



# County of Ventura Planning Division

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## Initial Study for Coastal Planned Development Permit, Case No. PL19-0073

### La Conchita Single Family Dwelling

#### Section A – Project Description

1. **Project Case Number:** Coastal Planned Development Permit (CPD) Case No. PL19-0073
2. **Name of Applicant:** Don Edwards for Anacapa Homes
3. **Project Location and Assessor's Parcel Numbers:** The 0.11-acre project site is located in the Ventura County unincorporated area of La Conchita. The project site is addressed at 6996 Bakersfield Avenue. The intersection of Surfside Street and Bakersfield Avenue is approximately 175 northeast of the project site. The Tax Assessor Parcel Numbers (APNs) that constitute the project site are 060-0-072-345 and 060-0-072-355<sup>1</sup>.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site (Attachment 1 and Attachment 2):**
  - a. **General Plan Land Use Designation:** Existing Community
  - b. **Coastal Area Plan Land Use Designation:** Residential High 6.1 – 36 dwelling units per acre
  - c. **Zoning Designation:** RB 3,000 SF (Residential Beach 3,000 square feet minimum lot size)
5. **Description of the Environmental Setting:** The project site is 0.11 acres and undeveloped. Existing residential development consisting of one and two-story single-family dwellings are located to the north, south and east, and Bakersfield Avenue is to the west. Adjacent parcels range in size from 0.12 acres to 0.05 acres. The Pacific Ocean is approximately 500 feet, United States (US) Route 101 is approximately 300 feet, and Southern Pacific Railroad line is approximately 240 feet southwest of the project site. The project site is approximately 6.8 miles southeast of the Santa Barbara County Line.

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<sup>1</sup> These APNs were merged into one legal lot in accordance with Notice of Merger No. 84200, Lots 8 and 9, recorded with Ventura County Recorder Records Book 1984 Page 23874 on March 5, 1984.

6. **Project Description:** The applicant requests that a Coastal Planned Development Permit be granted that would authorize the construction of a new 1,296 square foot (sq. ft.) manufactured home with 768 sq. ft. detached garage, for a total of 2,064 square feet of new development on an existing legal lot. Casitas Municipal Water District would provide potable water service to the project site with the submittal and approval of a water service application and payment for water allocation (Casitas Municipal Water District Letter, dated February 22, 2019). The applicant has proposed to install an onsite wastewater treatment system of that includes a 1,500-gallon septic tank with two, 25-foot (in length) leach lines that would be located behind the proposed garage. In order to mitigate for debris flow risk that currently exists in the La Conchita area, the proposed development has been designed so that the pad elevation for the dwelling and garage will be raised by two feet and utilize an engineered impact wall to divert flowing mud around the structures. Access to the project site will be made available via Bakersfield Avenue (Attachment 3).
7. **List of Responsible and Trustee Agencies:** None
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed 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 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

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

<b>Permit No.</b>	<b>Description</b>	<b>Status</b>
PL17-0014	Planned Development Permit for the demolition of an existing 2,170 sq. ft. single-family dwelling that straddles two legal lots and the construction of two single-family dwellings (one on each lot). Each development will include a 5,264 sq. ft. two-story single-family dwelling with an attached 802 sq. ft. three car garage, a 331 sq. ft. second-story balcony and a 980 sq. ft. first-floor deck.	Approved
PL17-0153	Coastal Planned Development Permit for re-opening of the La Conchita gas station.	Pending
PL18-0104	Site Plan Adjustment to Conditional Use Permit No.	Approved

	PL14-0012 for the replacement of 4 antennas (2 per sector), removal of 2 tower mounted amplifiers, and installation of 12 remote radio units on an existing Wireless Communication Facility*.	
PL18-0134	Conditional Use Permit submittal to replace expired CUP No. LU07-0079, which includes the continued use of one 101-foot-high lattice tower and accessory wireless communications facility equipment.	Approved
PL19-0023	Site Plan Adjustment to Coastal Planned Development Permit No. LU1439 (approved for the construction of a single-family dwelling), that includes the installation of a 22-kilowatt generator and a new 200 amp transfer switch and power panel.	Approved
PL19-0066	Zone change and Land Conservation Act contract application for 7804 and 7676 Stanley Park Road, Ventura. The zone change involved the conversion of the zoning of the subject property from OS-160 ac (Open Space, 160-acre minimum lot size) to AE-160 ac (Agricultural Exclusive, 160-acre minimum lot size).	Approved

\*Approved as a Zoning Clearance under Federal Communications Act 6409 Regulations.

## Section B – Initial Study Checklist and Discussion of Responses<sup>2</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		

<sup>2</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*.

b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?

### Impact Discussion:

**1a.** The proposed project is consistent with the 2003 adopted APCD Air Quality Management Plan (AQMP). The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for Reactive Organic Compounds (ROC) or Nitrous oxide (NOx) (2003 AQAG, Section 4.2). The project's operational emissions were estimated at below 2 lbs./day for each pollutant, and therefore the AQMP consistency analysis is not warranted. The proposed project would not adversely contribute to the population growth forecasts and does not conflict or obstruct with implementation of the current AQMP standards. Thus, project-specific and cumulative impacts related to local air quality will be less than significant.

Based on information provided by the applicant, regional air quality impacts will be below the 25 lbs./day significance threshold for ROC and NO<sub>x</sub> emissions for the Ventura Non-Growth Area. This determination was based on information provided by the applicant and the California Emissions Estimator Model (CalEEMod) air emissions modeling program, (version 2016.3.2) which calculated proposed operational emissions at 0.09 lbs./day ROC and 0.14 lbs./day NO<sub>x</sub>. The model includes area emissions (household solvent use, routine maintenance painting, landscaping), energy emissions (natural gas, solid waste and water) and mobile emissions (vehicle trips) using trip information for residential land use from the Institute of Transportation Engineers Trip Generation Manual, 9th Edition. The model also included the utilities proposed in the garage to calculate energy emissions by assigning the garage as a single-family dwelling land use. Thus, project-specific and cumulative impacts related to regional air quality will be less than significant.

**1b.** The 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)

No mitigation. Residual impacts are less than significant.

[illegible]

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) 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-3.** The site overlies the North Coast Basin, a County-designated non-over-drafted groundwater basin. As a result, the proposed project will not directly decrease, either individually or cumulatively, the net quantity of groundwater in an over-drafted groundwater basin. There are no groundwater wells located on either parcel.

Water service is supplied to the area by Casitas Municipal Water District (CMWD). The proposed project will not directly consume extracted groundwater. However, a small



percentage (typically less than 1%) of total water provided by CMWD is extracted from the Mira Monte well (SWN 04N23W15D01S), with the remainder sourced from Lake Casitas.

