



## NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

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

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

Access to the proposed dwelling will be by way of an existing paved driveway that extends one-quarter (0.25) mile from White Stallion Road to the building pad. White Stallion Road, a paved private loop road, intersects with Potrero Road, a County-maintained arterial road, 0.36 miles west and 0.38 miles east of the project site.

POSTED

MAR 28, 2022

MARK A. LUNN  
Ventura County Clerk and Recorder

By: \_\_\_\_\_ Deputy

FILED

MAR 28 2022

DATE: MAR 28 2022  
MARK A. LUNN  
Ventura County Clerk and Recorder

By: *Mark A. Lunn*, Deputy

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

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

**List of Potentially Significant Environmental Impacts Identified:**

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

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

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

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

  
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**Jennifer Trunk, Manager**  
Residential Permits Section

March 17, 2022  
Date



## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Planned Development Permit No. PL21-0020

**Applicant:** Robert Erdmann

**Location:** 2551 White Stallion Road, Thousand Oaks

**Assessor's Parcel Nos.:** 668-0-080-140 and -150

**Parcel Size:** 20.75 acres

**General Plan Designation:** Open Space

**Zoning Designation:** Open Space, 20-acre minimum parcel size

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

**Project Description:** Request for a Planned Development (PD) Permit for the construction of a new single-family dwelling and accessory structures in the Scenic Resource Protection Overlay Zone. The permit would authorize construction of (1) a one-story single-family dwelling with an attached four-car garage totaling 15,784 sq. ft.; (2) an accessory dwelling unit of 1,799 sq. ft.; (3) a detached four-car garage of 1,272 sq. ft; and (4) a swimming pool. The permit would also authorize the demolition of a 2,592 sq. ft. structure that is not considered of historic or cultural interest and the removal of one protected Italian stone pine. The dwelling and accessory structures will cover 0.49 acres of a 20.75-acre lot.

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

Access to the proposed dwelling will be by way of an existing paved driveway that extends one-quarter (0.25) mile from White Stallion Road to the building pad. White Stallion Road, a paved private loop road, intersects with Potrero Road, a

County-maintained arterial road, 0.36 miles west and 0.38 miles east of the project site.

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

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

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

**IDENTIFIED:** Biological Resources – Species, Sensitive Communities, and Habitat Connectivity

**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:** March 29, 2022, through April 28, 2022

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/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, Wednesday, or Friday.

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

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

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative

Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

**Prepared by:**

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

  
Michael T. Conger, Case Planner  
(805) 654-5038

  
Jennifer Trunk, Manager  
Residential Permits Section





# Initial Study

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478

## Initial Study for White Stallion Planned Development Permit

### Section A – Project Description

1. **Project Case Number(s):** PL21-0020
2. **Name of Applicant:** Robert Erdmann
3. **Project Location and Assessor's Parcel Number(s):** The project site is located at 2551 White Stallion Road in the unincorporated area of Thousand Oaks. The Tax Assessor's Parcel Numbers (APNs) for the parcels that constitute the project site are 668-0-080-140 and -150.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - a. **General Plan Land Use Designation:** Open Space
  - b. **Thousand Oaks Area Plan Land Use Designation:** Open Space, 20-acre minimum parcel size
  - c. **Zoning Designation:** Open Space, 20-acre minimum parcel size / Scenic Resource Protection Overlay Zone (OS-20 ac. / SRP)
5. **Description of the Environmental Setting:** The proposed project site is a 20.75-acre undeveloped parcel located in the Hidden Valley community. The subject parcel fronts White Stallion Road to the north and Potrero Road to the south. The parcel, Lot 9, was created in 1982 under Parcel Map No. 3559 (Book 37, Page 10 of Parcel Maps).

The proposed building pad occupies the top of a small ridgeline. The parcel's elevation rises from 1,230 feet at the Potrero Road frontage to 1,420 feet above mean sea level at the proposed building pad. The hillside has a slope of approximately 36 percent. Vegetation is predominantly comprised of coastal sage scrub with scattered oaks.

Based on review of the County Surveyor's aerial imagery, a level pad located at the proposed building site and a driveway leading to Potrero Road were present in 1961. These improvements pre-dated the County's adoption of grading permit provisions in the Uniform Building Code, which occurred in 1964. According to the tax records (County Assessor, 1976), a 2,592 sq. ft. concrete block "recreation

building” was constructed on a portion of the pad in 1958. This structure appears to have been built without the benefit of permits. It has since fallen into disrepair.

In 1985, subdivision improvements were constructed for Parcel Map No. 3559 under a County-issued grading permit. The subdivision improvements included constructing White Stallion Road, widening and improving the 0.25-mile access driveway from White Stallion Road to the building pad, rough grading to expand the pre-existing building pad to approximately 2.08 acres, and creation of a landscaping irrigation pond in the northeast corner of the parcel. The project site today reflects the conditions shown in the grading plans from 1985.

The project site is located in the White Stallion Ranch area, as indicated in the Thousand Oaks Area Plan. This area is characterized by custom homes and accessory structures on large parcels of 20 or more acres. The adjacent parcels surrounding the project site consist of the following:

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Uses
North	OS-20 ac. / SRP	Open Space, 20-acre minimum parcel size, Scenic Resource Protection	Single family dwelling and residential accessory structures
East	OS-20 ac. / SRP	Open Space, 20-acre minimum parcel size, Scenic Resource Protection	Single family dwelling and accessory residential structures
South	OS-40 ac.	Open Space, 40-acre minimum parcel size	Single family dwelling
West	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Single family dwelling

- 6. Project Description:** Request for a Planned Development (PD) Permit for the construction of a new single-family dwelling and accessory structures in the Scenic Resource Protection Overlay Zone. The permit would authorize construction of (1) a one-story single-family dwelling with an attached four-car garage totaling 15,784 sq. ft.; (2) an accessory dwelling unit of 1,799 sq. ft.; (3) a detached four-car garage of 1,272 sq. ft; and (4) a swimming pool. The permit would also authorize the demolition of a dilapidated shed that is not considered of historic or cultural interest and the removal of one protected Italian stone pine. The dwelling and accessory structures will cover 0.49 acres of a 20.75-acre lot.

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

to a box planter and any overflow will be conveyed to an underground retention system, both to be located in the landscaped area.

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

7. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [Section 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. More specifically, the projects noted in Table 1 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project (Attachment 4, Map of Projects within the Unincorporated Ventura County):

**Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius**

Permit No.	Status	Description
LU10-0003	Pending	Major Modification to Conditional Use Permit (CUP) No. 3817 to extend operations of a hard rock mining operation by 30 years and expand operations.
PL16-0114	Pending	Minor modification to CUP No. 4301 to extend the use of agricultural accessory structures for 20 additional years. The project includes the conversion two existing caretaker's units into a single caretaker's unit and the conversion of a caretaker's unit into an agricultural office.
PL17-0088	Pending	Coastal Planned Development (PD) Permit for construction of a new swimming pool, deck, and pool cabana.
PL18-0010	Pending	Coastal PD Permit to authorize vegetation restoration in an area that had been cleared without permits.
PL19-0001	Pending	Minor Modification to CUP No. 3397 to extend the operation of an existing animal compound that trains exotic and domestic animals for use in educational events by 10 years.
PL20-0025	Pending	PD Permit to allow the construction of a single-family dwelling in the Scenic Resource Protection Overlay Zone.
PL20-0026	Pending	PD Permit to allow the construction of a single-family dwelling in the Scenic Resource Protection Overlay Zone.



**Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius**

<b>Permit No.</b>	<b>Status</b>	<b>Description</b>
PL20-0091	Approved	Minor Modification to CUP No. 3790 to extend the operations of an exotic animal compound for an additional 10 years.
PL20-0105	Approved	Minor Modification to CUP No. 5162 to extend the operation of an existing wireless communications facility by 10 years.
PL20-0135	Approved	Major Modification to CUP No. 5050 to authorize construction of a new barn for storage and animal keeping.
PL21-0006	Pending	Lot Line Adjustment between three legal lots of record.
PL21-0039	Approved	Site Plan Adjustment to Coastal PD No. PL18-0020, which authorizes construction of a single-family dwelling, accessory dwelling, detached gazebos, and a swimming pool.
PL21-0047	Pending	CUP for installation of a non-commercial antenna for HAM radio operation.
PL21-0048	Pending	Coastal PD Permit to allow construction of a single-family dwelling and detached garage.
PL21-0061	Approved	Rescission of and reentry into a Land Conservation Act contract.
PL21-0092	Pending	PD Permit to allow the construction of a single-family dwelling and detached garage in the Scenic Resource Protection Overlay Zone.

**Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius**

<b>Permit No.</b>	<b>Status</b>	<b>Description</b>
2008-70465	Pending	Subdivision into smaller office condominium units for office buildings.
2011-70005	Pending	Amend the Thousand Oaks Municipal Code and architectural guidelines pertaining to signs.
2014-70263	Approved	Two-year time extension for the installation of a new wireless communications facility consisting of antennas on a replacement street light and its associated equipment.
2016-70259	Pending	Construction of a new carwash at an existing gas station.
2016-70348	Approved	Demolition of an existing convenience store and service bay at an existing service station.
2016-70411	Pending	Amend Dos Vientos Specific Plan design guidelines concerning parkway and median landscaping.
2017-70044	Approved	Encroachment into 25%+ slopes in conjunction with the construction of a single-family dwelling.
2017-70048	Approved	Encroachment into 25%+ slopes for the construction of a single-family dwelling and waiver of requirement to underground existing adjacent overhead utility lines.
2017-70335	Approved	Construction of five single-family dwellings, adjust lot lines for 4 lots of record and waive the requirement to underground existing utility services.
2018-70038	Approved	Construction of a single-family dwelling with encroachment into 25%+ slopes, waive the requirement to underground the existing utilities, and to allow merger of two parcels.
2018-70257	Approved	Construction of a new one-story single-family dwelling.
2018-70339	Approved	Modifications within an existing radome light pole and equipment vault.
2019-70439	Pending	Construction of 15 industrial buildings.

