

county of ventura

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Parcel Map Waiver (PMW) / Large Lot Subdivision (LLS) Case No. SD06-0041

Applicant: Day Farms, LLC

Location: 2127 Olsen Road, Ventura County unincorporated area of Moorpark

Assessor's Parcel No.: 594-0-010-035

Parcel Size: 213.4 acres

General Plan Designation: Open Space

Zoning Designation: OS 40 ac (Open Space 40 acres minimum lot size)

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife, United States Department of Fish and Wildlife, Los Angeles Regional Water Quality Control Board and United States Army Corps of Engineers.

Project Description: The applicant requests approval of a Parcel Map Waiver/Large Lot Subdivision (PMWLLS) to subdivide one existing lot (represented by APN 594-0-010-035) into four lots as illustrated in the PMW / LLS Site Plan (Attachment 3). The acreage for each new lot would be as follows:

Proposed Lot Sizes

Proposed Lot	Net Area (acres)
1	41.14
2	54.74
3	67.95
4	49.62

The proposed project also includes the realignment of an existing driveway connected to Olsen Road. The realignment will result in the removal of one or two oak trees depending on the final design and alignment. These trees are part of an existing oak woodland that is located adjacent to Olsen Road. Approximately 1.1 acres of land will be disturbed to accommodate the widening of the existing access road to 20-feet in width and the installation of a fire department turnaround for reasonably foreseeable development on Lot 2.

The project site is currently developed with one primary dwelling on Lot 4 and accessory dwelling units on Lots 1 and 3. The accessory dwelling units on Lots 1



and 3 will become the main residence on these lots after the PMW / LLS is recorded. These structures have a combined footprint of 6,983 square feet. Approximately 20,920 square feet of accessory structures related to animal keeping and agricultural uses are located on Lots 1, 3 and 4. Lot 2 is not developed. No new development is proposed as part of the requested PMW / LLS, however, the applicant has proposed a 3.64 acre building envelope (i.e. access road and building pad) on proposed Lot 2. The building envelope is the designated area where future construction of a single-family dwelling and accessory structures would be confined to.

Water supply for the proposed new lots will be provided by the Camrosa Water District. Wastewater disposal would be accomplished through the use of onsite septic systems installed under County permit.

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

- Item 4.a: Species
- Item 4.b: Ecological Communities Sensitive Plant Communities
- Item 4.c: Ecological Communities Waters and Wetlands
- Item 4.e 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: July 1, 2019 to July 31, 2019

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.vcrma.org/mitigated-negative-declarations or at the

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

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Kristina Boero, 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 kristina.boero@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

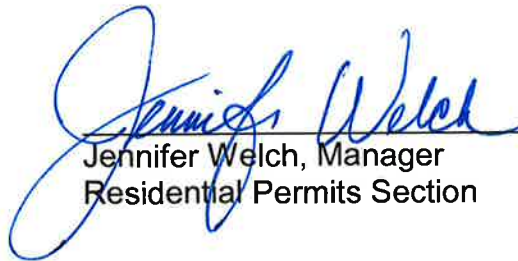
Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been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

Prepared by:



Kristina Boero, Senior Planner
(805) 654-2467

Reviewed for Release to the Public by:



Jennifer Welch, Manager
Residential Permits Section