**2A-4.** The proposed project will not result in an increase of 1.0 acre-foot or less of net groundwater extraction. There is no proposed increase in direct groundwater extraction.

Thus, project-specific and cumulative impacts related to groundwater quality will be less than significant.

**2A-5.** The 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)

No mitigation. Residual impacts are less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
<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.** Proposed construction activities include the installation of an on-site wastewater treatment system (OWTS), comprised of a 1,500-gallon septic tank with two 25-foot leach lines. The planned usage of the system would accommodate three bedrooms and include 37-plumbing fixture units. Percolation test data from the site for the septic system design was provided with the application and meets necessary absorption criteria (Preliminary Geotechnical Report and Percolation Testing prepared by NoorzayGeo, dated November 26, 2018). The proposed septic system would be setback 400 feet northeast from the coastline and 600 feet northwest from the closest groundwater well, State Well Number (SWN) 03N25W12A01S. The proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan because the applicant has provided an acceptable septic system design and shown adequate percolation conditions exist to accommodate the system.

**2B-2.** The proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan.

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

Thus, project-specific and cumulative impacts related to groundwater quantity will be less than significant.

**2B-4.** The 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)

No mitigation. Residual impacts are less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			

2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**2C-1. and 2C-2.** Surface water will not be utilized for the proposed project. Thus, there will not be any project-specific or cumulative impact to surface water quality as a result of the proposed project.

**2C-3.** The 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)

No mitigation. There will not be any residual impacts.

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?

### Impact Discussion:

**2D-1. and 2D-2.** 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. 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.

The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other National Pollutant Discharge Elimination System (NPDES) Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be subject to a standard condition of approval that will require the inclusion of 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 less than 1 acre (Table 6 in Subpart 4.F, SW-1). With the implementation of required BMPs by the applicant, neither the individual project nor the cumulative threshold for significance would be exceeded and the project. Thus, project-specific and cumulative impacts related to surface water quality will be less than significant.

**2D-3.** The 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)

No mitigation. Residual impacts are less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3A. Mineral Resources – Aggregate (PIng.)</b>								
<b>Will the proposed project:</b>								

1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**3A-1. and 3A-2.** The project site is not located on or immediately adjacent to land that includes the Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate CUP. Thus, the proposed project would not have the potential to hamper or preclude extraction of or access to the aggregate resources. Therefore, there will not be any project-specific or cumulative impacts related to aggregate resources.

**3A-3.** The 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)

No mitigation required. There will not be any residual impacts.

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 (PInG.)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) 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 project site is not 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. Thus, the proposed project would not have the potential to hamper or preclude access to petroleum resources. Therefore, there will not be any project-specific or cumulative impacts related to petroleum resources.

**3B-2.** The 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)

No mitigation required. There will not be any residual impacts.

[illegible]

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

### Impact Discussion:

**4A-1. and 4A-2.** The project site is an undeveloped lot in the La Conchita residential neighborhood. The project site is centrally located, approximately 250 feet south of Vista Del Rincon and 160 feet north of Surfside Street. Bakersfield Avenue is located on the western boundary of the lot. The lot is surrounded by residential development to the east, north and south. Lots are approximately 2,570 square feet in size. The neighborhood is considered an "Existing Community." The Existing Community designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses. The proposed construction of one single-family dwelling will occur in an area that is densely populated and in a highly disturbed area. Vegetation onsite includes non-native grass and weeds and barren dirt areas. No impacts to sensitive plants or animals species is expected. There are no known drainages that would support plant or animal species on or adjacent to the project site. There is no suitable habitat for special status species on site. Therefore, no special-status species are expected to occur on these parcels. There will not be any project-specific or cumulative impacts related to species.

### Mitigation/Residual Impact(s)

No mitigation. There will not be any residual impacts.

[illegible]



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

### Impact Discussion:

**4C-1. through 4C-4.** The Ventura County General Plan Biological Resources Policy 1.5.2-3, requires discretionary development be sited a minimum of 100 feet from significant wetland habitats. There are no identified wetlands within 100 feet of the project site (Planning GIS; February 2020). There are no known drainages that would support plant or animal species on or adjacent to the project site. The Pacific Ocean is approximately 500 feet south of the project site and separated by Southern Pacific Railroad and US Route 101. Therefore, there will not be any project-specific or cumulative impacts related to wetlands.

### Mitigation/Residual Impact(s)

No mitigation required. There will not be any residual impacts.





Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) 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 project site is not located within a mapped wildlife movement corridor. The nearest mapped wildlife corridor is located along the western side of State Route 33 between Ojai and Ventura, and more than 7 miles northeast of the project site<sup>3</sup>. The proposed construction of a single-family dwelling and detached garage would not create any project specific or cumulative impact related to habitat connectivity. Further, the subject lot is surrounded by residential development to the east, north and south and Bakersfield Avenue is to the west and will not 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. Therefore, there will not be any project-specific or cumulative impacts related to habitat connectivity.

### Mitigation/Residual Impact(s)

No mitigation required. There will not be any residual impacts.

<sup>3</sup> [https://docs.vcrma.org/images/pdf/planning/HWCW/HWCW\\_map.pdf](https://docs.vcrma.org/images/pdf/planning/HWCW/HWCW_map.pdf)

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 subject lot is surrounded by residential development to the east, north and south and Bakersfield Avenue is to the west. The area is zoned as for residential use. No suitable habitat for special status plants and wildlife occurs on the project site or adjoining areas. The project is not located in a critical habitat or located within 100 feet of a significant wetland. Project development will not require removal of habitat from a wildlife corridor or impede wildlife movement. No protected trees will be removed. These factors support the determination that the project was reviewed and found to be consistent with the Ventura County General Plan Goals, Programs and Policies for Item 4 of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

No mitigation required. There will not be any residual impacts.

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 (PIng.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			

3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			
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### Impact Discussion:

**5A-1. and 5A-2.** The project site has a soil designation of Other Land (Planning GIS; January 2020). There will not be any removal of land that is designated as Prime, Statewide Importance, Unique or Local Importance. In addition, the project site does not include a request for a General Plan amendment that will result in the loss of agricultural soils. Therefore, there will not be any project-specific or cumulative impact related to the loss of agricultural soils.

**5A-3.** The 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)

No mitigation required. There will not be any residual impacts.

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 subject lot is surrounded by residential development to the east, north and south and Bakersfield Avenue is to the west. The Southern Pacific Railroad tracks, US Route 101 and the Pacific Ocean are located southwest of the project site. There are no agricultural uses or operations within 300 feet of the project site. Therefore, there will

not be any project-specific or cumulative impact related to agricultural land use incompatibility.