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2019-70508	Approved	216 residential apartment units contained within two- and three-story buildings inclusive of 26 affordable units, a 120-room, three-story hotel, and the preservation, rehabilitation, and adaptive reuse of a designated landmark (Landmark No. 12, Timber School).
2019-70542	Approved	Exterior modifications to an existing commercial building, including parking stall restriping to accommodate the installation of a 476 sq. ft. compactor pad.
2019-70742	Approved	26-unit residential apartment project.
2019-70783	Approved	Lot line adjustment between two lots of record.
2019-70829	Approved	Medical office uses within a commercial office plaza.
2019-70913	Pending	Construct a new gym building.
2019-70921	Approved	Construct a new single-family residence on a vacant lot.
2020-70230	Approved	Two-year time extension of DP 2016-70254, previously approved for the construction of a five (5)-unit apartment complex and associated development.
2020-70326	Approved	Construction of a one-story single-family dwelling.
2020-70417	Approved	Interior and exterior remodel and façade improvements to an existing hotel and restaurant, including the expansion of an outdoor dining area and reconfiguration of existing parking stalls.
2020-70606	Approved	Demolition of 5,600 sq. ft. of existing industrial building and construction of a 7,700 sq. ft. addition, including an interior and exterior remodel, hardscape, drainage, parking lot improvements, and removal and replacement of existing landscaping to accommodate proposed building modifications, site improvements, and onsite bio-retention basins.
2020-70704	Approved	Reduction in parking requirement by more than 10 spaces.
2020-70727	Pending	New 9,990 square foot building with a fenced outdoor play area to be utilized as a daycare; a new 1,800 square foot drive-through building pad; two outdoor dining areas; relocation of an existing trash enclosure; and parking modifications.
2021-70060	Pending	Construction of 16-unit apartments
2021-70172	Pending	Demolition and reconstruction of a fast food restaurant.

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

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

### Impact Discussion:

**1a.** Based on information provided by the applicant, regional air quality impacts will be less than significant and below the 25 pounds per day (lbs./day) significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO<sub>x</sub>) for the Thousand Oaks Non-Growth Area. Determination was based on information provided by the applicant and the CalEEMod air emissions modeling program version 2016.3.2, which calculated proposed operational emissions at .40 lbs./day ROC and .10 lbs./day NO<sub>x</sub>. The emissions model used a residential land use parameter for the proposed square footage of 14,000 sq. ft. single-family dwelling (SFD), 1,800 sq. ft. of accessory dwelling unit (ADU) and default settings for the land use type selected. The model calculates the expected energy (natural gas, electricity), mobile (vehicle trips) and area (consumer products, landscape, maintenance) emissions based on state and local air pollution control laws by subcategory and combines all emission sources.

The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for ROC or NO<sub>x</sub>, as described in the AQAG, Section 4.2. The proposed project's operational emissions do not exceed 2 lbs./day for either ozone precursor, therefore, an AQMP consistency analysis is not required. The project would not conflict or obstruct with implementation of the most recent AQMP

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

adopted (Initial Study Item Checklist C. Air Quality, Item 1) and would have a less than significant impact.

**1b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

## **Impact Discussion:**

**2a-1 through 2a-4.** The proposed project will not directly decrease, either individually or cumulatively, the net quantity of groundwater in an over-drafted groundwater basin because the site is not located in an over-drafted basin.

The site partially overlies the Conejo Basin (Department of Water Resources [DWR] Basin No. 4-010), a very low priority basin. The site is within the Hidden Valley Municipal Water District service area but will be served water by California-American (Cal-Am) Water Company, which obtains imported State Water Project (SWP) water from Calleguas Municipal Water District. The applicant provided a Will Serve Notice from Cal-Am, dated April 16, 2021. The proposed project will not result in an increase of 1.0-acre foot or less of net groundwater extraction.

No new groundwater wells or groundwater extraction is proposed. There are several active domestic and agricultural groundwater wells on adjacent parcels. A geotechnical report titled Geotechnical Report, dated February 4, 2021, was prepared by Gold Coast Geoservices, Inc. The report indicates that no groundwater was encountered in exploratory excavations, but temporary, transient groundwater can occur due to excessive irrigation and during or following seasonal rainstorms.

The proposed project will not, either individually or cumulatively, cause an over-drafted basin from a groundwater basin that is not over-drafted or not in hydrologic/hydrogeologic continuity with an over-drafted basin, because the site will not use groundwater from a non-over-drafted basin and is not in hydrologic/hydrogeologic continuity with a documented basin.

**2a-5.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2a of the *Ventura County Initial Study Assessment Guidelines*.

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

None.

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

**Impact Discussion:**

**2b-1 and 2b-2.** Sewer service is not available in the area. Wastewater will be serviced by a proposed onsite wastewater treatment system consisting of a septic tank, secondary treatment system and two seepage pits. The applicant provided an onsite wastewater treatment system design report from Gold Coast Geoservices, Inc. dated February 4, 2021.

Test borings were drilled to a maximum depth of 60 feet below ground surface (bgs). Topanga Formation material was encountered. This formation is designated as a “formation of concern” per the Ventura County Environmental Health Division (EHD). A wastewater treatment tank system is proposed to meet the EHD requirements for onsite disposal of effluent in this Formation. The secondary effluent treatment system will be capable of denitrification to meet the EHD ordinance pertaining to the “formation of concern”. The treatment system will discharge effluent to two 40 feet deep seepage pits. The seepage pit locations will maintain a horizontal setback of at least 10 feet from groundwater. No groundwater was encountered at the proposed seepage pit location. Field performance percolation testing indicated an adequate percolation rate.



The proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan because a secondary effluent treatment system will be used in conjunction with the proposed wastewater treatment system to comply with Ventura County Environmental Health Division regulations. Therefore the project is anticipated to result in less-than-significant project-specific and cumulative impacts to groundwater quality.

**2b-3.** The project is not located within two miles of the boundary of a former or current test site for rocket engines.

**2b-4.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**2c-1 and 2c-2.** Surface water is not proposed to be used for this project. The subject parcel receives its water from the California-American Water Company (Cal-Am), which obtains imported water from the State Water Project through Calleguas Municipal Water District (CMWD). The proposed project will not increase surface water consumptive use (demand) individually or cumulatively in a manner that results in an adverse impact to one or more beneficial uses identified in the Basin Plan.

Therefore, project-specific and cumulative impacts to surface water quality will be less than significant.

**2c-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2c of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**2d-1.** The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives, as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed

less than significant because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

**2d-2.** The site is not located within the County Urban Unincorporated Area or a High-Risk Area. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site area greater than 1 acre (Table 7 in Subpart 4.F, SW 2). The proposed construction activities are also subject to coverage under the 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 MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.

**2d-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2d of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**3a-1 and 3a-2.** The project site is not located within a Mineral Resource Protection (MRP) Overlay Zone or located on or adjacent to land classified as Mineral Resource Zone 2 (MRZ-2). These designations are used to indicate areas where significant mineral deposits may be present. In addition, the project site is located on White Stallion Road, which is not a principal access road to any existing mining facility. Therefore, the proposed project will not create a project specific impact and will not make a cumulatively considerable contribution to a significant impact with regards to the extraction of, or access to, aggregate mineral resources.

**3a-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 3a of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**3b-1.** The proposed project is not located within or immediately adjacent to any known petroleum resource area. The nearest active petroleum extraction Conditional Use Permit (CUP) is located approximately 4 miles northwest of the project site. The project site is located on White Stallion Road, which does not provide access to any existing petroleum extraction operations. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources, would not impact these resources, and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

**3b-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 3b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								
<b>4a. Species</b>								
<b>Will the proposed project, directly or indirectly:</b>								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		

**Existing Conditions:**

Biological assessment surveys were conducted by Envicom Corporation in February, April, and June 2021 (Attachment 5; Initial Study Biological Assessment; Envicom Corporation; February 18, 2022). The survey area consists of the area proposed for development and grading plus a 200-foot buffer. The area proposed for development is

a level building pad that was graded as part of a grading permit for improvements to the parent subdivision (Parcel Map No. 3559).

Vegetation communities. Vegetation within the survey area consists of California coastal scrub, chaparral, cleared land, coast live oak woodland, and individual native trees (i.e., coast live oak and blue elderberry). The development area/limit of grading is comprised of cleared land with a 10-15 percent cover of non-native species. The upland vegetation communities within the survey area are comprised of chaparral and coastal scrub species characterized by low-growing aromatic, and drought-deciduous shrubs adapted to the semi-arid Mediterranean climate of the coastal lowlands. The native and non-native plant communities present within the survey area are summarized in the following table:

Plant Community	Development Area (acres)	Fuel Modification Zone (acres)	Total Area (acres)	Percentage of Survey Area
California sagebrush-deerweed scrub	0.10	1.40	1.50	25.3%
Chamise chaparral	0.00	0.21	0.21	3.5%
California sagebrush scrub	0.03	0.22	0.25	4.2%
Laurel sumac scrub	0.02	0.19	0.21	3.5%
Purple sage scrub	0.00	0.57	0.57	9.6%
Bush monkeyflower scrub	0.00	0.33	0.33	5.6%
Blue elderberry scrub	0.00	0.05	0.05	0.8%
Chamise – black sage chaparral	0.00	0.29	0.29	4.9%
Greenbark ceanothus scrub	0.00	0.16	0.16	2.7%
Chamise laurel sumac scrub	0.00	0.06	0.06	1.0%
Coast live oak woodland	0.00	0.10	0.10	1.7%
Cleared land	1.81	0.19	1.98	33.4%
Urban/disturbed land	0.12	0.10	0.22	3.7%
Total	2.08	3.87	5.94	100.0%

The biological survey identified 61 plant species within the survey area with 49 (82 percent) native and 12 (18 percent) non-native species. As shown above, the predominant vegetation patterns are cleared land within the development area. Within the fuel modification zone, California sagebrush-deerweed scrub is the primary vegetation community. This shrubland association is characterized by dominance of California sagebrush (*Artemisia californica*) in the shrub layer, low cover of deerweed (*Acmispon glaber*), and scattered, mostly non-native herbaceous plants. Native vegetation also includes chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosam laurina*), purple



sage (*Salvia leucophylla*), bush monkeyflower (*Diplacus aurantiacus*), blue elderberry (*Sambucus nigra ssp. caerulea*), black sage (*Salvia mellifera*), and greenbark ceanothus (*Ceanothus spinosus*). Of the plant communities in the survey area, two are identified as sensitive: bush monkeyflower scrub and blue elderberry scrub.

