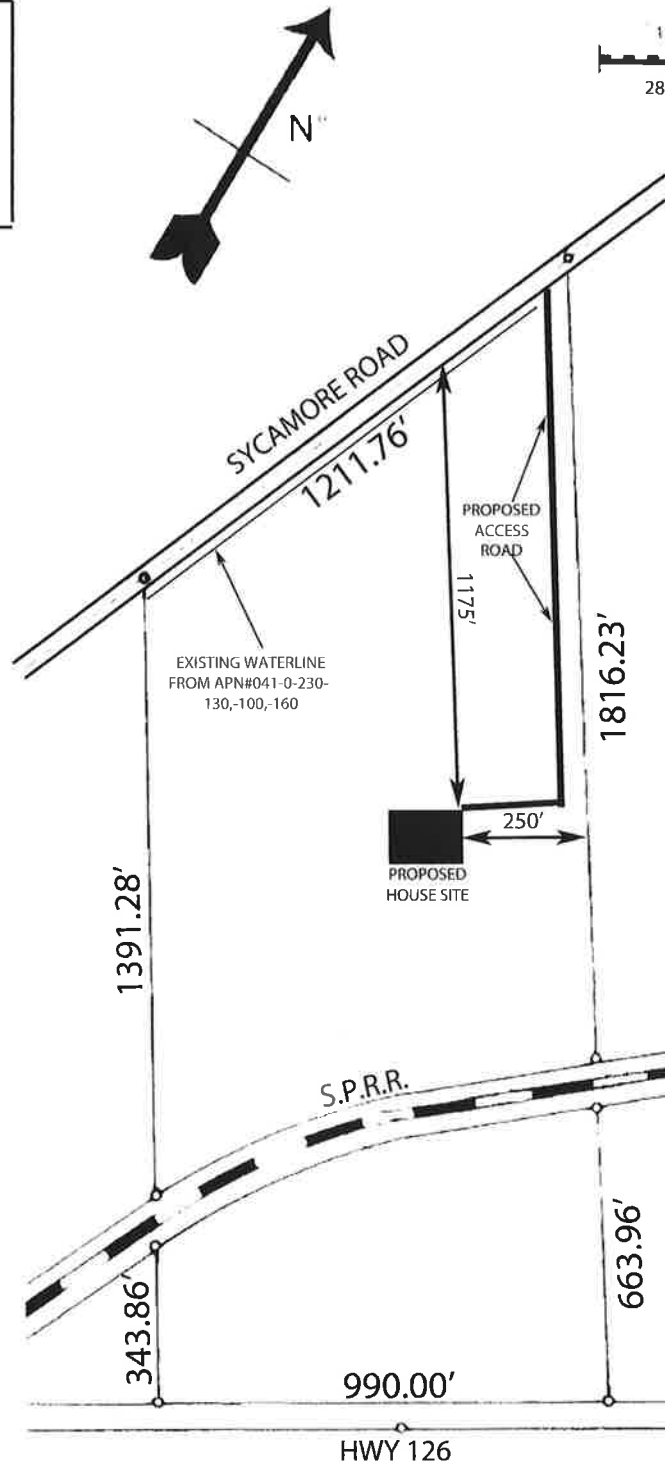
County of Ventura
 Planning Director Hearing