**5B-2.** The 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)

No mitigation required. There will not be any residual impacts.

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

### Impact Discussion:

**6a. and 6b.** The project site is located approximately 500 feet northeast of the Pacific Ocean and approximately 300 feet northeast of US Route 101. The Pacific Ocean and US Route 101 are considered scenic resources per the Ventura County Initial Study Assessment Guidelines. Existing development including two-story single-family dwellings, that are located in front of the project site and block public views of the project site. The single-family dwelling will be limited to 25 feet in height and the garage

15-feet in height. These height limitations and the existing development that surrounds the project site would not contribute to the alteration of the coastline or public views to and from US 101. Therefore, the project-specific and cumulative impacts related to scenic resources will be less than significant.

6c. The 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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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.** Near surface soils consisted of up to three feet of artificial fill soils (Qaf) underlain by native, paralic deposits (Qhps). Sedimentary bedrock identified as Sisquoc formation (Tsqu), was found underlying the paralic deposits (Geotechnical Report prepared by Noorzay Geotechnical Services, Inc. dated November 26, 2018). According to the Ventura County Coastal Zoning Ordinance Section 8178-3.2 - Paleontological Resources, Table 1, the Qhps and Tsqu deposits are considered to have a moderate likelihood of containing paleontological resources.



Grading activities to construct the foundation for the single-family residence is not expected to go beyond three feet. It is unlikely that the proposed construction of the single family dwelling will encounter and have an adverse impact to paleontological resources. However, in the unlikely event that ground disturbance activities reveal the presence of subsurface resources, the applicant will be required to: (1) stop all work that has the potential to adversely affect the resources; (2) retain a paleontologist or geologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval. Implementation with the above-noted standard condition of approval will ensure that impacts remain less than significant.

Based on the above discussion, project-specific and cumulative impacts related to paleontological resources will be less than significant.

**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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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		
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.** According to the South-Central Coast Information Center at California State University Fullerton (August 27, 2019), there is one recorded archeological site near the project area. As there are no current surveys on file for any of the lots in the La Conchita area, the Center recommended a Phase 1 Archeological Survey. A Phase 1 Archeology Survey was prepared by Greenwood and Associates (September 19, 2019). The study concluded that one piece of fragmented marine shell was noted on the west side of the project site that appears to be the result of casual collection. There is no prehistoric midden and considering the proximity to the ocean it is not surprising that the shell is present. The presence of one shell fragment does not suggest the parcel is part of a prehistoric site but more likely modern in origin. Transects with 10 meter spacing were conducted over the entire parcel and no evidence of archaeological resources was encountered. Therefore, proposed development of the project site will not adversely impact archeological resources.

On August 20, 2019, in accordance with Assembly Bill (AB) 52, Planning Division staff contacted the Barbareno-Ventureno Mission Indians for comment and review of the proposed project. As of March 23, 2020, (release date of the Notice of Intent to Adopt a Negative Declaration), no responses were received from the Barbareno-Ventureno Mission Indians regarding the proposed project. Although the proposed project is not likely to result in impacts to cultural resources, a standard condition of approval will be included with the project conditions that will require the applicant to take measures to protect any cultural resources that are inadvertently encountered during ground disturbance activities associated with development of the lot. Thus, project-specific and cumulative impacts related to archeological resources will be less than significant.

**8A-3.** The 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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 an undeveloped (vacant) lot and is not located within one half mile of a site that has been designated as a historical site. The proposed construction of a single-family dwelling will not demolish or alter an identified historical

resource. Thus, there will not be any project-specific or cumulative impacts related to historical resources.

### Mitigation/Residual Impact(s)

No mitigation required. There will not be any residual impacts.

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 500 feet northeast of the Pacific Ocean and is separated by US Route 101, the Southern Pacific Railroad and existing developed residential lots. Given the distance between the proposed development and the beach, the project will not create a project-specific or cumulative impact on a coastal beach or sand dune. Therefore, there will not be any project-specific or cumulative impacts related to coastal beaches and sand dunes.

**9c.** The 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)

No mitigation required. There will not be any residual impacts.

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 10b.** There are no known active or potentially active faults extending through the proposed project site based on State of California Earthquake Fault Zones in accordance with the Alquist Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix Figure 2.2.3b. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects. Therefore, there will not be any project-specific or cumulative impacts related to fault rupture hazard.

**10c.** The 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)

No mitigation required. There will not be any residual impacts.

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 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.

**11a.** The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, requires structures be designed to withstand this ground shaking. The seismic design of the proposed single-family dwelling will be required to be updated to the building code in effect at the time the application for a building permit is submitted. 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. Therefore, there will not be any project-specific or cumulative impacts related to ground shaking hazard.

**11b.** The 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)

No mitigation required. There will not be any residual impacts.



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 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.

**12a.** The site is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. The Geotechnical Investigation Report, prepared by NoorzayGeo, dated November 26, 2018 and addendum dated January 11, 2019, concluded that the liquefaction risk at the site is low and that as much as 1.0 inch of settlement may occur as a result of liquefaction and seismic shaking. In this regard, the potential hazards resulting from liquefaction are considered to be less than significant. The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects. Thus, project-specific and cumulative impacts related to liquefaction will be less than significant.

**12b.** The 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)

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

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

**13a. and 13b.** The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated October 2017, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, 2017). There is no hazard from potential seiche and no impact to the proposed project. The project site is not located within a mapped tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix, Figure 2.6, dated October 22, 2013, and therefore, there is no impact from potential hazards from tsunami. 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. Thus, there will not be any project-specific or cumulative impacts related to seiche and tsunami.

**13c.** The 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)

No mitigation required. There will not be any residual impacts.

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:

**14a.** The site is located within a Geologic Hazard Area for landslides and mudslides. The site has been evaluated as part of a State of California funded study pertaining to the La Conchita Landslide area and adjoining community. The study was conducted by William Lettis and Associates, dated August 28, 2009, and Alan Kropp and Associates, dated September 4, 2009. The results of these studies indicate the site is outside of the 1995/2005 landslide areas and outside potential or prehistoric debris flow areas. Review of the report by NoorzayGeo, dated November 26, 2018 and an addendum dated January 11, 2019, indicated the site is outside of a 50-foot setback zone for properties that remain at risk to debris flows. However, the site may be subject to up to 2 feet of outwash debris from a design level event without any mitigation. A minimum debris flow depth of two feet is indicated on the project site plan (Exhibit 3) and is viewed as a threshold for significant loss/ damage. The 50-foot setback is intended to provide an additional "factor of safety" from the 2-foot debris flow (Geotechnical Report prepared by NoorzayGeo, dated January 11, 2019). The proposed project design complies with the two-foot threshold of significance. The hazard from potential landslides and mudslides is considered to be less than significant. 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. Thus, project-specific and cumulative impacts related to landslide / mudslide will be less than significant.

