



Planning Director Staff Report – Hearing on February 18, 2021

County of Ventura • Resource Management Agency • Planning Division

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TENTATIVE PARCEL MAP NO. 6040 FOR A TWO-LOT SUBDIVISION CASE NO. PL20-0097

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of Tentative Parcel Map No. 6040 to subdivide one existing legal lot into two new legal lots (Case No. PL20-0097).
2. **Applicant/Property Owner:** DSIE, LLC, Attn.: David Sindaha, 2360 Shasta Way, Suite F, Simi Valley, CA 93063
3. **Applicant's Representative:** Tanner Shelton, Jensen Design & Survey, 1672 Donlon Street, Ventura, CA 93003
4. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Ordinance (VCSO) (Section 8205-6.2.2), the Planning Director is the decision-maker for the requested Tentative Parcel Map.
5. **Project Site Size, Location, and Parcel Number:** The sites of the proposed subdivision are located at 11015 Nardo Street and 1385 Los Angeles Avenue, near the intersection of Wells Road/State Route (SR) 118 and Nardo Street, in the community of Saticoy, near the City of Ventura, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers that constitute the sites of the proposed subdivision are 128-0-021-195 and 128-0-021-215 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Mixed Use and Industrial
 - b. Saticoy Area Plan Land Use Map Designation: Mixed Use and Industrial
 - c. Zoning Designation: R/MU (Residential/Mixed Use) and M2-10,000 sq ft (Limited Industrial Zone, 10,000 sq. ft. minimum lot size)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

| Location in Relation to the Project Site | Zoning | Land Uses/Development |
|--|---|---|
| North | R/MU, M2-10,000 sq. ft., and City of Ventura boundary | Vacant land owned by the Ventura County Transportation Commission, Appliance Recycling Service, Roofing |

| Location in Relation to the Project Site | Zoning | Land Uses/Development |
|--|-----------------------------------|--|
| | | Company, and streets (Los Angeles Avenue and Wells Road/SR 118). |
| East | R/MU and M2-10,000 sq. ft. | Construction & Rigging Supply firm, residential dwellings, industrial building, parked vehicles and equipment, lumber yard, and streets (Los Angeles Avenue and Nardo Street). |
| South | R/MU and M2-10,000 sq. ft. | Lumber yard, Trench Plate Rental Company, and streets (Wells Road/SR 118 and Nardo Street). |
| West | R/MU and City of Ventura boundary | Vacant lot and storage lot owned by the Ventura County Transportation Commission, and railroad line (Santa Paula Branch) |

8. **History:** The legal lot (Lot 49 of Townsite of Saticoy, 5 MR 36) which is the subject of the applicant’s subdivision proposal was physically divided by Caltrans’ right-of-way acquisition of a portion of the lot for the new alignment of SR 118 in the 1990s. The Assessor’s Parcel Number (APN) for the lot at the time of Caltrans’ right-of-way acquisition was 128-0-021-075. The two remaining physical portions of the legal lot are currently separated by SR 118. The APN for the larger portion is currently 128-0-021-215 and the APN for the smaller portion is currently 128-0-021-195. Both portions are owned by DSIE, LLC.

9. **Project Description:** The applicant requests approval of Tentative Parcel Map No. 6040 for the legal subdivision of one legal lot (Lot 49 of Townsite of Saticoy, 5 MR 36) into two legal lots. Proposed Parcel 1 will be 0.42 acres (18,351 sq. ft.) and its configuration will follow the boundary of APN 128-0-021-215. Proposed Parcel 2 will be 0.29 acres (12,724 sq. ft.) and its configuration will follow the boundary of APN 128-0-021-195. The proposed subdivision project does not include new physical development or alterations to the land. The existing uses on APN 128-0-021-215 include an equipment rental facility and concrete manufacturing and sales facility. APN 128-0-021-195 is used for an existing automobile parts store contained within an existing building. Water service is currently provided to both sites by Ventura Water and sewer service is currently provided to both sites by Saticoy Sanitary District. The applicant does not request to alter or expand the existing water or sewer services. The site of proposed Parcel 1 has access to Los Angeles Avenue and to Nardo Street. The site of proposed Parcel 2 has access to Nardo Street. (Exhibit 3.)

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6,

Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

CEQA Guidelines §15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an EIR was certified. CEQA Guidelines §15183 specifies that examination of environmental effects shall be limited to those effects that:

- 1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
- 2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
- 3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The Saticoy Area Plan Environmental Impact Report (EIR) was certified in conjunction with adoption of the Area Plan (i.e. community plan) on September 22, 2015. The EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

CEQA Guidelines §15183(e) specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact. CEQA Guidelines §15183(e)(2) further requires the lead agency to make a finding at a public hearing when significant impacts are identified that could be mitigated by undertaking mitigation measures previously identified in the EIR on the planning and zoning action.