The project site also contains protected trees (Bill Spiewak, Consulting Arborist; February 7, 2021, with addendum of May 8, 2021). Two Italian stone pines meet the criteria for heritage trees. The survey area includes a small amount of coast live oak woodland (0.1 acres). One coast live oak (*Quercus agrifolia*) is located adjacent to the limits of disturbance and will be protected in place. The project area also includes two heritage Italian stone pines (*Pinus pinea*), one of which will be removed. Additional oak tree and blue elderberry clusters are found within the fuel modification zone.

Wildlife. During the surveys several animals were observed or noted by signs/scat. These include the following: coyote (*Canus latrans*), jackrabbit (*Lepus sp.*), bobcat (*Lynx rufus*), mule deer (*Odocoileus hemionus*), California ground squirrel (*Spermophilus beecheyi*), and western fence lizard (*Sceloporus occidentalis*).

Additionally, several birds were observed or heard. These include the following: Cooper's hawk (*Accipiter cooperi*), western scrub jay (*Aphelocoma californica*), great blue heron (*Ardea herodias*), red-tailed hawk (*Buteo jamicensis*), California quail (*Callipepla californica*), turkey vulture (*Cathartes aura*), northern flicker (*Colaptes auratus*), house finch (*Haemorhous mexicanus*), California towhee (*Melospiza crissalis*), house sparrow (*Passer domesticus*), bushtit (*Psaltriparus minimus*), lesser goldfinch (*Spinus psaltria*), western kingbird (*Tyrannus verticalis*), Cassin's kingbird (*Tyrannus vociferans*), mourning dove (*Zenaidura macroura*), and white-crowned sparrow (*Zonotrichia leucophrys*).

Potential for special-status species. Special-status plant species that have a moderate to high potential to occur on the project site include the following: Malibu baccharis (*Baccharis malibuensis*), round-leafed filaree (*California macropylla*), Plummer's mariposa-lily (*Calochortus plummerae*), Conejo buckwheat (*Eriogonum crocatum*), white-veined monardella (*Monardella hypoleuca ssp. hypoleuca*), and Ojai navarretia (*Navarretia ojaiensis*).

Special status wildlife species that have a moderate to high potential to occur on the project site include the following: California legless lizard (*Anniella spp.*), Southern California legless lizard (*Anniella stebbinsi*), coast whiptail (*Aspidoscelis tigris stejnegeri*), white-tailed kite (*Elanus leucurus*), and San Diego desert woodrat (*Neotoma lepida intermedia*).

Physical features. A small area of rocky outcrop was noted within the laurel sumac scrub plant community west of the existing shed. Waters and/or wetlands were not found within the survey area.

## **Impact Discussion:**

**4a-1.** The proposed project will involve grading and clearing the existing 2.08-acre building pad. Additionally, the project will include fuel modification within a 100-foot buffer which consists of an additional 3.86 acres, for a total of 5.94 acres of potential land disturbance or vegetation modification.

No special-status plant species were detected during botanical surveys. Grading and construction activities will primarily affect cleared land that is barren or sparsely vegetated with non-native species. This area, which was previously graded under a County grading permit, is of little ecological value. Fuel modification will, however, impact native plant communities. These impacts are discussed in Section 4.b, below. These native plant communities have the potential to include six species of special-status plants. To ensure that these plants are not present or are adequately protected from development and initial fuel modification, the biologist completed botanical surveys during the appropriate blooming period.

The project will involve the removal of one protected heritage tree, a non-native Italian stone pine (*Pinus pinea*). An additional heritage Italian stone pine and a coast live oak which are in proximity to grading and construction limits will be preserved in place. Implementation of Mitigation Measures BIO-4 (Qualified Biologist for Construction Monitoring), BIO-5 (Protection Measures During Construction Activities), and BIO-6 (Mitigation for Impacts to Protected Trees) will reduce any potential impacts to protected trees to a less-than-significant level.

**4a-2.** No special-status wildlife species were identified on the project site during biological surveys. Several special-status species, however, have the potential to exist on the site, as discussed above under the “Existing Conditions” heading. Project grading and construction may result in direct mortality to wildlife species on the project site. In addition, loss of vegetation and dust generated during construction activities may also indirectly impact wildlife. These impacts, therefore, are considered significant. Implementation of Mitigation Measure BIO-1 (Pre-Construction Sensitive Wildlife Survey and Impact Avoidance) would ensure that this impact is reduced to a less-than-significant level.

The Federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code protect most native birds. The project site contains suitable nesting habitat for birds within native habitats outside of the grading footprint and within the project fuel modification zone. If construction activities occur during the nesting bird season (February 1 through August 31), the project could potentially impact nesting birds protected under the MBTA and California Fish and Game Code. Nesting birds could be directly impacted (e.g., by nest destruction) or indirectly impacted (e.g., by nest abandonment due to noise and vibration) by construction activities. As a result, potentially significant impacts could occur. To address these impacts, the project will include implementation of Mitigation Measure BIO-1 (Pre-Construction Sensitive Wildlife Survey and Impact Avoidance). Additionally, the project will be subject to a standard condition of approval that requires pre-construction surveys for nesting birds if construction activities are proposed during the nesting season. The combination of Mitigation Measure BIO-1 and the standard

condition of approval concerning nest surveys will reduce potential impacts to a less-than-significant level.

**Mitigation:**

Mitigation Measure BIO-1: Pre-Construction Sensitive Wildlife Survey and Impact Avoidance

**Purpose:** To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.

**Requirement:** At least two weeks prior to the initiation of ground disturbance activities (e.g., vegetation removal and grading), the Permittee shall install a silt-screen fence around the disturbance areas. Following the installation of the silt-screen fence and within two weeks prior to the initiation of, and periodically throughout, ground disturbance activities, a County-approved qualified biologist shall conduct surveys for special-status wildlife to ensure that special-status wildlife are not harmed within these fenced areas. Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved qualified biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, shall conduct the surveys and relocation activities according to methods approved by the CDFW. The silt fencing must remain in place until the completion of ground disturbance activities.

**Documentation:** The Permittee shall provide to the Planning Division a signed contract with a County-approved qualified biologist that ensures that installation of the silt-screen fencing, wildlife surveys, and relocation of wildlife will be conducted within 14 days prior to, and during, any ground disturbance activities. The Permittee shall submit a memorandum to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys and avoidance and relocation activities.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the signed contract. Within 14 days of the wildlife surveys and relocation activities, the Permittee shall provide a memorandum reporting the results.

**Monitoring and Reporting:** The Permittee shall confirm with the Planning Division that a County-approved qualified biologist has been contracted to implement the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract and the survey reports in the Project file. The Planning Division has the authority to inspect the property during the development phase of the Project to ensure that the survey and wildlife relocation work is conducted as required and the silt fencing is maintained as required. If the Planning Division confirms that the required surveys are not conducted as agreed upon or the fencing is not maintained as required, enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-2: Woodrat Nest Avoidance and Relocation

**Purpose:** In order to minimize impacts to woodrats, land clearing and construction activities shall be regulated.

**Requirement:** The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to minimize impacts to woodrats. This can be accomplished by implementing one of the following options:

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).
2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as "qualified biologist" shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities.

If the qualified biologist does not find any nests, then no further action is required.

3. Avoidance Measures:

- a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.
- b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

4. Relocation of Middens: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:

- a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.
- b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock

outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.

- c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.
  - d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.
  - e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.
  - d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.
5. Woodrat Presence and Activity After Midden Relocation:
- a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

**Documentation:** The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented

to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

**Timing:** The qualified biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities and follow all relocation timing protocols set forth in this condition (above). The Permittee shall submit the Survey Report and signed contract 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 reviews for adequacy, and maintains in the Project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-3: Qualified Biologist for Construction Monitoring

**Purpose:** To minimize and avoid impacts to sensitive habitats (coast live oak woodland, Bush monkeyflower scrub and Blue elderberry scrub) within the project fuel modification zone, as well as impacts to potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat) during construction.

**Requirement:** The Permittee shall retain the services of a County-approved qualified biologist to monitor the clearing and grubbing phase of ground-disturbance activities, and initial vegetation thinning fuel modification activities that may impact sensitive habitats and potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). Additionally, a wildlife exclusion fence will be placed outside the project area to avoid any impacts to special status species during grading and grubbing.

**Documentation:** The Permittee shall provide to the Planning Division name of a designated County-approved biologist who will be present on-site during the grading, grubbing, fence installation and initial fuel modification phase, that may impact the sensitive and locally important habitats present within the survey area, special status plants if found and potentially present and special status wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). The Applicant shall specify (1) when the County-approved biologist must monitor the Project Site; and (2) the disturbance areas that the County-approved biologist will monitor. The Permittee shall submit a written document to the Planning Division within 14 days of the completion of ground-disturbance activities, notifying the Planning Division of the results of the monitoring.

**Timing:** The Permittee shall submit the name of a County-approved biologist to the Planning Division for review and approval, prior to any ground disturbance. The Permittee



shall submit the written document that sets forth the results of the monitoring to the Planning Division, within 14 days of the completion of ground-disturbance activities.

**Monitoring and Reporting:** The Permittee submit weekly monitoring reports during the grading, grubbing, fence installation and the initial fuel modification phase and a post construction monitoring report after completion of all ground disturbing and initial fuel-modification activities.