**14b.** The 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)

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

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

**15a.** The expansion range of the soils in the project area will be mitigated to less than significant by implementation of the Ventura County Building Code. The Geotechnical Engineering Report, prepared by NoorzayGeo, dated November 26, 2018 and an addendum dated January 11, 2019, includes the recommendations for development of the residence with regard to expansive soil conditions at the site. The applicant will be subject to a standard condition of approval that will require future development of the site to adhere to the requirements of Section 1803.5.3 of the County of Ventura Building Code adopted from the California Building Code, in effect at time of construction. These Codes require mitigation of potential adverse effects of expansive soils. With the implementation of the Building Code requirements, the hazard associated with adverse effects of expansive soils is considered to be less than significant. 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. Thus, project-specific and cumulative impacts related to expansive soils will be less than significant.

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





Will the proposed project:								
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.** Existing and proposed runoff will overland flow towards Bakersfield Avenue. The Preliminary Grading and Drainage Plan prepared by NoorzayGeo, dated November 26, 2018, indicates drainage from the single-family dwelling will be directed to a series of swales that continue to maintain the drainage pattern that presently exists. It is understood that impacts from increased impervious area and stormwater drainage design will be conditioned by the PWA, Engineering Services Division, Development & Inspection Services, by reference to Appendix J of the Ventura County Building Code (2016), to require that runoff from the project site be released at no greater than the



undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak velocity or duration. Development of the parcels that surround the project site were previously designed to carry runoff from these developed lots. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the new increased impervious area that will be developed as a result of the proposed project. Therefore, project-specific and cumulative impacts related to hydraulic hazards will be less than significant.

**17A-2.** The 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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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			
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### Impact Discussion:

**17B-1. through 17B-4.** The project site is not located within the 100-year or 500-year floodplain (Planning GIS; January 2020). The project site is included in Panel 06111C0705E effective date January 21, 2010 of the Federal Emergency Management Agency (FEMA) floodplain maps as an area of minimal flood hazard Zone X. As the project site is located outside of the identified floodplain and is not subject to increased flood hazard risk, the proposed development will not create any project-specific or cumulative impacts to FEMA hydraulic hazards. Thus, there will not be any project-specific or cumulative impacts related to hydraulic hazards.

**17B-5.** The 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)

No mitigation required. There will not be any residual impacts.

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

### Impact Discussion:

**18a.** The project site is located within a very high fire hazard area designated as a State Responsibility Area per the California Department of Forestry and Fire Protection

(CalFire). To ensure that fire hazard impacts are maintained at a less than significant level, the applicant will be subject to standard conditions of approval that will require demonstration that there is an adequate amount of water supply available to the project for firefighting purposes and ensure that all structures are constructed to meet hazardous fire area building code requirements, such as the installation of sprinklers in the proposed single family dwelling. With the implementation of these standard conditions of approval, project-specific and cumulative impacts related to fire hazards is less than significant.

**18b.** The 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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 19b.** The project site is located outside of a County Airport Sphere of Influence. Oxnard Airport is located approximately 24 miles southeast of the project site and Camarillo Airport is located approximately 31 miles southeast of the project site. The proposed development is not expected to adversely impact the operational activities of a County airport. This is because the proposed single-family dwelling is

limited to a maximum of 35 feet in height and the detached garage is limited to 15 feet in height. Based on these development limitations, there would not be any project-specific or cumulative impact on aviation hazards. The proposed project will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). Thus, there will not be any project-specific or cumulative impacts related to aviation hazards.

**19c.** The 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)

No mitigation required. There will not be any residual impacts.

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 request to construct a single-family dwelling, a residential land use that will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency. However, the use of hazardous materials typically associated with construction activities may be utilized. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. The applicant will be subject to a standard condition of approval that will require compliance with applicable state and local regulations that will reduce the potential environmental impact from hazardous materials. Thus, there will not be any project-specific or cumulative impacts related to hazardous materials.

**20A-2.** The 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)**

No mitigation required. There will not be any residual impacts.

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. Therefore, there will not be any project-specific or cumulative impact related to hazardous waste. Thus, there will not be any project-specific or cumulative impacts related to hazardous waste.

**20b-2.** The 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)**

No mitigation required. There will not be any residual impacts.

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	
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		
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### Impact Discussion:

The evaluation of noise and vibration impacts on future residential uses that may be established on the proposed project site is not required pursuant to CEQA and is provided in this Initial Study solely for the purposes of disclosure.

### Impact Discussion:

**21a.** To determine whether a project will result in a significant noise impact, the 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. The proposed construction of a single-family dwelling and detached garage are considered noise-sensitive uses. These noise-sensitive use are not considered a long-term noise generator use since these types of uses would not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, would not involve the creation of a new transit use, and would 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 regard to construction noise, which is addressed separately below), the proposed project will have no impacts related to the introduction of a new noise generator near noise sensitive uses.

The noise that will be experienced at the project site will largely result from traffic on US Route 101, which is located approximately 300 feet southwest of the project site, and the Southern Pacific Railroad line that is located approximately 240 feet southwest of the project site. The subject lot is located where noise levels from traffic along US Route 101 and the railroad line that meet or exceed the CNEL 60dB(A) noise contour as indicated in the Ventura County General Plan.

To ensure interior noise levels are in compliance with Ventura County General Plan noise policy limits, the applicant will be required to ensure that the proposed single-family dwelling and detached garage be designed so that noise-attenuating features are installed where appropriate (i.e. dual-paned windows and sound insulation). With the installation of the proposed single-family dwelling adjacent to the southern property line, the detached garage adjacent to the northern property line and existing single-family dwellings surrounding the project site, the location of these features will act to muffle outdoor noise levels in compliance with *Ventura County General Plan* noise policy limits. These project features will act to screen future noise-sensitive development; and

noise impacts to this type of development will be reduced in compliance with Ventura County General Plan noise policy limits.

**21.b.** Although construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, to ensure that development of the proposed project complies with the requirements of the *Ventura County General Plan Goals, Policies and Programs Policy 2.16.2-1(5), Construction Noise Threshold Criteria and Control Plan (2010a)* the proposed project will be subject to a construction noise condition requiring the applicant to limit construction activity to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours.