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated February 18, 2021 (Exhibit 4), the project qualifies for an exemption from further environmental review.

Therefore, this project is exempt pursuant to Section 15183 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County VCSO [Section 8205-5(a) and Section 8205-6.6(b)] states that in order to be approved, a tentative parcel map must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed tentative parcel map with the applicable policies of the 2040 General Plan and Saticoy Area Plan.

Guidelines for Orderly Development LU-1.1: *The County shall continue to promote orderly and compact development by:*

- *working with cities in Ventura County and the Ventura Local Agency Formation Commission (LAFCO) to promote and maintain reasonable city boundaries and Spheres of Influence to prevent growth-inducing urban development in unincorporated areas, and*
- *require unincorporated urban development to be located in areas designated as Existing Communities and unincorporated urban centers consistent with the Guidelines for Orderly Development and as defined in Policy LU-1.2.*

(RDR, IGC)

Range of Uses in the Existing Community Designation LU-3.3: *The County shall recognize that the Existing Community area designation may cover the range of zones present in the area including, but not limited to, residential, commercial, and industrial, as well as the range of existing population densities and building intensities. The County shall allow the appropriate zoning, population densities, and building intensities based on the adopted Area Plan... (MPSP)*

Location LU-11.1: *The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development. (RDR)*

Applications Within Sphere of Influence LU-11.2: *The County shall direct all applicants for commercial and industrial discretionary development located within a city's Sphere of Influence to that city for possible annexation and processing. (RDR)*

Development Applications in a City's Sphere of Influence (SOI) LU-14.1: *The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the*

appropriate city about submitting their application and shall discourage applicants from applying to the County. (RDR)

Staff Analysis: The boundaries of the proposed tentative parcel map follow the boundaries of two existing Assessor's Parcels bisected by SR 118. One of the Assessor's Parcels (APN 128-0-021-215) is located in a Residential Mixed Use (R/MU) Zone and in area designated by the Saticoy Area Plan as Mixed Use. The other Assessor's Parcel (APN 128-0-021-195) is located in the Limited Industrial (M2) Zone and in an area designated by the Saticoy Area Plan as Industrial. Both are located in the Existing Community area. The proposed subdivision will not change the configuration or area of the two existing Assessor's Parcels which will remain consistent with the building density and zoning of the Saticoy Area Plan. The proposed lots will be located within areas currently served by water, sewer, and other urban services.

The proposed subdivision meets the Guidelines for Orderly Development definition of urban development because it will result in the continuation of or opportunity for higher density residential, commercial, or industrial uses which are neither agriculturally-related nor related to the production of mineral resources. In accordance with the Guidelines' directions, the City of Ventura reviewed the proposed project to determine whether the applicant should apply to the City to achieve its subdivision goals because the project is located within the City's Sphere of Influence. However, City staff determined that the applicant should not apply to the City for its requested subdivision or to LAFCo to annex the subject property into the City. In addition, LAFCo staff determined that LAFCo approval of the project is not required.

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

Minimum Parcel Size LU-4.3: *The County shall require subdivisions of land to meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A... (RDR)*

Staff Analysis: The proposed tentative parcel map will legally establish two lots. Parcel 1 will be 18,351 net sq. ft. and Parcel 2 will be net 12,724 sq. ft. Proposed Parcel 2 complies with the 10,000 sq. ft. minimum lot size requirement of the Industrial Land Use Designation in Table 2-2. Neither Table 2-2 nor the Saticoy Area Plan sets a minimum parcel size requirement for the Mixed Use Land Use Designation in which Proposed Parcel 1 will be located.

Based on the above discussion, the proposed project is consistent with this policy.

Community Character and Quality of Life LU-16.1: *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR)*

Saticoy Area Plan Resources Policy RES-5.1: *All development in Old Town Saticoy shall be consistent with the Old Town Saticoy Development Code. Discretionary development in Old Town Saticoy shall also be consistent with the Old Town Saticoy Design Guidelines.*

Staff analysis: The proposed subdivision does not involve any new physical development. The boundaries of the proposed tentative parcel map follow the boundaries of two existing Assessor's Parcels. Thus, the proposed project will have no new effect on Saticoy's existing physical development and the current configuration of the two existing Assessor's Parcel's within the Saticoy community will be preserved. All future physical development on proposed Parcel 1 in Old Town Saticoy must be consistent with the Old Town Saticoy Development Code and with the Old Town Saticoy Design Guidelines.

Based on the above discussion, the proposed project is consistent with this policy.