SD08-0025, SD08-0026, SD08-0027, SD08-0028

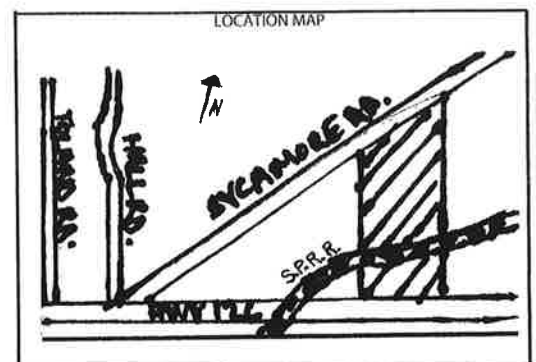
Exhibit 4 - Environmental Document

09/11/11
 09/24/11

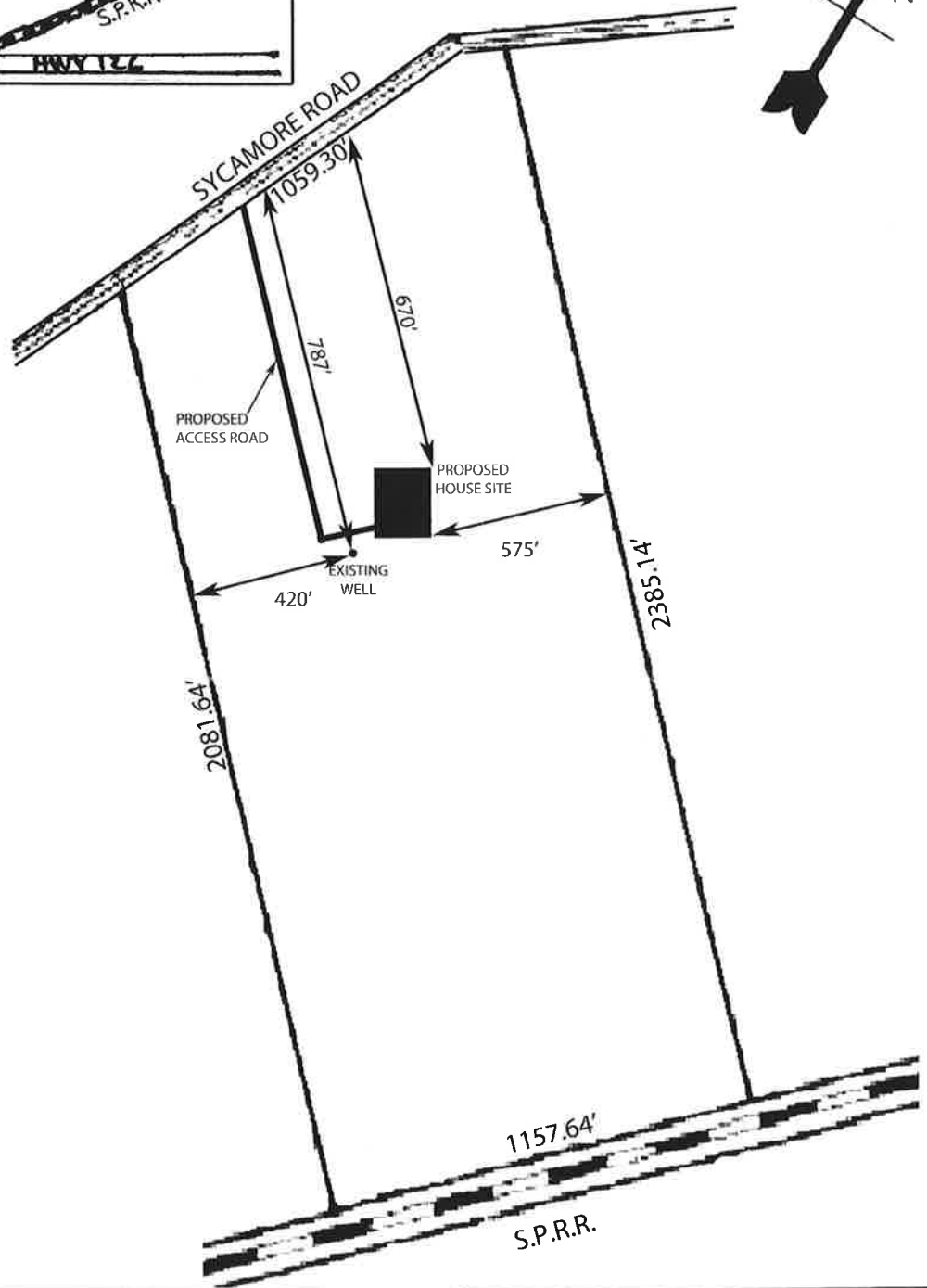
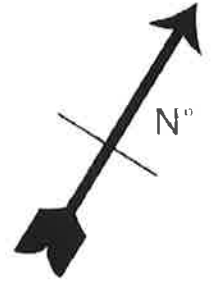
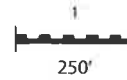
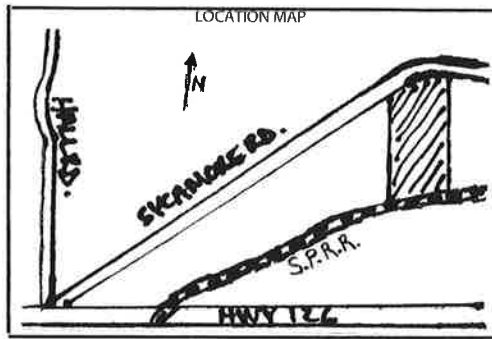
LEGEND	
1.	48.59 Acres
2.	Zoning-AE
3.	
4.	



SITE PLAN - SD08-0027
 SYCAMORE ROAD
 FILLMORE, CA 93015
 APN#041-0-230-120, -150
 PROPOSED USE: AGRICULTURE
 CONTACT INFO: SUNIL SREERAMA
 805-797-6785



Sreerama Initial Study
 County of Ventura
 Attachment 7
 Planning



- LEGEND
1. 59.42 Acres
 2. Zoning - AE
 - 3.
 - 4.