**21c.** The proposed project does not involve the creation of a 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 from Bakersfield Avenue, which is a paved public road. The proposed project will not involve the use of 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 Guideline, Section 21-D, Table 1, Item No. 3). 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 vehicle uses.

**21e.** The temporary construction activities required to develop the project site are not likely to require pile-driving, vibratory compaction, demolition, drilling, or other similar types of vibration-generating activities. Pursuant to the requirements of the *Ventura County Construction Noise Threshold Criteria and Control Plan (2010a)*, the applicant will be subject to a standard condition of approval that will limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (refer to Section 21a, above).

**21f.** The project would be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements for the *Ventura County General Plan Goals, Policies and Programs Policy 2.13.2-1(5), Construction Noise Threshold Criteria and*

*Control Plan* (2010a), this Initial Study evaluated the noise impacts of the proposed project and future development on the project site.

### Mitigation/Residual Impact(s)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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.** US Route 101 is located approximately 300 feet southwest of the project site. To ensure that daytime glare does not impact motorists traveling along US Route 101, the applicant will be subject to a standard condition of approval that will require the proposed development be constructed with non-reflective materials so as to not create any disability or discomfort glare as seen from these public roads. In addition, all exterior lighting will be required to be shielded downward. Thus, project-specific and cumulative impacts related to daytime glare will be less than significant.

**22b.** The 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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 disposal 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. To ensure that impacts to public health are maintained at a less than significant level, the applicant will be subject to a standard condition of approval that will require submittal of a soils / geotechnical report to demonstrate feasibility for the installation of an OWTS in compliance with local and state regulations which includes: the proper maintenance of tanks and disposal fields; pumping of the septic tanks by a Ventura County EHD permitted pumper truck and septage wastes disposed in an approved manner. As discussed in Section 2B, Groundwater Quality, proposed construction activities include the installation of an on-site wastewater treatment system (OWTS), comprised of a 1,500-gallon septic tank with two 25-foot leach lines. Percolation test data from the site for the septic system design was provided with the application and meets necessary absorption criteria. Thus, project-specific and cumulative impacts related to public health will be less than significant.

**23b.** The project would be 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)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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.** VCAPCD evaluated the proposed project and determined that the greenhouse gas impact from the proposed project is less than significant. The determination was based on information provided by the applicant and the CalEEMod air emissions modeling program (version 2016.3.2). This model calculated proposed operational GHG emissions at 30.3 Metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e/Yr), which is below the 10,000 MTCO<sub>2</sub>e/Yr threshold routinely applied by the VCAPCD for discretionary projects. The model includes area emissions (household solvent use, routine maintenance painting, landscaping), energy emissions (natural gas, solid waste and water) and mobile emissions (vehicle trips) using trip information for residential land use from the Trip Generation Manual 9th Edition. Thus, project-specific and cumulative impacts related to greenhouse gases is less than significant.

### Mitigation/Residual Impact(s)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (Plng.)								
Will the proposed project:								



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.** "La Conchita", Spanish for little conch shell, is a beach front neighborhood located between Bates Road and Mussel Shoals. A right of way was granted to the Southern Pacific railroad in 1887. In 1912, the wooden causeway between Santa Barbara and Ventura Counties was replaced with cement concrete pavement (i.e. US Route 101). The railroad tracks and US Route 101 are located approximately 300 feet southwest of the project site.

The La Conchita Del Mar Subdivision was recorded in May 1924. Currently, La Conchita is developed as a beach oriented residential community with a small lot subdivision pattern. In 1995 and again in 2005, La Conchita experienced devastating mudslides eliminating specific areas from being redeveloped.

The project site is 0.11 acres (4,791 sf) in size and is surrounded by single-family dwellings to the north, east and south and Bakersfield Avenue to the west. The character of this residential beach community will not be altered with the proposed construction of the single-family dwelling and detached garage.

With the development of the project site, certain development standards noted in Section 8106.1.1 of the CZO for the current zoning designation of the parcel, RB 3,000 sq. ft., must be met. These standards are noted below.

### Standards for Future Development on the Lot

Zone	Maximum Building Coverage	Required Minimum Setbacks	Maximum Structure Height
RB 3,000 sq. ft.	3,000 sq. ft.	Front: 10 feet	Principal: 28 feet
		Side: 3 feet	Accessory: 15 feet
		Rear: 14 feet	



Setback distances and structure heights for the proposed project (Exhibit 3) are as follows:

Proposed Setback		Proposed Height	
Side	3 feet	Single-family dwelling	16 feet
Front	10 feet		
Rear	16 feet, 3 inches	Detached Garage	13 feet
Proposed Building Coverage: 2,046 sq. ft.			

Thus, project-specific and cumulative impacts related to community character will be less than significant.

**25b.** The proposed project would be consistent with the *Ventura County General Plan Goals and Policies* that pertain to item 25 of the *Ventura County Initial Study Assessment Guidelines*.

#### Mitigation/Residual Impact(s)

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (Plng.)</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		
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### Impact Discussion:

**26a.** The proposed project will not result in the elimination of three or more dwelling units and instead will result in the development of one new single-family dwelling unit, which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific or cumulative impact on housing.

**26b.** As stated in the ISAGs (p. 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 to implement future construction activities. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for construction worker housing.

**26c.** The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project would not facilitate the development of a new commercial, institutional, industrial, or other employment-generating 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.

Thus, project-specific and cumulative impacts related to housing will be less than significant.

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

### Mitigation/Residual Impact(s)

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

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

### Impact Discussion:

**27a(1)-a.** The project, as proposed, will not generate additional traffic on the local public roads and the Regional Road Network, and does not have the potential to alter the level of service (LOS) of the roadways that will be used by the project. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the Public Works Agency Transportation Department to collect a Traffic Impact Mitigation Fee (TIMF). The applicant will be subject to a standard condition of approval that will require the payment of a TIMF prior to construction of the project. With payment of the TIMF(s), the LOS and safety of the existing roads would remain consistent with the County's General Plan. Therefore, project-specific and cumulative impacts related to level of service will be a less than significant.

### Mitigation/Residual Impact(s)

No mitigation. Residual impacts will be less than significant.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have 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 will generate additional traffic on the County of Ventura Regional Road Network and local public roads. However, as this lot could be developed with a single-family residence, such a use would generate 2 peak hour trips and 10 average daily trips. This generation of traffic is considered low and would not have the potential to alter the level of safety of roadways and intersections near the project. Therefore, project-specific and cumulative impacts related to safety/design of County roads will be less than significant.