Mitigation Measure BIO-4 Protection Measures During Construction Activities

**Purpose:** To avoid impacts to native habitats adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna that could potentially be associated with these habitats.

**Requirements:**

- a) Prior to all ground disturbing activities, the Applicant shall demarcate the project limits of disturbance with temporary silt screen construction fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging. The Planning Division shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. Additional fencing shall also be required around oak trees whose tree protection zones are within 20 feet of construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction.
- b) To reduce impacts to wildlife, the applicant will submit a construction plan that includes the following:
  - 1) All construction and maintenance activities shall operate in accordance with the Construction Noise Condition which limits construction activities, to the hours of 7:00 a.m. to 7:00 p.m.
  - 2) No nighttime construction activities or lighting is permitted.
  - 3) No pets shall be allowed on the Project Site during construction.
  - 4) All temporary and permanent food-related trash shall be disposed of in closed animal-proof containers.
  - 5) During construction, trenches shall be filled within the same day or covered.
  - 6) Construction equipment shall be cleaned and decontaminated of weeds and soils prior to entering the Project Site to reduce the potential for the spread and introduction of invasive and noxious weeds.

**Documentation:** Monitoring reports shall be submitted to the Planning Division after fence installation and upon completion of clearing, grubbing, and the initial vegetation thinning for fuel modification. Monitoring reports shall include a discussion of compliance with the measures listed above. If inconsistencies with measures are observed, the property owner shall cease operations and assure the preservation of the area in which the biological resources are found; notify the County Planner in writing, within three days of the discovery; obtain the County Planner's written concurrence with the recommended

disposition of the site before resuming construction; and implement the agreed upon recommendations.

**Timing:** These measures shall be implemented prior to and during all ground disturbing activities throughout all construction phases of the project. Construction fencing shall be installed prior to the issuance of grading permit.

**Monitoring and Reporting:** The Planning Division reviews the monitoring reports for adequacy of implementing measures listed above. The Planning Division has the authority to inspect the Project Site to ensure that the permittee implements these measures as required.

Mitigation Measure BIO-5: Tree Protection Plan (TPP)

**Purpose:** To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

**Requirement:** The Permittee shall provide the Planning Division with a TPP that shows removal of one (1) non-native Italian stone pine heritage tree (Tree No. 1). The TPP shall also show the protection of one heritage Italian stone pine (Tree No. 2) and one coast live oak (Tree No. 3) in place. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (§ 8107-25.10) and TPG (§ IV.C, Offset/Replacement Guidelines), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

**Documentation:** The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at: <http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf>. The TPP must include (but is not limited to):

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
- b. the offset or mitigation that will be provided for any trees approved for felling; and
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist<sup>2</sup> shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

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<sup>2</sup> A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction/within 30 days of the Planning Division's approval of the TPP damaged tree addendum. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5 or 7 year performance targets set forth in the TPP.

**Monitoring and Reporting:** The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree

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determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

Protection Plans.” The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

**Residual Impacts:**

After incorporation of the above mitigation measures, impacts on biological resources – species will be reduced to a less-than-significant level.

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

**Impact Discussion:**

**4b-1 and 4b-2.** Plant communities are considered special status if they are designated as sensitive by California Department of Fish and Wildlife or if they are identified as Locally Important Species by the County of Ventura. Plant communities are also provided with legal protection when they provide habitat for protected species.

As stated in Section 4a, above, the proposed building pad was previously graded as part of a grading permit and is characterized as “cleared land” that lacks ecological importance. Project fuel modification activities, however, will affect two sensitive plant communities: bush monkeyflower scrub (0.33 acres) and blue elderberry scrub (0.05 acres). These impacts, though significant, can be mitigated to a less-than-significant level by implementing Mitigation Measures BIO-3 (Qualified Biologist for Construction Monitoring) and BIO-6 (Sensitive Plant Community Restoration – Scrub Habitats).

**Mitigation:**

**Mitigation Measure BIO-6: Sensitive Plant Community Restoration – Scrub Habitats**

**Purpose:** To compensate for the loss of 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub, both sensitive plant communities/ natural communities of special concern.

**Requirement:** At least 0.66 acres of Bush monkeyflower scrub and 0.10 acres of Blue elderberry scrub shall be restored and permanently protected on-site. The areas selected to be restored on-site (Restoration Areas) shall be located outside the limits of development and the fuel modification areas. The Permittee shall modify the site plan to include the Restoration Areas. The Permittee shall ensure that a County-approved, qualified biologist prepares a Restoration Plan that includes the following:

1. Restoration of Bush monkeyflower scrub and Blue elderberry scrub.
2. Description of the project/impact and mitigation sites.
3. Specific objectives.
4. Performance standards
5. A reference site for each vegetation alliance (Bush monkeyflower scrub and Blue elderberry scrub) that is an ecologically intact example of the alliance with minimal disturbance, with the following documented for each reference site:
  - a. Total percent cover by native plant species;
  - b. Species richness; and
  - c. Total percent cover by non-native plant species.
6. A plant palette and methods of salvaging, propagating, and planting. The plant palette shall consist only of plants propagated from locally collected (on the project site or adjacent to the project site) seeds or cuttings.
7. An implementation plan including:
  - a. Methods of soil preparation;
  - b. Method and timing of irrigation; and
  - c. Best Management Practices to avoid impacting the Bush monkeyflower scrub and Blue elderberry scrub.

8. Maintenance and monitoring necessary to ensure that the restored plant communities meet the following success criteria:
  - a. Within three years of the maintenance and monitoring program:
    - i. Absolute cover of native species no less than 60 percent; and
    - ii. Non-native species in the treated area less than 15 percent relative cover.
  - b. By Year 5 of the maintenance and monitoring program:
    - i. 90 percent of the native plant cover found for the reference site;
    - ii. 100 percent of the species richness found for the reference site; and
    - iii. Equal or lower percent cover by non-native plant species as that found for the reference site.
  - c. Restoration will be considered successful after the performance standards have been met for a period for at least one (1) year without any maintenance or remediation activities other than invasive species control.

The restored habitat that is located on the property as shown in the Restoration Plan shall be maintained in open space in perpetuity. The following shall be prohibited within the restoration area:

- a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
- b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
- c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
- d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
- e. Operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
- b. Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling, or disking, except as necessary for controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species, and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
- c. Application of insecticides or herbicides, poisons, or fertilizers;
- d. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
- i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;



- j. Planting, introduction, or dispersal of non-native plant or animal species;
- k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the restoration area, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- m. Light pollution (e.g., lighting that is located outside of, yet directed towards, the restoration area); and
- n. Other activities that damage the existing flora, fauna, or hydrologic conditions of the restoration area.

The Permittee shall record these conditions of approval and the Restoration Plan with the Office of County Recorder in the chain of title to the subject property, and shall ensure that the Restoration Plan is fully implemented.

**Documentation:** The Permittee shall provide the Planning Division with a Restoration Plan prepared by a County-approved qualified biologist that meets the requirements of this condition; and revised site plan. The Permittee shall record for the subject property (1) the conditions of this PD and (2) the Restoration Plan map, establishing that the restoration area that will remain as open space in perpetuity as a result of the Project. The Permittee shall submit a copy of the recorded conditions of approval and Restoration Plan to the Planning Division. The Permittee shall submit a report with photographs of the restoration area and a description of the restoration work to demonstrate to the Planning Division that implementation of the Restoration Plan has commenced. The Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 5 years (or more, if the success criteria have not been met by Year 5).

**Timing:** Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide the Restoration Plan and revised site plan to Planning Division staff for review and approval. The Permittee shall record these conditions of approval and the Restoration Plan, and provide a copy of the recorded conditions of approval and Restoration Plan to the Planning Division, prior to issuance of a Zoning Clearance for construction. Implementation of the Restoration Plan shall commence prior to issuance of a Zoning Clearance for use inauguration. The annual reports must be provided to the Planning Division by December 31<sup>st</sup> of each year during the monitoring period.

**Monitoring and Reporting:** The Planning Division shall review for approval the Restoration Plan and revised site plan prior to issuing a Zoning Clearance for construction. The Planning Division shall review the Permittee's report with photographs of the restoration area and a description of the restoration work to confirm that implementation of the Restoration Plan has commenced prior to issuing a Zoning Clearance for use inauguration. The restoration area must be monitored by a County-approved qualified biologist for at least 5 years (or more, if the success criteria have not been met by Year 5). The biologist shall provide an annual report on the status of the

restoration area, including results of qualitative monitoring (i.e., photographs taken at permanent photo-points, observations of the health and condition of plantings and wildlife use of the restoration area) and quantitative monitoring (i.e., randomly placed transects to estimate cover and richness), to the Planning Division for the length of the monitoring period. The Permittee shall submit the annual reports to the Planning Division to demonstrate compliance with this condition and the success criteria. The release of the requirement for monitoring the restoration area may occur when the Planning Division determines that the success criteria have been met by Year 5 or later, based on the annual reports and a Planning Division staff site inspection. The Planning Division will review this Project and all future projects on the subject property to ensure compliance with the requirements of this condition. The Planning Division has the authority to inspect the site to confirm on-going compliance with this mitigation measure.

**Residual Impact:**

After incorporation of the above mitigation measure and the mitigation measures identified in Section 4a, above, impacts on sensitive plant communities will be reduced to a less-than-significant level.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4c. Ecological Communities - Waters and Wetlands</b>								
<b>Will the proposed project:</b>								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

**Impact Discussion:**

**4c-1 through 4c-4.** The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) includes the 0.8-acre man-made pond at the northeastern corner of the property. The NWI notes that the pond is a permanently flooded palustrine system created by an impoundment and dominated by plants that grow principally on or below the surface of the water. This area was not included within the scope of the biological survey, as it is located more than 200 feet from the limits of grading. No project drainage will be conveyed to the pond. Instead, drainage will be directed to a planter box and underground retention system located in the landscaped portion of the building pad. Additionally, the project provides a sufficient buffer, as the nearest portion of the building pad is approximately 300 feet from the pond. Because the project will not involve alterations to or direct drainage to the pond, no impacts to waters or wetlands are anticipated.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4d. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

**Impact Discussion:**

**4d-1 and 2.** The project site is not located in the Coastal Zone. Therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect cumulatively considerable impacts to ESHA.