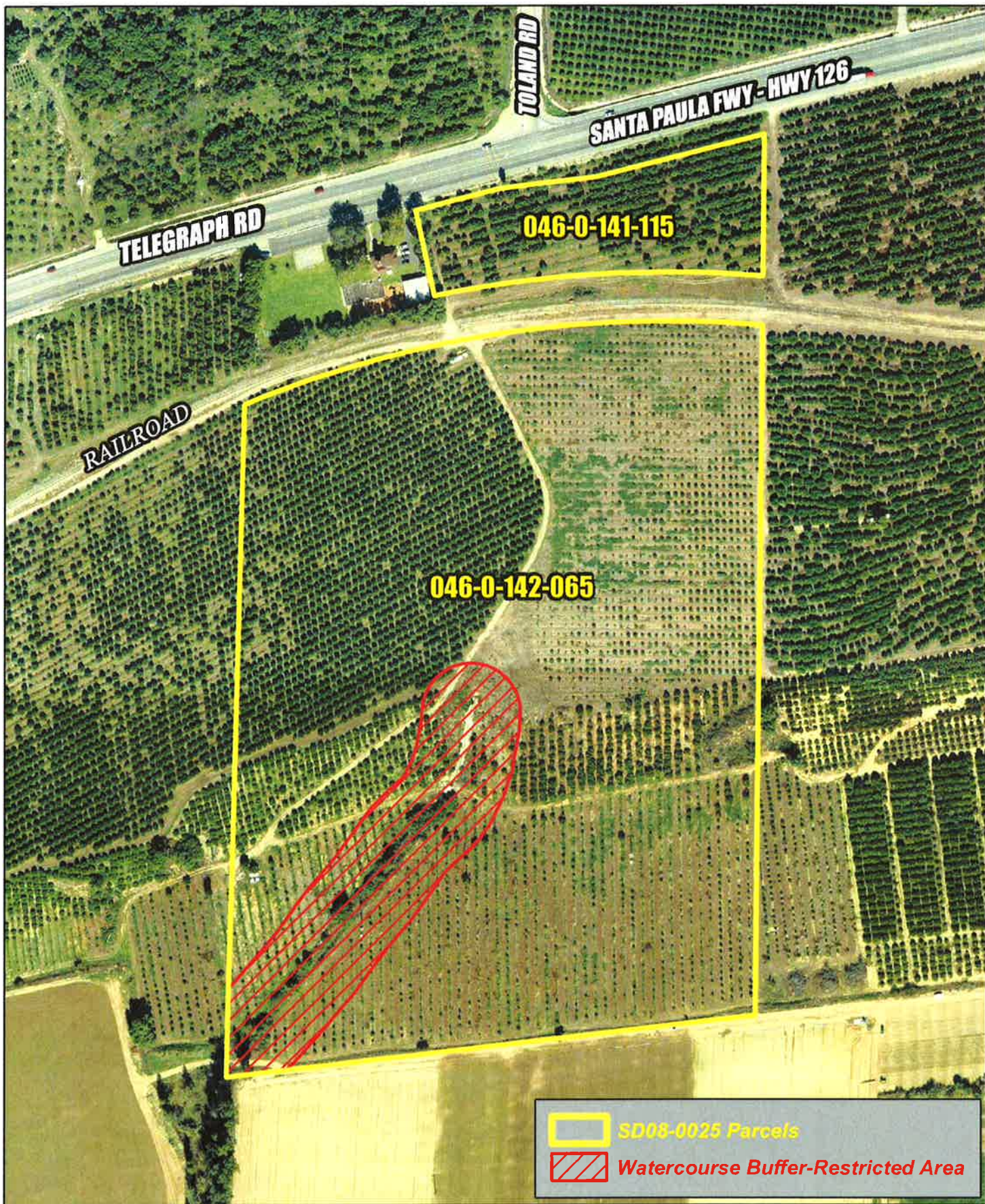
**Sreerama Initial Study
Attachment 8**

County of Ventura
Planning Director Hearing

SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document

SITE PLAN - SD08-0028
SYCAMORE ROAD
FILLMORE, CA 93015
APN#041-0-240-180
PROPOSED USE; AGRICULTURE
CONTACT INFO: SUNIL SREERAMA
805-797-6785



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SD08-0025
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Attachment 9a
County of Ventura