### Mitigation/Residual Impact(s)

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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.** The VCFPD evaluated the proposed project and determined that the existing access roads meet current VCFPD standards for access. In addition, no private roads will be utilized in conjunction with the proposed project. Therefore, there will not be any project-specific or cumulative impacts related to safety and design of private access roads.

**27a(3)-b.** The 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)

No mitigation. There will not be any residual impacts.

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.** The VCFPD evaluated the proposed project and determined that the existing access roads meet current VCFPD standards for access. In addition, no private roads will be utilized in conjunction with the proposed project. Therefore, there will not be any project-specific or cumulative impacts related to safety and design of private access roads.

**27a(4)-b.** The 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)

No mitigation. There will not be any residual impacts.

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

### Impact Discussion:

**27b-1. and 27b-2.** The proposed residential use of the project site would result in the generation of pedestrian and bicycle traffic. As there are no sidewalks within the La Conchita community, the neighborhood is conducive to walking. There are pedestrian and bicycle paths in the neighborhood that do provide a safe path of travel for the community. There is a beach accessway located at the northern end of the neighborhood that traverses beneath US Route 101 and provides access to the beach. In addition, there is a bike path located on the south side of US Route 101 that goes from Ventura to Santa Barbara. The project's nominal increase in pedestrian and bicycle traffic that would result from the proposed project would not be adverse.



Therefore, the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be less than significant. Thus, project-specific and cumulative impacts related to pedestrian and bicycle facilities will be less than significant.

**27b-3.** The 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)

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 transit stops located within one half mile of the project site. The nearest transit stop is operated by Gold Coast Transit and located at the corner of Ventura Avenue and Main Street in the City of Ventura, which is approximately 15 miles south of the project site. The proposed project will not interfere with existing bus transit facilities and routes or create a substantial increase in the demand for additional or new transit services. Thus, there will not be project-specific or cumulative impacts related to bus transit facilities/services.

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



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

### Impact Discussion:

**27e-1.** The project site is not located within the sphere of influence of a County-operated airport. Oxnard Airport is located approximately 24 miles southeast of the project site and Camarillo Airport is located approximately 31 miles southeast of the project site. Based on these distances, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. Therefore, there will not be any project-specific or cumulative impacts related to airports.

**27e-3.** The 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)

**No mitigation. There will not be any residual impacts.**

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

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

### Impact Discussion:

**27f-1.** The project site is located approximately 14.9 miles northwest of the nearest harbor, Ventura Harbor. The proposed residential project will not increase commercial boat traffic and/or adjacent commercial boat facilities. Therefore, there will not be any project-specific or cumulative impacts related to harbor facilities.

**27f-2.** The 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)

No mitigation. There will not be any residual impacts.

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

### Impact Discussion:

**27g-1.** A major and minor oil transmission pipeline is located in the right of way between Surfside Street at the railroad tracks. The project site is located approximately 235 feet northeast of the pipelines. At this distance, the proposed project will not interfere with or compromise the integrity or affect the operation of this existing pipeline. Therefore, there will not be any project-specific or cumulative impacts related to pipelines.

**27g-2.** The 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)

No mitigation. There will not be any residual impacts.

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 Casitas Municipal Water District (CMWD). A conditional water availability letter dated February 22, 2019 was submitted for APN 060-0-073-345. Confirmation of water availability to the project site is contingent upon the City accepting the applicant's proposed construction design, completing all the terms and conditions, including payment to the City of Ventura all fees associated with connection to the existing water distribution system. Thus, project-specific and cumulative impacts related to water supply quality will be less than significant.

**28a-2.** The 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)**

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 located within the service area of CMWD. A conditional water availability letter dated February 22, 2019 was submitted for APN 060-0-073-345. Confirmation of water availability to the project site is contingent upon the City accepting the applicant's proposed construction design, completing all the terms and conditions, including payment to the City of Ventura all fees associated with connection to the existing water distribution system. CMWD informed the applicant that they will be required to purchase 0.32-acre feet (AF) of water, based on CMWD's Water Demand Factors. Thus, project-specific and cumulative impacts related to water supply quantity will be less than significant.

**28b-2.** 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 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)

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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.** Domestic water supply for the proposed project will be provided by the CMWD. To ensure that the CMWD can provide the required minimum 500 gallons per minute (GPM) for fire flow, the applicant will be subject to a standard condition of approval that will require fire flow certification from the CMWD that demonstrates that the minimum fire flow requirement can be achieved. The applicant will also be required to install fire sprinklers in the proposed single-family dwelling. With implementation of these standard conditions of approval, project-specific and cumulative impacts related to fire flow will be less than significant.

**28c-2.** The 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)

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 construction of a single-family dwelling and detached garage will require the installation of a new 1,500 gallon septic tank with leach lines. The soils report indicates that the site is suitable for a conventional septic system (November 26, 2018 prepared by Noorzay Geotechnical; Services, Inc.). Conformance with the current Ventura 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. Therefore, the project-specific and cumulative impacts related to individual sewage disposal systems is considered less than significant.

**29a-2.** The 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)

No mitigation. Residual impacts will be less than significant.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
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 OWTS and will not require connection to a sewage collection facility. Therefore, there will not be any project-specific or cumulative impacts related to a sewage collection facility.

**29b-2.** The 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)

No mitigation. There will not be any residual impacts.

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>								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**29c-1.** As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, 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 the state PRC, the proposed project will have less than a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding Ventura County's solid waste disposal capacity. Thus, project-specific and cumulative impacts related to solid waste management will be less than significant.

**29c-2.** The 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)

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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. Therefore, there will not be any project-specific or cumulative impacts related to a solid waste operation or facility.

**29d-2.** The 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)**

No mitigation. There will not be any residual impacts.

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

**Impact Discussion:**

**30a.** The area in which the project site is located is currently served with electrical, gas, and communications facilities. The proposed construction of a single-family dwelling and detached garage on the project site will require an extension of utilities. However, there are no utilities that would be disrupted or re-routed to accommodate future development. Therefore, there will not be any project-specific or cumulative impacts related to existing utility facilities.

**30c.** The 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)**

No mitigation required. There will not be any residual impacts.

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

### Impact Discussion:

**31a-1.** The proposed project is situated approximately 500 feet northeast of the Pacific Ocean, which does not drain to any Ventura County Watershed Protection District jurisdictional redline channel. Therefore, project-specific and cumulative impacts related to flood control facilities will be less than significant.

**31a-2.** The 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)

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

[illegible]



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

### Impact Discussion:

**31b-1. through 31b-4.** The existing surrounding development was completed according to codes and standards to carry runoff without the deposition of sediment and causing obstruction of flows in channels. The existing developed tract drainage system collects and carries flows to the Pacific Ocean and was designed for development of each lot within the tract.