**Mitigation/Residual Impact(s)**

None.

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

## **Impact Discussion:**

**4e-1 through 4e-4.** The survey area does not connect with or lie close to any part of a documented wildlife corridor or linkage. As a result, no direct impacts to a mapped wildlife corridor are anticipated. The project site is surrounded by scattered residences on large parcels varying in size from 20 to 80 acres. This provides sufficient open space to support localized wildlife movement and foraging. The scattered nature of the residential development, however, serves to fragment natural habitats and reduces the likelihood that the project site will be used for access between habitat areas.

The project site is located approximately 2.3 miles east of the Santa Monica – Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. There is open space between the project site and the Santa Monica – Sierra Madre Habitat Connectivity Corridor. Therefore, there is potentially unrestricted wildlife movement between the two areas. Roads and trails in the vicinity of the project site likely serve as conduits for wildlife, such as deer, mountain lions, or other animals.

The presence of a new single-family dwelling and accessory structures on the property will introduce new sources of night lighting. Artificial light can have a significant impact on wildlife movement if it is significant and shines into areas with potential wildlife habitat. To address this impact, Mitigation Measure BIO-7 (Lighting Plan) is proposed, which requires that the applicant submit a lighting plan limiting the intensity and directing light downward.

The proposed single-family dwelling and associated development will likely also increase levels of noise and human presence above current levels; however, significant impacts will not occur if noise levels are consistent with those typical of a residential development.

## **Mitigation:**

### Mitigation Measure BIO-7: Lighting Plan

**Purpose:** To ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and to ensure the following objectives are met:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.

**Requirement:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs).;
- b. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- c. in order to minimize light and glare on the project property, all exterior structure light fixtures and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- d. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

**Documentation:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

**Timing:** The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

**Residual Impacts:**

After incorporation of the above mitigation measure and the mitigation measures identified in Section 4a and 4b, above, impacts on habitat connectivity will be reduced to a less-than-significant level.

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

**Impact Discussion:**

4f. The proposed project has been evaluated by the Planning Division’s contract biologist for potential impacts to wetland habitats. With the exception of the man-made irrigation pond at the northeast corner of the project site, there are no watercourses, drainages, wetlands, or other aquatic features on the project site. Proposed development will be located more than 300 feet from the pond. Therefore, the project is consistent with Conservation and Open Space Element Policy COS-1.10 (Evaluation of Potential Impacts of Discretionary Development on Wetlands) and Policy COS-1.11 (Discretionary Development Sited Near Wetlands) which requires development to be set back a minimum of 100 feet from significant wetland habitats.

The proposed project is within the Thousand Oaks Area Plan boundary. The proposed project is consistent with all applicable area plan policies governing biological resources.

The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 4 of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5a. Agricultural Resources – Soils (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**5a-1.** The project site is mapped as “Other Land” in the Important Farmland Inventory data maintained by the California Department of Conservation as part of the Farmland Mapping and Monitoring Program. The Department of Conservation describes “Other Land” as follows:

*“Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.”*

Lands classified as “Other Lands” exclude lands that the Department of Conservation considers to be prime farmland, unique farmland, farmland of statewide importance, or farmland of local importance. Therefore, the project would not result in the direct or indirect loss of important farmland soils, would not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural soil resources.

**5a-2.** The proposed project does not involve a General Plan amendment that would result in the loss of agricultural soils.

**5a-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 5a of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.



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

**Impact Discussion:**

**5b-1.** The proposed project, as a single-family dwelling, is not defined as “Agricultural Operations” in the zoning ordinances. Therefore, development must be set back a minimum distance of 300 feet from adjacent agricultural operations, as established in the *Ventura County Initial Study Assessment Guidelines*. The nearest classified farmland is approximately 2,200 feet northeast of the project site. As such, the project has no impact.

**5b-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 5b of the Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (PInG.)</b>								
<b>Will the proposed project:</b>								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		

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

**Impact Discussion:**

**6a and 6b.** The project site is zoned Open Space (OS). The purpose of this zone is to preserve natural resources including lakeshores, banks of rivers and streams, and watershed lands. The proposed project is also located within the Scenic Resource Protection (SRP) overlay zone, which preserves and protects visual quality within the viewshed of selected County lakes, along the County’s adopted scenic highways, and at other locations as determined by an Area Plan.

Proposed development on the property includes a one-story single-family dwelling with attached garage totaling 15,784 sq. ft., a detached garage of 1,272 sq. ft., and a detached accessory dwelling unit of 1,799 sq. ft. The proposed residence and accessory structures comply with all applicable standards in the Ventura County Non-Coastal Zoning Ordinance. The dwelling will have a height of just under 22 feet. The closest property line is 170 feet from the nearest structure. Approximately 2.3 percent of the site would be covered by structures.

The proposed development will utilize a modern design style with a mix of low-pitched hip clay tile roofs and flat roofs. Materials will consist of cream-colored stucco with limestone and wood accents. Doors and windows will use a black metal trim.

The proposed development will not be visible from the Regional Road Network. The project site is bounded on the north by White Stallion Road, a privately maintained road, and on the south by Potrero Road, an Eligible County Scenic Highway. The building pad is approximately 170 feet higher in elevation than Potrero Road. Development would be no closer than 502 feet to Potrero Road. The change in elevation and development setback ensure that all proposed structural development would not be visible from Potrero Road. The project site is not visible from other roads in the Regional Road Network.

As part of the project, the applicant proposes to remove one Italian stone pine, Tree No. 1 as identified in the arborist report (Bill Spiewak, Consulting Arborist; February 7, 2021, with addendum of May 8, 2021), which meets the size criteria to be considered a protected heritage tree. In its place, the project will include the planting of 58 trees of varying species including Majestic Beauty fruitless olive (*Olea Europaea 'Majestic Beauty'*), Marina strawberry tree (*Arbutus unedo 'Marina'*), Tuscarora crape myrtle (*Lagerstroemia indica 'Tuscarora'*), blue-leaf weeping wattle (*Acacia saligna*), and Palo Verde thornless hybrid (*Parkinsonia hybrid 'AZT'*).

The project will be subject to a standard condition of approval for development in the Scenic Resource Protection overlay zone. This condition requires that development use earth-tone colors and natural-appearing exterior building materials. This requirement is designed to comply with Scenic Resource Protection overlay standards (Ventura County NCZO Section 8109-4.1.5.a) and would avoid creating visual contrast between the structures and their natural surroundings.

**6c.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**7a and 7b.** The proposed project building pad is underlain by sedimentary rocks (sandstone interbedded with siltstone), which is mapped as part of the Topanga Formation and dates to the Miocene age (Gold Coast Geoservices, Inc.; February 4, 2021). According to the *Ventura County Initial Study Assessment Guidelines*, the Topanga Formation has “Moderate” paleontological importance. Because the Topanga Formation does not have “Moderate to High” or “High” incidence of paleontological resources, a determination of no impact may be made. All future grading activities will be subject to a standard condition of approval that requires work to stop and the Planning Director to be notified if paleontological resources are unexpectedly encountered during grading. The project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains. As a result, no project-specific impacts to paleontological resources are anticipated and the project will not result in a cumulatively considerable contribution to a significant cumulative impact.

**7c.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8a. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**8a-1 and 8a-2.** A Phase I archaeological assessment was prepared for the subdivision that created the subject parcel by Ancient Enterprises, Inc. (July 1, 1980). The assessment notes an archaeological site existed (CA-VEN-320), however, was apparently destroyed in the late 1970s and the project archaeologist was unable to locate it. The assessment concluded that no prehistoric or cultural resources were identified during the survey of the project site.

In addition to the Phase I survey, a request for consultations were sent to six tribal contacts as required by Public Resources Code Section 210080.3.1 et seq. (AB 52): Barbareno-Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians. As of the publication of this document, no requests to consult have been received.

Although the proposed project is unlikely to result in impacts to archaeological resources, future ground disturbance activities will be subject to a standard condition of approval to ensure the protection of any subsurface resources that may be inadvertently encountered. With the inclusion of the standard condition of approval, the proposed project would not demolish or materially alter in an adverse manner the physical characteristics of an archaeological resource. Therefore, the proposed project will have a less-than-significant impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

**8a-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 8a of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**8b-1 through 8b-4.** The project site is not listed or determined to be eligible for listing as an historical site on the California Register of Historic Resources or the National Register of Historic Places. Additionally, it is not identified in an historic survey as worthy of designation as a County landmark or site of merit. There are no designated historic buildings, structures, or other historic features on the site.

The project would include the demolition of a large, dilapidated shed. The proposal was forwarded to Cultural Heritage Board (CHB) staff for review (County File No. CH21-0015). CHB staff found that the project is exempt from the Cultural Heritage Ordinance, noting

that the existing structure does not possess historic integrity and is ineligible as a potential resource.

Therefore, the proposed project would not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact on historic resources.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**9a and 9b.** The project site is located approximately 7.2 miles from the coast and, at that distance, does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to coastal beach or sand dunes.

**9c.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 9 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**10a and b.** There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Section 7.4 Geologic and Seismic Hazards, HAZ 4.1, HAZ 4.2, and HAZ 4.17. Furthermore, no habitable structures are proposed within 50 feet of a mapped trace of an active fault. There is no impact from potential fault rupture hazard. There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

**10c.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 10 of the *Ventura County Initial Study Assessment Guidelines*.