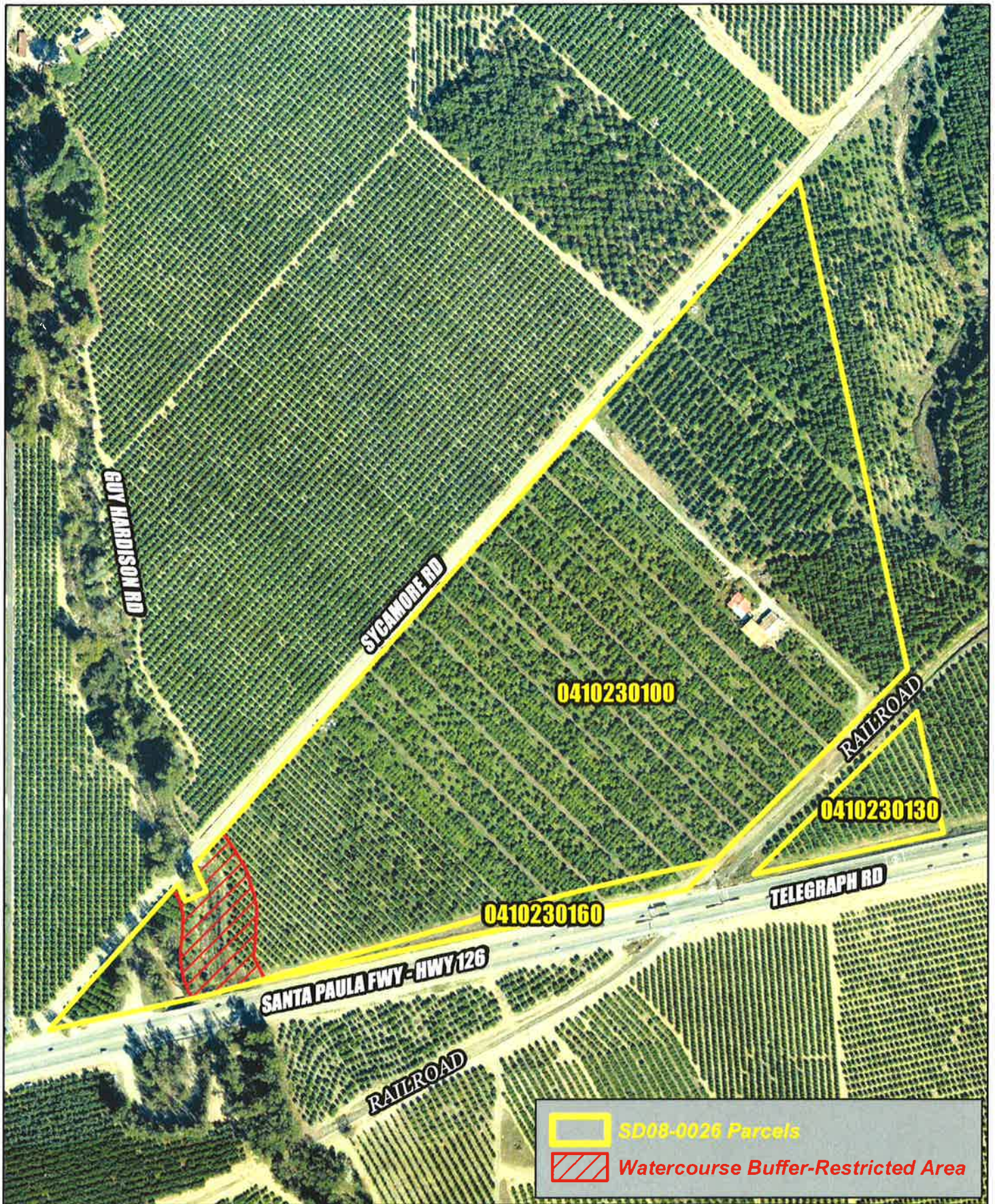
Planning Director Hearing

SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document

0 100 200 400 Feet
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 **SD08-0026 Parcels**
 **Watercourse Buffer-Restricted Area**

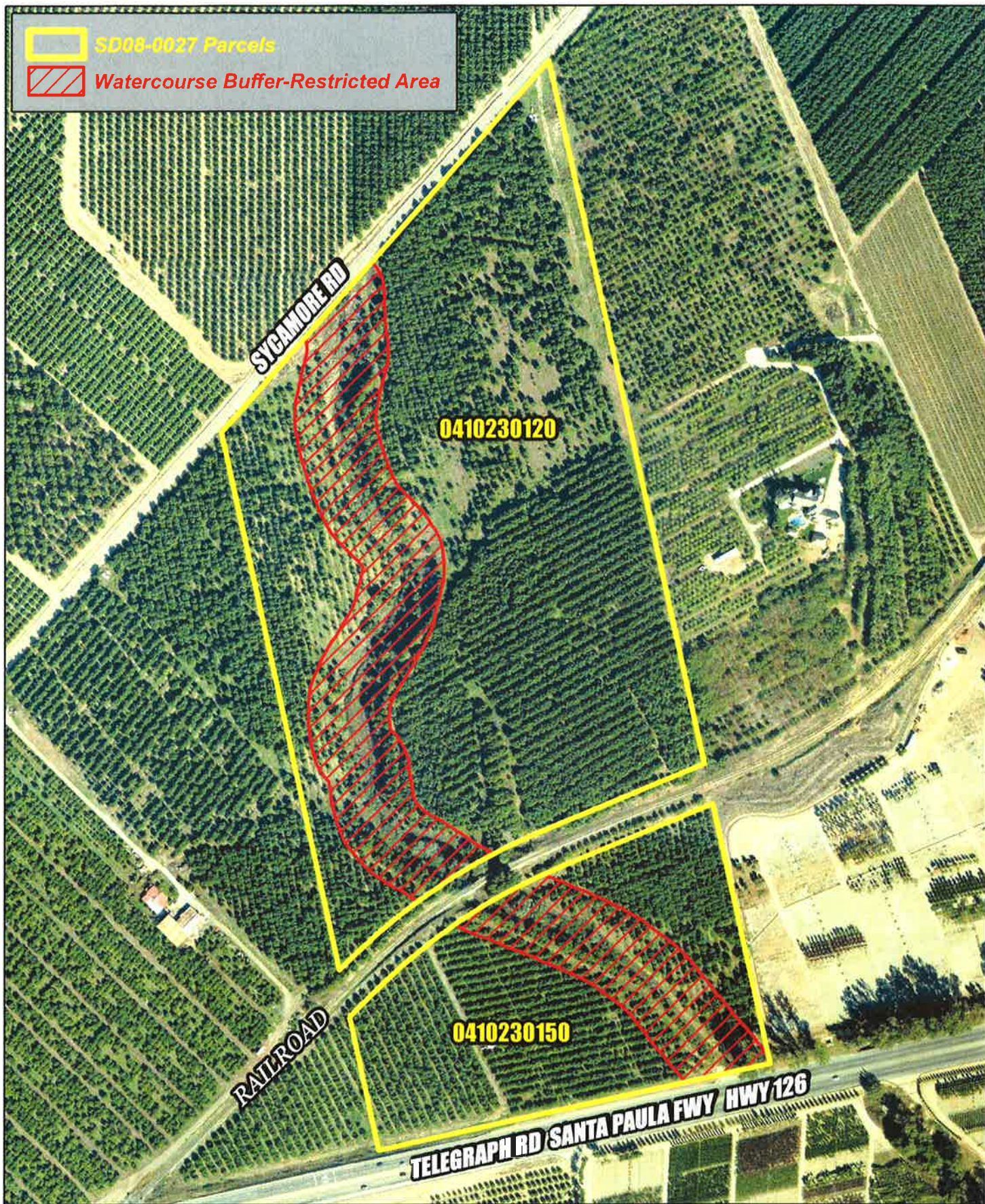
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SD08-0026
Sreerama Initial Study
Attachment 9b
 County of Ventura
 Planning Director Hearing