The project will result in an increase in flow due to the increase in impervious surface area. However, the proposed project will not create an obstruction of flow in the existing onsite drainage pattern, as site runoff will maintain the drainage pattern that presently exists. The project preserves the existing trend of runoff and local drainage patterns, and no increase in effects on Areas of Special Flood Hazard will occur than the pre-project condition. The project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions and directed to the existing drainage system for the development.

Therefore, project-specific and cumulative impacts related to flood control facilities is considered less than significant.

**31a-2.** The 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)**

No mitigation. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>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 includes the construction of a single-family dwelling and detached garage in an existing residential area of La Conchita. The addition of one single family dwelling in this area will not require additional personnel, equipment, or facilities from the Ventura County Sheriff's Department, in order to continue to provide law enforcement/emergency services to the project site. Therefore, there will not be any project-specific or cumulative impacts related to law enforcement / emergency services.

**32b.** The 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)**

No mitigation. There will not be any residual impacts.



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

### Impact Discussion:

**33b-1. and 33b-2.** This project is located approximately 2.9 miles northwest of Ventura County Fire Station No. 25, addressed at 5674 Pacific Coast Highway. The proposed project will not result in the need for additional personnel. A new facility or additional equipment will not be required. Therefore, there will not be any project-specific or cumulative impacts related to Fire Protection Services Personnel, Equipment, and Facilities.

**33b-3.** The 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)

**No mitigation required. There will not be any residual impacts.**

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

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

### Impact Discussion:

**34a-1.** Arnaz Elementary School is located at 400 Sunset in the community of Ojai and is approximately 8 miles northeast of the project site. Ventura High School is located at 2 N. Catalina Street, and is approximately 13 miles southeast of the project site. The proposed residential development would not create a substantial increase in population. The project will not substantially interfere with the operations of an existing school facility. Therefore, there will not be any project-specific or cumulative impacts related to schools.

**34a-2.** The 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)

No mitigation. There will not be any residual impacts.

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 34b-4.** The E. P. Foster library is located at 651 E. Main Street, approximately 16 miles southeast of the project site. The proposed project would not create a substantial increase in the population within the area that would put additional demands on a public library facility. Thus, based on the nature of the proposed project, there will not be a substantial interference with the operations of an existing library facility or additional demands on a public library facility. In addition, the proposed project will not limit the ability to access library resources or create a cumulative impact on library resources that would result in overcrowding of the facility. Therefore, there will not be any project-specific or cumulative impacts related to libraries.

**34b-5.** The 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)

No mitigation. There will not be any residual impacts.

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			

**35a. and 35b.** The project site is located approximately 7.6 miles south of Olivas Adobe Historical Park, and approximately 1.3 miles southeast of Hobson County Park. The proposed construction of a single-family dwelling and detached garage on the project site would not result in a substantial increase in the population nor cause an increase or decrease in the demand for recreation, parks, and/or trails and corridors.

**35c.** The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. The project site is located approximately 488 feet east of the 0.8 mile long La Conchita Trail Segment N1-A, as indicated in the Ventura County Coastal Area Plan (July 2017). This trail segment provides shoreline beach access for walkers and hikers. The 7.1 mile Ventura Santa Barbara Highway 101 HOV multi-modal trail is located adjacent to the La Conchita Trail Segment N-1. The proposed construction of a single-family dwelling and detached garage would not generate a significant increase in the development of recreation facilities. Therefore, there will not be any project-specific or cumulative impacts related to recreation facilities.

**34b-5.** The 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)

No mitigation. There will not be any residual impacts.

**\*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 stated above in Section B of this Initial Study, the proposed project does not 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

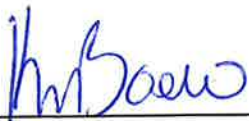
eliminate important examples of the major periods of California history or prehistory.

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, 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 checked="" 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 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> .



Kristina Boero, Senior Planner

3-10-2020

Date

**Attachments:**

Attachment 1	Aerial Map
Attachment 2	General Plan and Zoning Maps
Attachment 3	Site Plans
Attachment 4	Pending and Approved Project Map for Ventura County Unincorporated area
Attachment 5	Works Cited





Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 07-23-2019  
Source: Pictometry 2018



County of Ventura  
Negative Declaration  
PL19-0073  
Attachment 1 – Aerial Map



Disclaimer: this map was created by the Ventura County Resource Management Agency, in consultation with the County of Ventura and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Project: PL19-0073



060-0-072-345 & 355



General Plan



Zoning



Area Plans

0 25 50 100 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed solely for the convenience of the County and related agencies. The County does not warrant the accuracy of this map or any decision involving a risk of economic loss or physical injury could be made in reliance therein.



Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 07-23-2019  
Source: Pictometry, 2018



County of Ventura  
Negative Declaration  
PL19-0073

Attachment 2 – General Plan, Area Plan & Zoning Maps





Ventura Co  
Resource Map  
GIS Development  
Map Creator  
This aerial image  
copyrights  
Source: Pictis

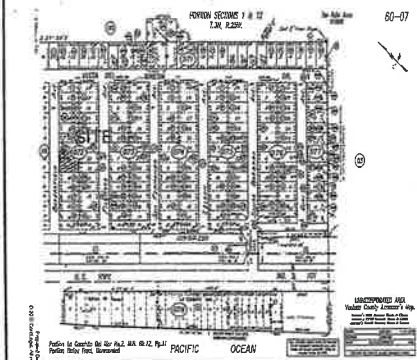
County of Ventura  
Negative Declaration  
PL19-0073

Attachment 3 – Pending and Approved Project Map for  
Ventura County Unincorporated area

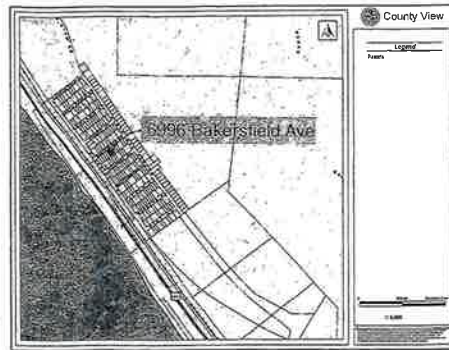
0 0.75 1.5 Miles

Disclaimer: This Map was created by the Ventura County Resource Management Agency Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map or any decision involving a risk of economic loss or physical injury should be made in reliance thereon.