**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

Any discussion of potential impacts of ground shaking hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**11a.** The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geotechnical Report, (Gold Coast Geoservices; February 4, 2021) provides the structural seismic design criteria (Page 12) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. The requirements of the building code will reduce the effects of ground shaking to less than significant. The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

**11b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 11 of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

Any discussion of potential impacts of liquefaction hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**12a.** The project site is not located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura. These maps are used as the basis for delineating the potential liquefaction hazards within the county. The 2040 *Ventura County General Plan* Chapter 7, Policy HAZ-4.8, requires the county to not allow development of habitable structures with areas prone to liquefaction unless a geotechnical report is prepared, and sufficient safeguards are incorporated into the project. Gold Coast Geoservices Geotechnical Report, dated February 4, 2021, concludes the site is not within an area subject to liquefaction due to high groundwater. As the site is not within a potential liquefaction zone, there is no impact from potential hazards from liquefaction. Therefore, the project is consistent with the applicable *Ventura County General Plan* Policy, HAZ 4.8. The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would occur as a result of other approved, proposed, or probable projects.

**12b.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

Any discussion of potential impacts of seiche and tsunami hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**13a and 13b.** The project is not mapped within 10 to 20 vertical feet of a closed water body and based on the 2040 *Ventura County General Plan*, Chapter 7, Policies HAZ-4.14, HAZ-4.18 and 2040 *Ventura County General Plan Background Report* Section 11.2, Figure 11.9. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated December 2019, aerial imagery is under the copyrights of Pictometry) and is not subject to seiche hazard. There is no hazard from potential seiche and no impact to the proposed project.

The project is not mapped within a tsunami inundation zone based on the 2040 *Ventura County General Plan*, Chapter 7, Policies HAZ-2.7 and HAZ-4.14, and 2040 *Ventura County General Plan Background Report* Section 11.2, Figure 11.9. There is no impact from potential hazards from tsunami. Therefore, the project is consistent with the applicable General Plan Policies HAZ-2.7 and HAZ-4.14.

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

**13c.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

Any discussion of potential impacts from landslide/mudflow hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**14a.** The site is located in a hillside area and portions of the property outside the area of the project are located in a potential earthquake-induced landslide area. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690 2699.6, portions of the slopes within the property are within potential seismically induced landslide zones. A map showing the location of Deep-Seated Landslide Area is included as Figure 11-3 in the 2040 Ventura County General Plan Background Report, Section 11.1. The potential seismically induced landslide areas are outside of the limits of the proposed project; however, the site is located at the top of descending slopes and these slopes may be subject to earthquake induced landslide hazards. Nonetheless, the project was evaluated in a geotechnical report (Gold Coast Geoservices, Inc.; February 4, 2021), which found that sufficient slope stability factors can be maintained. In this regard, the landslide hazard is considered to be less than significant. Therefore, the project is consistent with the applicable *Ventura County General Plan Policies*, HAZ-4.4, HAZ-4.9, HAZ-4.10, and HAZ-4.11. The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

**14b.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

Any discussion of potential impacts of expansive soils hazards to the proposed project is provided for informational purpose only and is neither required by CEQA nor subject to its requirements.

**15a.** The Expansion Index test contained in the Geotechnical Report, (Gold Coast Geoservices; February 4, 2021) indicates the near surface expansion is 14, non-expansive. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. There is no impact from potential hazards from expansive soils. Therefore, the project is consistent with the applicable *Ventura County General Plan Policy HAZ 4.13*. The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

**15b.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

Any discussion of potential impacts from subsidence hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**16a.** The subject property is not within the probable subsidence hazard zone as delineated in the Ventura County General Plan. The project does not propose the construction of new extraction wells or is within an area known for subsidence hazard (*Ventura County General Plan Policies HAZ-4.14, HAZ-4.15, HAZ-4.16*). Therefore, the project is considered to have no impact on the hazard of subsidence. Additionally, the project is consistent with the applicable *Ventura County General Plan Policies HAZ-4.14, HAZ-4.15, and HAZ-4.16*. The hazards from subsidence will affect each project individually; no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

**16b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 16 of the Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**17a 1.** The project proposes an increase of impervious surface area up to a total of approximately 39,051 square feet. To offset the additional runoff generated by the proposed project, the improvements are being designed with stormwater control measures including a planter box and an underground stormwater detention basin, as indicated in the Hydrology and Stormwater Quality Control Report, prepared by Pacific Coast Civil, Inc.(May 6, 2021) to reduce any increase in post development runoff to be equivalent to pre-development peak flow rates.

**17a-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**17b-1 through 17b-4.** The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is evidenced on FEMA Map Panel 06111C0966E effective January 20, 2010. The nearest floodplain to the project site is located roughly 2,500 feet southeast of



the project site in the Hidden Valley area. The project will not increase flooding risk in downslope areas, as all drainage is directed to a planter box and underground retention system. The proposed development is therefore deemed to be less than significant for Hydraulic Hazards - FEMA.

**17b-5.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**18a.** The proposed project is located in a Very High Fire Hazard Area/Fire Hazard Severity Zone. Fire Station No. 32 (830 South Reino Road) is approximately two miles west of the project site. The project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (VCBC) and Fire Code. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to fire hazards.

**18b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**19a and b.** The proposed project is not located within the airport land use planning area or sphere of influence of any public airport. Camarillo Airport and Oxnard Airport are located 9 miles west and 15 miles west of the subject site, respectively. The proposed project will not involve any obstructions to navigable airspace. The proposed residence would be just under 22 feet in height, which is below the permissible maximum height of 35 feet. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

**19c.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 19 of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**20a 1.** The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact with regards to proper handling, storage, and disposal of hazardous materials during construction activities. No project-specific or cumulative impacts related to hazardous materials, therefore, are expected.

**20a-2.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**20b 1.** The proposed project will not generate hazardous wastes which require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. Future occupants are required to properly dispose of household hazardous wastes and used batteries in accordance with state and local regulations. No project specific or cumulative impact related to hazardous waste is expected.

**20b-2.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 20b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>21. Noise and Vibration</b>								
<b>Will the proposed project:</b>								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		

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

**Impact Discussion:**

**21a.** To determine whether a project will result in significant noise impacts, the *Ventura County Initial Study Assessment Guidelines* set forth standards to determine whether the

proposed use is a “Noise Sensitive Use” or a “Noise Generator.” Noise-sensitive uses are dwellings, schools, hospitals, nursing homes, churches, and libraries. Though the *Ventura County General Plan Goals, Policies, and Programs* and the *Ventura County Initial Study Assessment Guidelines* consider residential land uses a noise-sensitive use, they are not a long-term noise generator. This is because residences do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, do not involve the creation of a new transit use, and do not involve the creation of a new commercial or industrial use that involves noise-generating activities. As the proposed project does not include a noise-generating use (except with regards to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

The proposed project site is located north of Potrero Road but would be outside of the 60 dB(A) Community Noise Equivalent Level (CNEL) contour as mapped in the RMA-GIS noise contour maps. Therefore, future residential uses on the project site will not be subject to noise levels from traffic along Potrero Road, which may be incompatible with residential development. In addition, the proposed project site is not located within five miles of any airports or railroads. Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

**21b and 21e.** The proposed project includes the construction of a new single-family dwelling and accessory structures. As part of the development, the building pad will be over-excavated and re-compacted. Construction activities could include such vibration-generating activities as vibratory compaction and drilling to create two 40-foot-deep seepage pits. These activities could lead to ground-borne vibration which could affect nearby structures. The nearest structures to the building pad are a single-family dwelling and an accessory dwelling unit, located approximately 474 feet west and 235 feet east, respectively. Given the distance to these structures, vibration generated from the project are expected to attenuate to less-than-significant levels before reaching a nearby structure. Although the proposed development is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, it will be subject to a standard condition of approval limiting construction hours. This condition is designed to ensure compliance with *Ventura County General Plan Policy HAZ-9.2 (Noise Compatibility Standards)*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to vibration-generating activities.

**21c.** The proposed project does not involve the creation of vibration-generating transit use. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines*, Section 21.

**21d.** The project site has direct access to White Stallion Road, which is a paved street. The proposed project will not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact related to the use of rubber tire heavy vehicles.

**21f.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**22a.** The proposed project site is located adjacent to Potrero Road, an eligible scenic County highway. The proposed project includes the construction of a single-family dwelling and accessory structures, which could introduce new sources of light or reflective surfaces (e.g., windows) that could possibly produce disability glare. Pursuant to Mitigation Measure BIO-7 (See Section 4e, above), the applicant will provide a lighting plan to ensure that new light sources associated with the proposed project would not illuminate areas outside of the project area. As discussed in Section 6e, the proposed structures will not be visible from Potrero Road or any other roads in the Regional Road Network due to topography. As a result, no impacts to passing motorists caused by glare from reflective windows are anticipated. Therefore, the proposed project would have a less-than-significant project-specific impact and would not make a cumulatively considerable contribution to a significant cumulative impact associated with disability or discomfort glare.

**22b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 22 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
<b>Will the proposed project:</b>								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**23a.** The proposed project has the potential to impact public health due to the use of an onsite wastewater treatment system (OWTS). An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impacts can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. The septic tank must be pumped by a Ventura County Environmental Health Division (EHD) permitted pumper, and septage wastes must be disposed of in an approved manner. Because future residents will be required to comply with applicable regulations pertaining to the maintenance of septic systems and disposal of septage wastes, public health impacts will be less than significant.

Water for the project will be provided by California-American Water Company. As a result, the proposed project will not adversely affect public health as it relates to domestic water supply.