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SD08-0027

Sreerama Initial Study
Attachment 9c
County of Ventura

Planning Director Hearing

SD08-0025, SD08-0026, SD08-0027, SD08-0028

Exhibit 4 - Environmental Document

0 100 200 400 Feet

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Initial Study Attachment 10

Restrictions for Biological Restrictive Covenant associated with SD08-0025, SD08-0026 and SD08-0027

RESTRICTIONS ON PROPERTY: In consideration of the COUNTY'S approval of the PROJECT, OWNER agrees to, declares and establishes, on behalf of himself/herself/his/her heirs, successors in interest and assigns, the following covenants and restrictions on the RESTRICTED AREA.

OWNER shall ensure that none of the following activities occur in the RESTRICTED AREA without prior express written approval from the COUNTY Planning Director and all necessary permits first obtained:

- i Removal, mining, or excavation, of the soil or surface rocks;
- ii Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
- iii Erection of buildings or structures of any kind, including but not limited to: corrals, advertising signs, antennas, light poles;
- iv Erection of fences, except for the following types of fences:
 - (1) Split-rail, pole, or wire fences that must be constructed with:
 - (a) The top rail or wire that is no more than 40 inches above the ground;
 - (b) The top 2 rails or wires are at least 12 inches apart;
 - (c) The bottom wire or rail is at least 18 inches above the ground;
 - (d) Both the top and bottom wires or rails are smooth (no barbed wire on the top or bottom wires);
 - (e) No vertical stays; and
 - (f) Minimum 10-foot intervals for all posts.
 - (2) Moveable one or two-strand electric fencing;
- v Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks or timbers;
- vi Removal of *native vegetation* as defined in Section 8102-0 of the Non-Coastal Zoning Ordinance, through such activities as mowing, draining, plowing, tilling or disking, except as necessary for fuel reduction as regulated by Ventura County Fire Protection District, removal of non-native species and sensitive habitat restoration or maintenance (which must be under the direction of a qualified biologist);
- vii Manipulating, impounding or altering any natural watercourse, body of water or water circulation;
- viii Light pollution. The OWNER shall ensure that no lighting is directed towards the RESTRICTED AREA.

INITIAL STUDY FOR Sreerama Subdivision Cases
(Conditional Certification of Compliance Case No. SD08-0025 and Parcel Map
Waiver/Large Lot Subdivisions Case Nos. SD08-0026, SD08-0027, and SD08-0028)