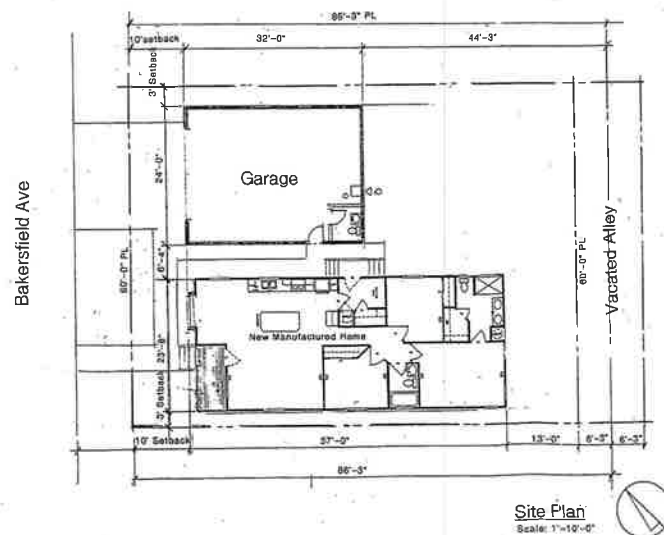
ASSESSORS MAP



VICINITY MAP

#### Geotechnical Investigation Report

The risk associated with debris flows to the subject project should be considered low. However, as an additional precaution, any potential for debris flow can be mitigated by raising the pad elevation by one to two feet and using an engineered impact wall (designed for an equivalent fluid pressure of 125 pcf) to divert flowing around the structure.



#### PROJECT INFORMATION

Project Address: 6996 Bakersfield Ave.  
Ventura CA 93001

APN: 060-0-072-245 & 060-0-072-355

County: Ventura

Zoning: R8

Occupancy Group:

Lot Size: 5,176 SF (60'x86.25')  
0.12 Acres

New Residence: 1,296 SF

New Garage: 768 SF

Total Lot Coverage: 2,064 SF

Percentage Coverage: 39%

Owners: Gary Miller  
24908 Hearth Ct  
Valencia, CA 91354

Authorized Agent: Don G. Edwards  
Anacapa Homes, Ventura, CA  
E-Mail: [Don@AnacapaHomes.com](mailto:Don@AnacapaHomes.com)

Phone: 818-216-0396

Manufactured Home: Title 25 Code/ State Approved Drawings

Scope of Work: New 1,296 SF Manufactured house,  
New Site Built: 768 SF Garage

#### DRAWING INDEX

- CS-1 Site Plan - Project information, Vicinity Map
- CS-2 Septic System Layout and Information
- A-1 Floor Plan
- A-2 Elevations

REVISIONS	BY

Anacapa Homes  
4160 Market Street Suite #6  
Ventura, CA  
805-640-6575



New La Conchita Residence for:  
Gary Miller  
6996 Bakersfield Ave  
Ventura, CA 93001

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
CS-1







Geotechnical Investigation Report

The risk associated with debris flow to the subject project should be considered low. However, as an additional precaution, any potential for debris flow can be mitigated by raising the pad elevation by one to two feet and using an engineered impact wall (designed for an equivalent fluid pressure of 125 psf) to divert flowing around the structure.

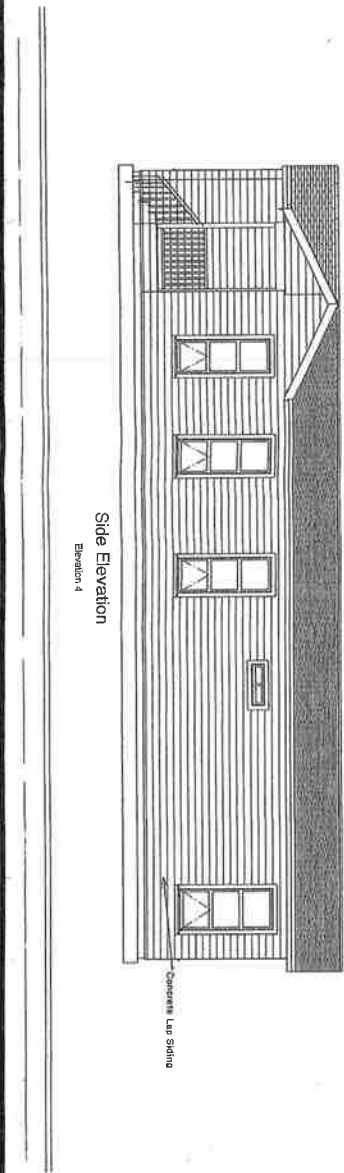


Front Elevation

Back Elevation

Side Elevation  
Elevation 3

Side Elevation  
Elevation 4



Anacapa Homes  
4160 Market Street Suite #6  
Ventura, CA  
805-640-6575

New La Conchita Residence for:  
Gary Miller  
6996 Bakersfield Ave  
Ventura, CA 93001

DATE	11/11/2010
BY	11/11/2010
REVISION	
DATE	
BY	
REVISION	
DATE	
BY	
REVISION	

A-2

REVISIONS

87

**Attachment 5 - Works Cited**  
**Coastal Planned Development Permit Case No. PL19-0073**

Ventura County Initial Study Assessment Guidelines, April 26, 2011

Ventura County Coastal Zoning Ordinance, November 1, 2018

Site Plans, prepared by Anacapa Homes, submitted July 9, 2019

Ventura County Public Works Agency, Transportation Department, Darren Arrieta, July 12, 2019

Watershed Protection District, Advanced Planning Floodplain, Nathaniel Summerville, July 12, 2019

Watershed Protection District, Planning and Regulatory Division, Sergio Vargas, July 23, 2019

Ventura County Public Works Agency, Surface Water Quality Section, Ewelina Mutkowska, July 31, 2019

Ventura County Agricultural Commissioner's Office, Alec Thille, August 5, 2019

Integrated Waste Management Division, Tobie Mitchell, August 7, 2019

Ventura County Planning Division, Planning Biologist, Manju Venkat, August 12, 2019

Resource Management Agency Planning Division Cultural Heritage Planner, Ashley Cook, August 13, 2019

Ventura County Air Pollution Control District, Nicole Collazo, August 13, 2019

Ventura County Environmental Health Division, Paolo Quinto, August 13, 2019

Ventura County Fire Protection District, Ruben Luna, August 13, 2019

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, August 14, 2019

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, August 14, 2019

Ventura County Watershed Protection District, Groundwater Section, James Maxwell, August 20, 2019



Ventura County Planning GIS data layers, 2020

Ventura County General Plan Goals, Policies and Programs, March 19, 2019

List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in  
the Cumulative Impacts Analysis, Ventura County Unincorporated Area