**23b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.



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

**Impact Discussion:**

**24a.** The Ventura County Air Pollution Control District (VCAPCD) has not yet adopted an approach to setting a greenhouse gas threshold of significance for land use development projects. The estimated GHG emissions from the project were calculated at 33 MTCO<sub>2</sub>e/yr (operational and construction amortized over 30 years). The CalEEMod Version 2016.3.2 emissions model was used to calculate the expected energy (natural gas, electricity), mobile (vehicle trips) and area (consumer products, landscape, maintenance) emissions based on state and local air pollution control laws by subcategory, combining all emission sources. The GHG emissions estimated for the project are below the recommended lower 3,000 MT CO<sub>2</sub>e/Yr threshold for residential projects used in neighboring air districts. Therefore, the project specific and cumulative impacts to greenhouse gases will be less than significant.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**25a.** In accordance with the adopted *Ventura County Initial Study Assessment Guidelines*, a project’s effect on community character is evaluated based on consistency with specific General Plan policies and whether it would introduce physical development that is incompatible with existing land uses. The project site is located on land zoned Open Space (OS). The purpose of this zone is to preserve natural resources, including lakeshores, banks of rivers and streams, and watershed lands. The project site is also located within the Scenic Resource Protection (SRP) overlay zone. The purpose of this zone is to protect the visual quality within the viewshed of selected County lakes and scenic roadways and to minimize development that conflicts with the value of scenic resources.

The proposed project site is in the White Stallion Ranch, a 10-lot subdivision consisting of custom homes on 20-acre lots. White Stallion Ranch and the surrounding area is developed with one- and two-story single-family residences using a variety of architectural styles. Residences in the surrounding area are large, ranging in size from 5,000 sq. ft. to over 18,000 sq. ft. The proposed project would result in the construction of a one-story single-family dwelling and accessory structures consistent with the development standards set forth for the Open Space, 20-acre minimum parcel size zone and the Scenic Resource Protection overlay zone (NCZO Sec. 8109-4.1.5). The residence is similar to existing residential development in and around the White Stallion Ranch area with respect to size, placement, height, and design. The maximum building coverage is 43,560 sq. ft. and the proposed project would cover 21,334 sq. ft. The project complies with height and setback requirements of the Ventura County NCZO (Sec. 8106-1.1 et seq.).

As discussed in Section 6, the proposed residence uses a modern architectural design with a mix of low-pitched hip roofs and flat roofs. The structures are proposed to use a cream color, comprised of stucco with limestone and wood accents. This design is compatible with the eclectic mix of architectural styles in and around White Stallion Ranch.

Therefore, the proposed project will not create a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to community character.

**25b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**26a.** The proposed project will not eliminate any existing dwelling units and will result in the construction of a new single-family dwelling. Therefore, the proposed project would not have an adverse impact on existing dwelling units within Ventura County and would not make a considerable contribution to a cumulatively significant impact related to removal of dwelling units.

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

**26c.** The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial or industrial use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

**26d.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 26d of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**27a(1)-a.** The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). VMT measures the per capita

number of car trips generated by a project and distances cars will travel to and from a project rather than congestion levels at intersections and road segments (level of service of “LOS,” graded on a scale of A-F). Ventura County will only require LOS analysis to determine consistency with the County’s General Plan policies. LOS will not be assessed for CEQA purposes.

Trip- or tour-based VMT analysis is recommended over boundary-based VMT analysis as the established and most appropriate methodology for analyzing VMT impacts under CEQA. Trip-based assessment of VMT capture the full extent of the vehicle trip length, including the portion that extends beyond the jurisdictional boundary. VMT impacts are assessed by quantifying trips to or from a jurisdiction, which start or end within the jurisdiction. Conversely, a boundary-based assessment of VMT impacts is quantified by the length of the vehicle trips that occur within the boundaries of a jurisdiction.

Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, if a proposed land use project is consistent with Policies CTM-1.1 and CTM-1.2 of the *Ventura County 2040 General Plan* and the Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) regionally adopted by Southern California Association of Governments (SCAG), projects that generate or attract fewer than 110 trips per day are presumed to have a less-than-significant impact on VMT. For residential land uses, OPR recommends a VMT per capita threshold set at 15 percent below baseline levels. Using the Ventura County Transportation Commission (VCTC) Ventura County Traffic Model (VCTM), the average trip length of all home-based model trip types has been used as more reflective of Ventura County’s transportation setting while still containing a per capita estimate. Based on VCTM’s baseline, the average trip length for all home-based trips is 19.84 miles. Applying the 15 percent reduction yields a VMT threshold of 16.87 miles, which is the threshold of significant for residential land use projects.

The proposed dwelling is adjacent to White Stallion Road. The project site also fronts Potrero Road along its southern boundary. The term ‘average’ of all home-based trips refers to the ‘middle’ or ‘central’ point that is a typical representation of several trips generated in one day. The proposed dwellings home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 16.87-mile VMT and the location of the residence in relation to Potrero Road, the VMT that would be generated from the proposed development would not exceed the threshold.

Vehicle trips generated by the residence are not expected to result in a VMT impact consistent with the VMT reduction goals of the OPR’s Technical Advisory on Evaluating Transportation Impacts and would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

The proposed project includes the construction of a single-family dwelling and detached accessory structures and will generate additional traffic on the local public roads and the Regional Road Network. To address the cumulative adverse impacts of traffic on the

Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246, Thousand Oaks Area Plan Policy TO-13.3, and *Ventura County General Plan* Policy CTM-1.7 (Pro-Rata Share of Improvements) require that the Roads and Transportation Department of the Public Works Agency collect a TIMF for traffic-generating development. The proposed project is subject to this ordinance and these policies. With payment of the TIMF, the level of service and safety of the existing roads would remain consistent with the level of service standards set forth in the *Ventura County General Plan*. Therefore, adverse traffic impacts relating to level of service will be less than significant.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

**Impact Discussion:**

**27a(2)-a.** The proposed project would result in the construction of a single-family dwelling, which corresponds to an increase in traffic. Potrero Road is a public road that will provide access to the project site by way of White Stallion Road, a private road. The project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project. Therefore, the project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project and associated impacts would be less than significant. Impacts related to safety/design of County roads will therefore be less than significant.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**27a(3)-a.** Access to the proposed building pad will be by way of an existing paved driveway extending from White Stallion Road, which is a paved private road. White Stallion Road meets minimum VCFPD access standards. No new private roads are proposed. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to safety and design of private access.

**27a(3)-b.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**27a(4)-a.** Potrero Road is an existing public road serving the project site and is in full compliance of VCFPD requirements. No new public or private roads are proposed for this project. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to tactical access.

**27a(4)-b.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.



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

**Impact Discussion:**

**27b-1 and 2.** The proposed project will not generate significant pedestrian and bicycle traffic. Therefore, adverse impacts relating to the addition of pedestrians and bicycles into the area will be less than significant.

**27b-3.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**27c-1.** There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. The nearest bus stop is a Thousand Oaks Transit stop, located 2 miles northwest of the proposed project at Wendy Drive and Corning Street in Newbury Park. In addition, the proposed project will not have project-specific adverse impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities or service.

**27c-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27c of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**27d-1.** There are no railroads within the vicinity of the project site with which the proposed project could interfere. The nearest railroad is located seven miles west of the project site (Union Pacific Railroad in Camarillo). The proposed project will not create additional demand for railroad facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to railroad facilities.

**27d-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27d of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27e-1 and 27e-2.** The proposed project site is not located within the airport planning area of an airport. The nearest public airport, Camarillo Airport, is located 8.8 miles northwest of the subject site. The proposed single-family dwelling is just under 22 feet in height as measured from average natural grade to the midpoint of the roof and will not exceed the maximum height of 35 feet above average natural grade as allowed by the Ventura County NCZO. Proposed development will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Potential impacts from lighting-based glare will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-7 (see Section 4e, above), which calls for the preparation of a lighting plan. Furthermore, this type of development is not expected to generate complaints or concerns regarding interference with airports. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to airport facilities or operations.

**27e-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27e of the Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27f-1.** The project site is not located adjacent to a harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. The nearest harbor, Port Hueneme, is located 15.4 miles west of the project site. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to harbor facilities.

**27f-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27f of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27g-1.** There are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within proximity to the project site. The closest pipeline is located 4.4 miles northeast of the project site. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

**27g-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27g of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**28a 1.** Domestic Water Supply for the proposed project will be provided by the California-American Water Company (Cal-Am). A Will Serve Letter dated April 16, 2021 was submitted for the project site. Cal-Am will supply water service, without exception to the

subject property. However, arrangements may have to be made for the installation of water service connection(s) or other appurtenances. Any costs associated with the installation of water service connection(s) or other appurtenances will be the sole responsibility of the property owner. The proposed project will not have any project specific or cumulative impacts to the domestic water supply.

**28a-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 28a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**28b-1.** The site is within the Hidden Valley Municipal Water District service area but will be served water by California American (Cal-Am) Water Company which obtains imported State Water Project (SWP) water from Calleguas Municipal Water District. A Will Serve Notice from Cal-Am Water, dated April 16, 2021 was provided by the applicant. Because Cal-Am can supply domestic water to the proposed project, no project-specific or cumulative impacts regarding the permanent supply of water are expected.

**28b-2.** The proposed development would introduce 39,051 sq. ft. of new impervious surfaces. A letter dated April 20, 2021 from Pacific Coast Civil, Inc. indicates that changes to the existing site drainage patterns would occur on a proposed graded pad at the top of a hill located within the project site boundaries. The drainage from this area will be collected and directed to a planter bed. Overflow from the planter bed will then be conveyed to an underground retention system, which will function as a retention/detention stormwater control measure for the added stormwater volume generated from the proposed new impervious surfaces. Based on the provided technical assessment, the new impervious surface area is not likely to adversely affect hydrologic unit recharge or the availability of groundwater resources in the vicinity of the site. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity.

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

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**28c-1.** California-American Water Co. (Cal-Am) will provide water for the proposed project. Pursuant to Cal-Am’s Water Availability Letter dated April 16, 2021, the water company can provide the required fire flow in accordance with Ventura County Waterworks Manual (VCWWM) and the Ventura County Fire Protection District (VCFPD) Fire Code. Furthermore, the permittee will be required to comply with all applicable federal and state regulations and the requirements of the Ventura County Building Code. Therefore, the project will have a less-than-significant impact and will not make a



cumulatively considerable contribution to a significant cumulative impact related to fire flow.