Attachment 11 – Works Cited

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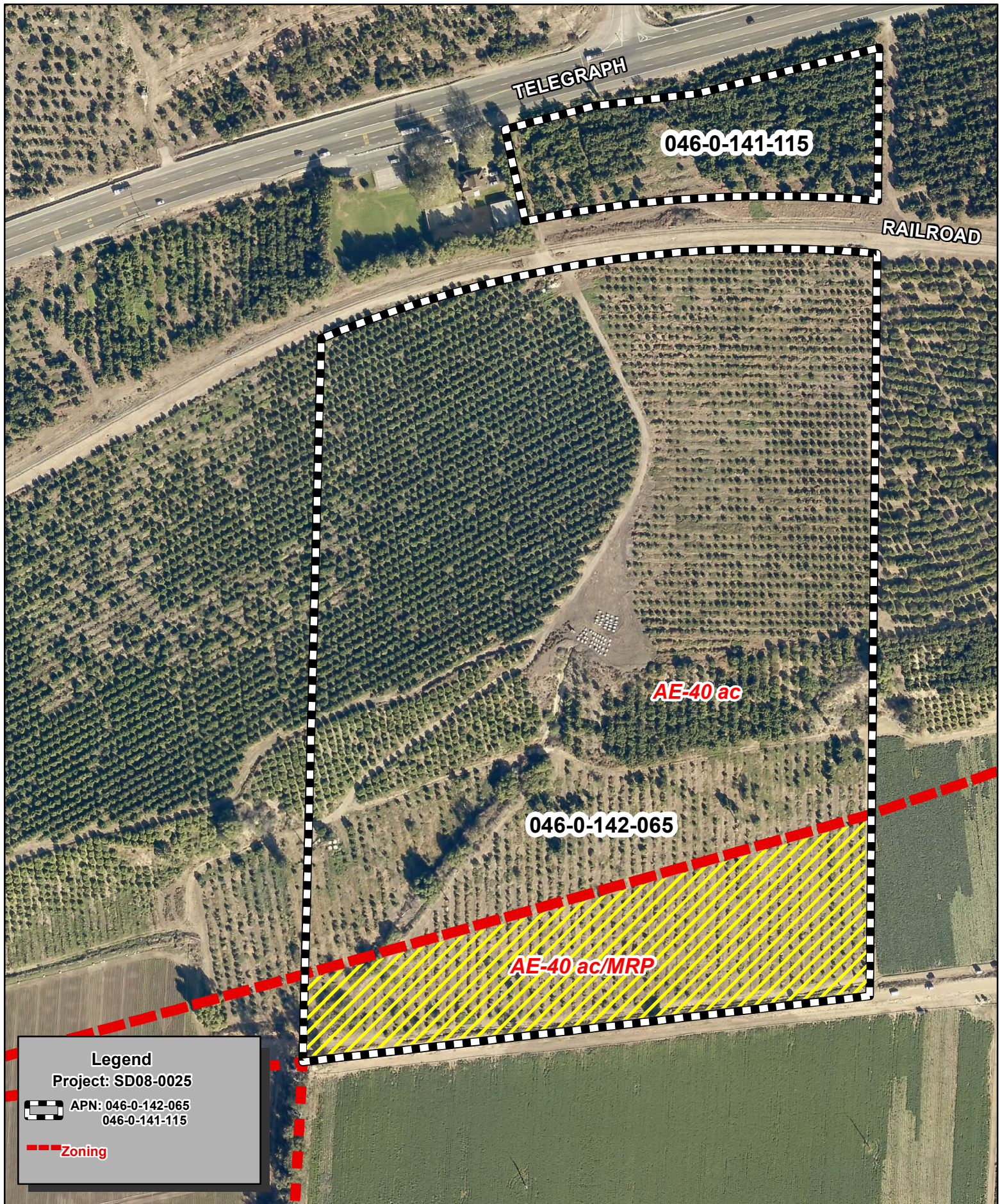
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 GIS Development & Mapping Services
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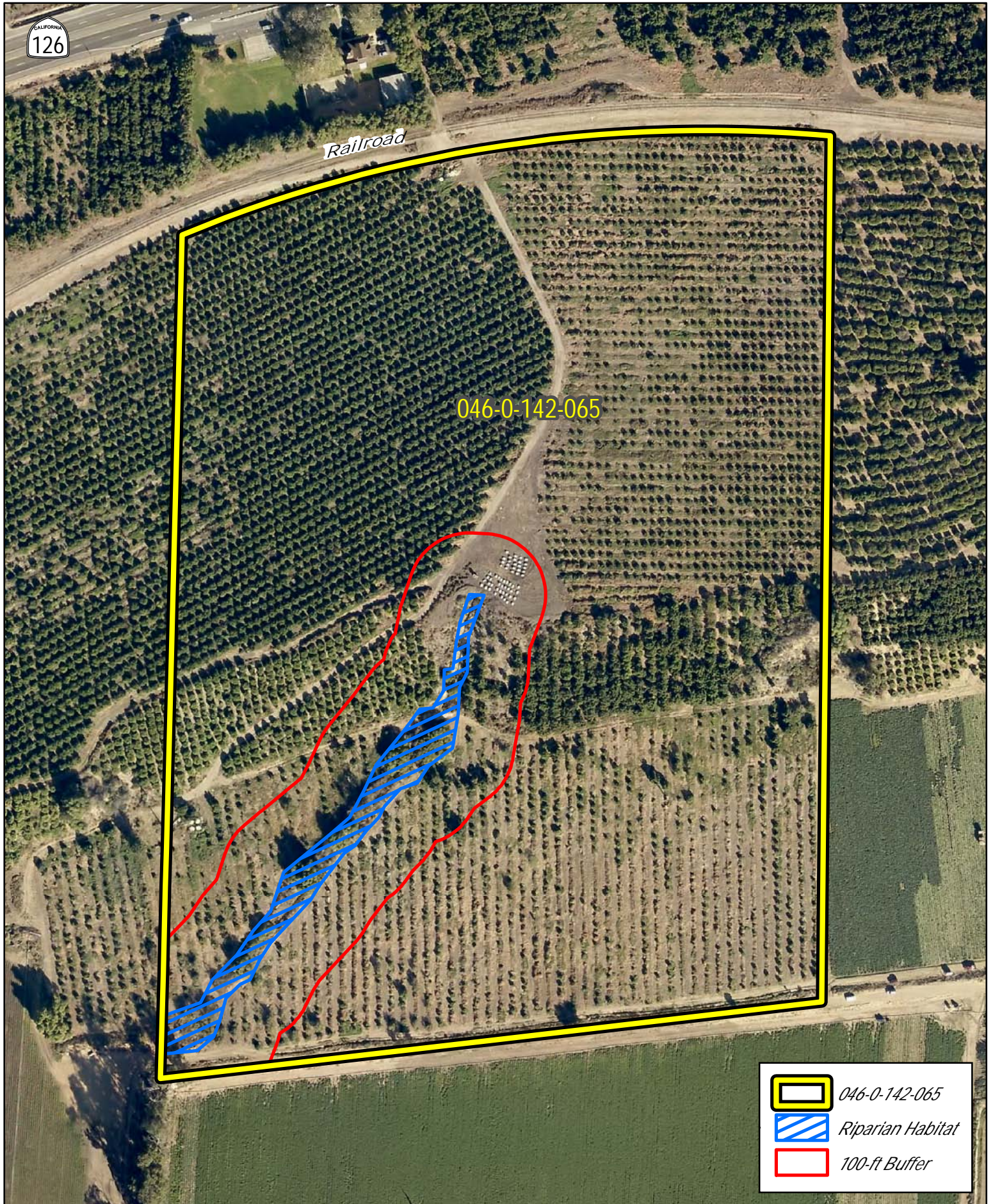
County of Ventura
Planning Director Hearing
SD08-0025
Mineral Resource Protection Overlay Zone Map

Exhibit 5 - Mineral Resource Protection Overlay Zone

0 110 220 Feet

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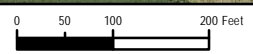
	046-0-142-065
	Riparian Habitat
	100-ft Buffer



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Resource Management Agency
Information Systems GIS Services
Map created on 05/27/2015
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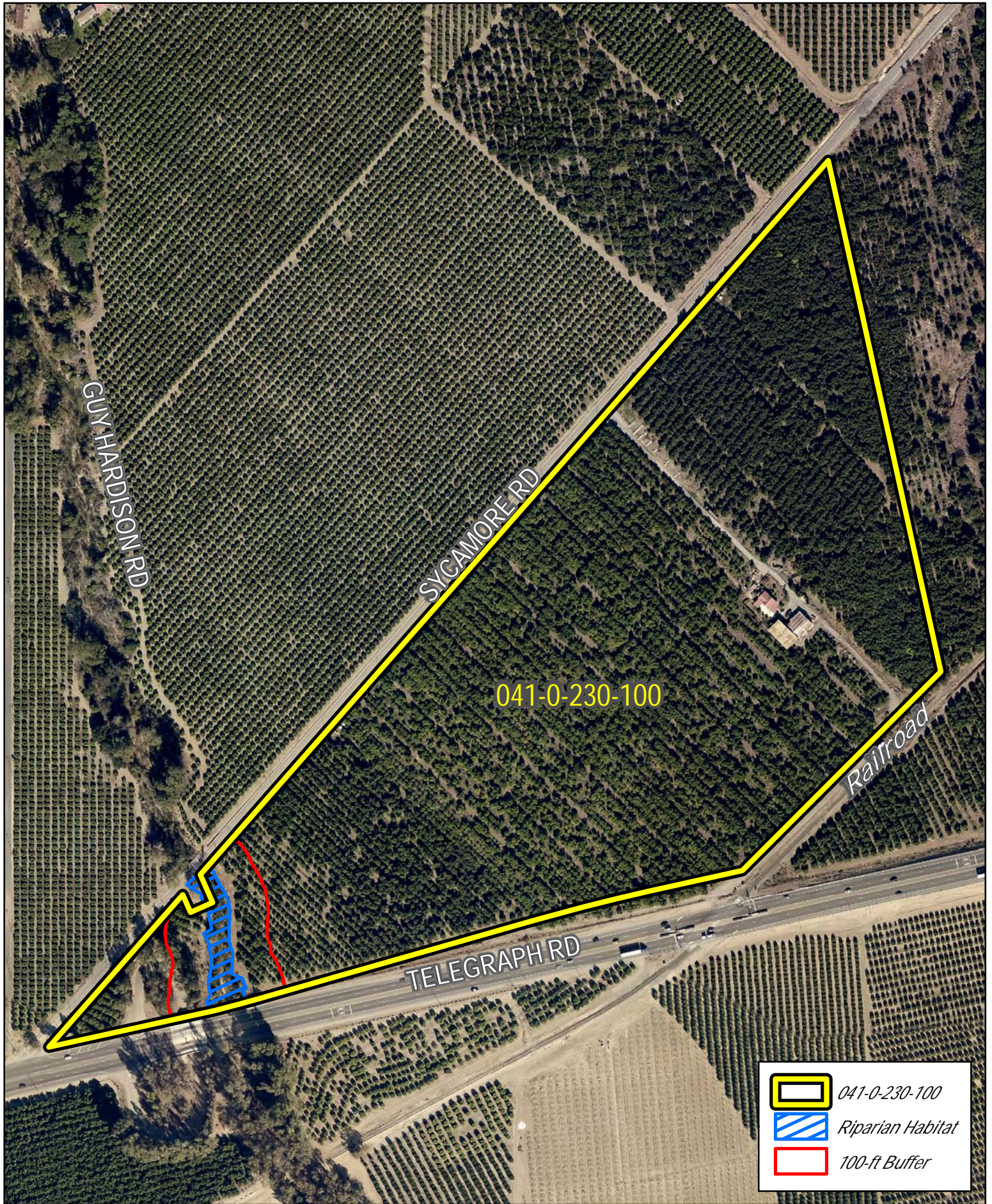


County of Ventura
Planning Director Hearing
SD08-0025
Biological Restrictive Covenant
Exhibit 6 - Biological Development Restriction



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	041-0-230-100
	Riparian Habitat
	100-ft Buffer