**28c-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28c of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**29a 1.** The proposed project will install a new 3,775-gallon septic tank with two 5-foot by 40-foot-deep seepage pits. A soils report dated February 4, 2021 shows the site is suitable for a conventional septic system with a secondary effluent treatment system. A complete and detailed evaluation of the proposed OWTS shall be conducted by the Environmental Health Division (EHD) during the plan review and construction permitting process. Conformance with the County Building Code Ordinance, State OWTS policy, and EHD guidelines, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a level considered less than significant.

**29a-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29a of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**29b 1.** The proposed project will utilize an onsite wastewater treatment system and will not require connection to a sewage collection facility. The project will not have any project specific or cumulative impacts to a sewage collection facility.

**29b-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29b of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**29c 1.** As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than a significant project specific impacts upon Ventura County's solid waste disposal capacity.

In accordance with California's Green Building Standards Code (CALGreen) Sections 4.408 and 5.408, Ventura County Ordinance Code Section 4781 (Ordinance 4421) requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. Public Works Agency Integrated Waste Management Division's construction and demolition Waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final occupancy, consistent with the 2040 Ventura County General Plan's Solid and Hazardous Waste Goals PSF 5.3 and 5.9. Therefore, the proposed project will have less than significant project specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

**29c-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29c of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**29d 1.** The proposed project does not involve a solid waste operation or facility. The project will not have any project specific or cumulative impacts related to a solid waste operation or facility.

**29d-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29d of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**30a and 30b.** The proposed construction of a single-family dwelling will not result in the extension of utility services outside areas of current service. The proposed project will not cause a disruption or re-routing of an existing utility facility, nor will it increase demand of a utility that results in expansion of an existing facility. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

**30c.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**31a-1.** The proposed Project is situated roughly 3,000 feet northwest of Hidden Valley Creek, which is a Watershed Protection (WP) jurisdictional redline channel. No direct connections to this WP channel are proposed or indicated on the submitted materials.

This proposed project would result in an increase of impervious area within the subject property. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design within each drainage area will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Division, Land Development Services, requiring that runoff from the proposed Project site will be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity or duration. The proposed project accomplished this by directing drainage from the developed area to a planter box and underground retention system.

**31a-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 31a of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X			X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X			X			
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X			X			
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X			X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X			X			

**Impact Discussion:**

**31b-1 through 31b-4.** The project preserves the existing general drainage patterns. This project will not create an obstruction of flow in the existing drainage as proposed site runoff will generally maintain the existing drainage patterns. Future development will be completed according to current codes and standards that will require no increase in sediment discharge or obstruction of flows in existing channels. All stormwater runoff from the developed area will be directed to the planter box and underground retention system, maintaining the flow equal or less than pre-development peak flow rates and mitigating the increased flows from the projects total impervious area.

Because the project runoff volumes will be similar to the existing condition, no increase in effects on Areas of Special Flood Hazard will occur above the pre project condition. The site drainage system including the underground detention system is designed to maintain runoff at or below predevelopment rates and volume. (Hydrology and Stormwater Quality Control Report for 2551 White Stallion Road, Thousand Oaks, CA; Pacific Coast Civil, Inc.; May 6, 2021)

**31b-5.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 31b of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**32a.** The proposed project involves the construction of a new single-family dwelling and an accessory dwelling unit. This change in land use will not require additional personnel, equipment, or facilities for the Ventura County Sheriff’s Department to provide law enforcement or emergency services to the project site. The nearest County Sheriff’s Station is the Camarillo Station (3701 Las Posas Road), which is 11.7 miles northwest of the project site. Thus, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant impact regarding law enforcement services.

**32b.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 32 of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.



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

**Impact Discussion:**

**33a-1 and 2.** The proposed project is located two miles east of Ventura County Fire Station No. 32, addressed as 830 South Reino Road in Newbury Park. The response time from VCFD Station No. 32 does not exceed seven minutes. The proposed project will not require additional fire stations and personnel, given the estimated response time. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding response time from fire stations.

**33a-3.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 33a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**33b 1 and 2.** The proposed project will not result in the need for additional fire protection personnel. A new facility or additional equipment will not be required. The proposed project site is located two miles east of Ventura County Fire Station No. 32 and response times will be adequate. The nearest fire hydrant will be located along the driveway on the subject property, approximately 375 feet west of the proposed single-family dwelling.

All future development must comply with fire prevention standards in the Ventura County Building and Fire Codes. These include water supply and flow and fuel reduction requirements. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding the need for fire personnel, facilities, or equipment.

**33b-3.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 33b of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**34a-1.** The project is not located adjacent to a school with which it could interfere. The nearest elementary school, Banyan Elementary School, is located 1.7 miles west of the project site. The nearest middle school, Sequoia Middle School, and high school, Newbury Park High School are located 3.6 miles north and 3.7 miles northwest of the project site, respectively. Any additional demand created by the proposed project would be mitigated by payment of school fees to the Conejo Valley Unified School District pursuant to Section 65996 of the California Government Code. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing school facilities.

**34a-2.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 34a of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**34b-1 through 4.** The Thousand Oaks Library, Newbury Park Branch is 4.2 miles north of the proposed project site. The addition of approximately 4.62 residents (2.31 residents per new dwelling as estimated in the Thousand Oaks Area Plan) would not result in a significant drain on library resources warranting the need for construction of new facilities. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

**34b-5.** The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 34b of the Ventura County Initial Study Assessment Guidelines.*

**Mitigation/Residual Impact(s)**

None.

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

**Impact Discussion:**

**35a and b.** The proposed development of a single-family dwelling has the potential to increase the population by 4.62 residents (2.31 residents per dwelling unit as estimated in the Thousand Oaks Area Plan). There will be a corresponding increase in recreational demand in the Conejo Valley area as a result. The potential increase in population is minimal and will not impede the future development of local park facilities.

The project site is within the boundaries of the Conejo Recreation and Park District (CRPD). The nearest CRPD parks include Banyan Park and Wendy Park, located 1.6 miles west and 2.2 miles northwest, respectively. Regional parks, trails, and corridors have been provided by federal, state, County, and local agencies. Regional facilities include the Santa Monica Mountain National Recreation Area, the Los Padres National Forest, Channel Islands National Park.

**35c.** The proposed project does not have the potential to impede the development of parks, facilities, trails, or corridors. There are no parks, facilities, trails, or corridors located on, or immediately adjacent to the proposed project site. The closest designated trails are the Los Robles Trail / Potrero Gate to Angel Vista Trail (1,500 feet north), maintained by the Conejo Open Space and Conservation Agency, and the Wendy-Satwiwa Loop Trail (5,900 feet southwest), maintained by the National Parks Service as part of the Santa Monica Mountains National Recreation Area. Nearby trailheads include the Los Robles and Wendy Trailheads, located 0.7 miles and 1.2 miles west of the project site, respectively. At that distance, development on the project site will not have an adverse impact on the development, maintenance, or use of the trails. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to trails.

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

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>36. Wildfire</b>								
<b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X				X		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X				X		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X				X		

### Impact Discussion

**36a through 36d.** According to the RMA GIS Viewer, the project site is located in a Very High Fire Hazard Severity Zone and a State Responsibility Area. The VCFPD determined that the project would be located within five miles of the nearest fire station. In addition, the VCFPD would require that adequate fire flow is available at the project site, that VCFPD vehicles are provided adequate access to the project site, and that automatic fire sprinklers are installed in new structures as required by VCFPD. Furthermore, the VCFPD determined that the proposed project would not cause adverse fire-related impacts that it would be inconsistent with the applicable 2040 General Plan fire-related goals and policies. Finally, the Ventura County Public Works Agency – Land Development Services analyzed the proposed project and determined that it would not result in adverse effects with regard to slope instability, landslides, drainage, or flooding.

### Mitigation/Residual Impact

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>37. Energy</b>								
<b>Would the project:</b>								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X				X		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		X				X		

## Impact Discussion

**37a and 37b.** The proposed project includes energy efficiency features which would reduce the consumption of energy resources. All diesel vehicles used during the construction phase are subject to idling limits required by applicable California State laws and APCD Rules and Regulations. Construction equipment and activities for the project are anticipated to be similar to other projects of this size in Southern California. All structures will be required to demonstrate energy efficiency in compliance with Title 24 building code standards. This includes such features as dual paned windows, energy-efficient lighting fixtures, and energy-efficient appliances. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Impacts are considered to be less than significant.

## Mitigation/Residual Impact

None

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

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

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

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



## Section C – Mandatory Findings of Significance

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

### Findings Discussion:

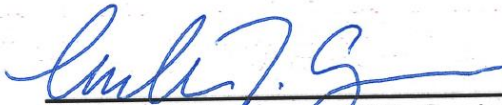
1. As discussed in Sections 4a, 4b, 4e, and 4f of this Initial Study, the proposed project would have potentially significant impacts on biological resources including degradation of habitat. However, the implementation of mitigation measures as defined in those sections would mitigate potential impacts to less-than-significant both on project-specific and cumulative levels. Because impacts are anticipated to be less than significant, the project would not have the potential to degrade the environment relating to biological resources.
2. The proposed project does not involve the potential to achieve short-term to the disadvantage of long-term environmental goals.
3. As stated in Section B, with the imposition of the recommended mitigation measures and conditions of approval, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

- 4.** As stated in Section B, the proposed project will have at most a less-than-significant impact with regard to adverse effects, either directly or indirectly, on human beings.

## Section D – Determination of Environmental Document

Based on this initial evaluation:

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

  
 Michael T. Conger, AICP, Senior Planner

3/16/2022  
 Date

### Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – Unincorporated Ventura County
- Attachment 4 – Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – City of Thousand Oaks
- Attachment 5 – Initial Study Biological Assessment – Envicom Corporation (April 22, 2021; revised June 15, 2021; June 29, 2021; December 9, 2021; and February 18, 2022)

Attachment 6 – Arborist Report – Bill Spiewak, Consulting Arborist (February 7, 2021;  
addendum dated May 8, 2021)  
Attachment 7 – Works Cited