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 Resource Management Agency
 Information Systems GIS Services
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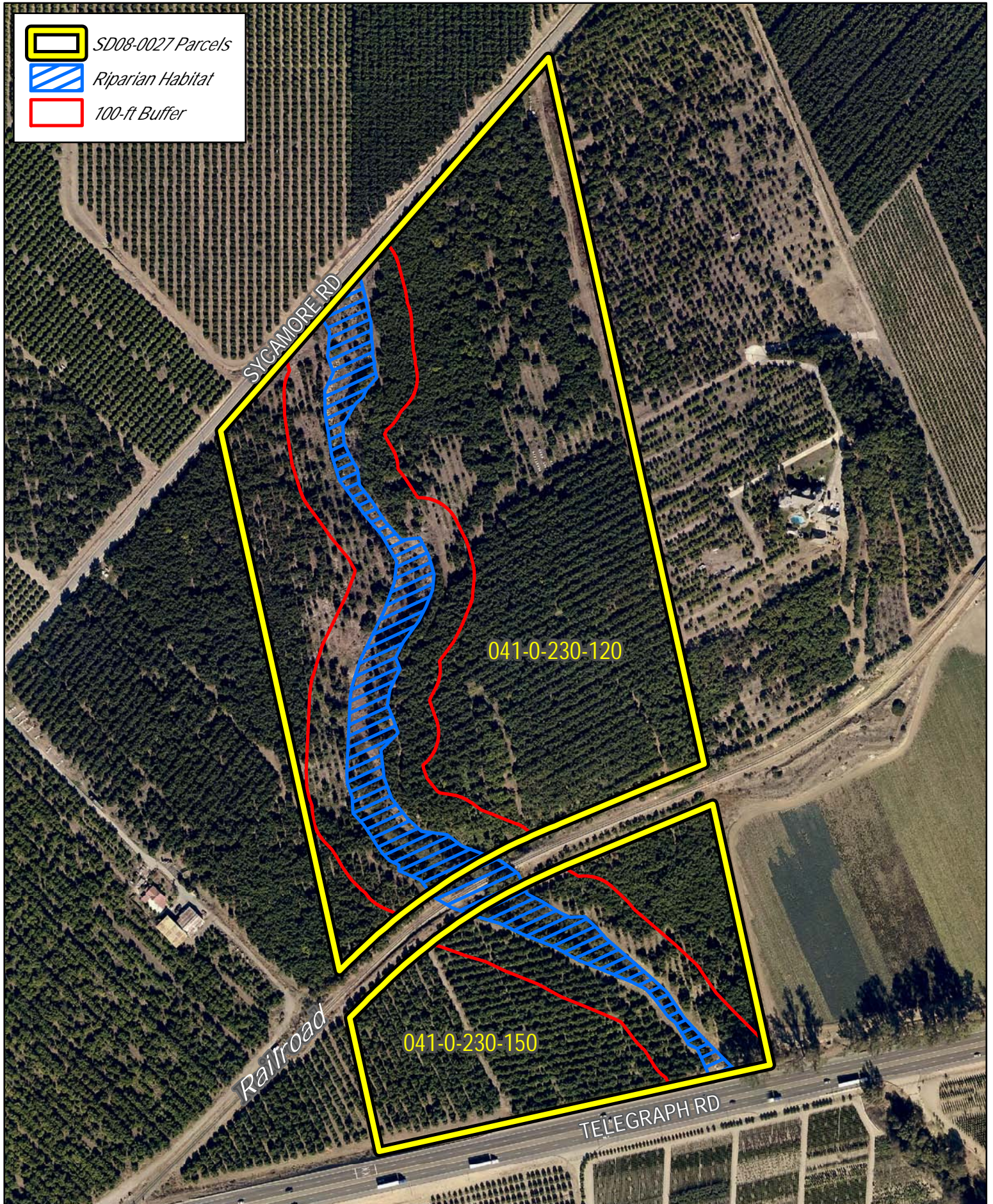


County of Ventura
 Planning Director Hearing
 SD08-0026
Biological Restrictive Covenant
 Exhibit 7 - Biological Development Restriction



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 05/27/2015
Source: Pictometry®, February 2015



County of Ventura
Planning Director Hearing
SD08-0027
Biological Restrictive Covenant
Exhibit 8 - Biological Development Restriction



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D'Anna, Michelle

From: Shalabh Puri <spuri7@sbcglobal.net>
Sent: Wednesday, October 22, 2014 5:39 PM
To: D'Anna, Michelle
Subject: Case # SD08-0025, SD08-0026, SD08-0027, SD08-0028

Danna,

My name is Shal Puri and am the property owner immediately east of Sunil Sreerama property on HWY 126 . I received a notice in the mail about intent to adopt a mitigated negative declaration by the RMA section of the Planning division of the county. Please explain to me the project being proposed as this is not clear from the notice.

Sunil Sreerama as constructed two barriers on the easement of the property close to the railway tracks and also keeps the gate locked next to the Red School building. This prevents me from approaching my property from the Toland road access and also the easement for the railway line. I need to know if Mr Shreerama has the legal right to do so and if not the county should have him remove those barriers of access

Please email me back or call me . My cell# is 805 217 0104. .

Thanks,
Shal Puri