Saticoy Area Plan Land Use Policy LU-1.2: *Discretionary development shall be designed to reduce energy consumption by implementing one or more the following building techniques:*

- a. Install solar panels on roofs of residential, commercial or industrial buildings;*
- b. Install a "cool roof" (a roof that reflects and discharges heat);*
- c. Plant trees to shade structures and reduce interior heat gain;*
- d. Use passive solar design techniques for buildings;*
- e. Install dual-paned windows; and*
- f. Install extra insulation.*

While the proposed subdivision does not include any new physical development, the size and configuration of proposed Parcels 1 and 2 will allow for the orientation of new, future structures in an east-west alignment for southern exposure to take advantage of natural heating opportunities. The size and configuration of proposed Parcels 1 and 2 will allow the orientation of new, future structures to take advantage of shade or prevailing Pacific Ocean breezes for natural cooling opportunities.

Based on the above discussion, the proposed project is consistent with this policy.

Consultation with State and Federal Agencies LU-19.4: *The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities. (IGC)*

Staff Analysis: The two Assessor's Parcels included in the proposed two-lot tentative parcel map are adjacent to the California State Route (SR) 118. On October 8 and 12, 2020, Planning staff provided Caltrans' staff with project materials for their review and comment. After reviewing the Tentative Parcel Map, Caltrans stated that it does not

expect map approval to result in a direct adverse impact to the existing State transportation facilities (SR 118).

Based on the above discussion, the proposed project is consistent with this policy.

County Level of Service (LOS) Standards CTM-1.3: *The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:*

c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark...

Level of Service (LOS) Evaluation CTM-1.4: *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS...*

Staff Analysis: State Route 118 is adjacent to the proposed Parcels 1 and 2. According to the 2040 General Plan, State Route 118 is part of the Regional Road Network and currently functions at LOS-E. The Ventura County Transportation Department reviewed the proposed tentative parcel map project and determined that it will not generate additional traffic on the Regional Road Network or local public roads.

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

Public Facilities, Services, and Infrastructure Availability PFS-1.7: *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy. (RDR)*

Adequate Water for Discretionary Development WR-1.11: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water. (RDR)*

Saticoy Area Plan Public Facilities Policy PF-1.1: *Discretionary development shall be served by a publicly accountable water supplier.*

Staff Analysis: Sewer (Saticoy Sanitary District), Water (Ventura Water), and other necessary urban services will continue to be available to serve the existing development within the boundaries of Parcels 1 and 2 of the proposed subdivision. The proposed subdivision will not result in increased traffic, discharge of wastewater, or water use because the subdivision does not involve new development. Ventura Water's 2019 Comprehensive Water Resources Report indicates that water supply will exceed demand through 2030 (Figure 6-2: Potential Future Water Supply Scenarios, p. 6-9).

Based on the above discussion, the proposed project is consistent with this policy.

Fair Share of Improvement Costs PFS-3.2: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms. (RDR)*

Solid Waste Capacity PFS-5.3: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development. (RDR)*

Saticoy Area Plan Public Facilities Policy PF-3.1: *All development that generates wastewater shall be connected to the Saticoy Sanitary District's collection and treatment system, or its successor. All development shall include necessary sewer connections and shall contribute its fair-share costs to an established fee program to upgrade the treatment plant.*

Staff Analysis: The proposed subdivision project does not involve a change in existing land uses, structures, or facilities and does not involve new physical development. No new community improvements have been identified by reviewing agencies. Nevertheless, Saticoy Sanitary District will continue to provide sewer service to the project sites and will require the applicant to conduct assessments and complete necessary repairs of the existing sewer lateral lines connected to the proposed project sites (Exhibit 5, Condition 19).

In addition, according to the Ventura County Integrated Waste Management District, Ventura County has at least 15 years of disposal capacity available for solid waste generated by in-County projects.

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

Emergency Vehicles Access PFS-11.4: *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments. (RDR)*

Adequate Water Supply, Access, and Response Times for Firefighting Purposes PFS-12.3: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes. (RDR)*

Access Points for New Subdivisions HAZ-12.1: *The County shall require new residential subdivisions to provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed if a single proposed access road conforms to the County Road Standards, Ventura County Fire Department Access Standards, and when the County Fire Chief approves the proposed deviation. (RDR)*

Saticoy Area Plan Hazards Policy HAZ-1.2: *New discretionary development shall only be approved upon demonstration that adequate tactical access and fire flow are available as determined by the VCFPD.*

Staff Analysis: The proposed subdivision does not involve a change in the existing access to the sites of proposed Parcels 1 and 2. The site of proposed Parcel 1 can be accessed from Nardo Street and from Los Angeles Avenue, and the site of proposed Parcel 2 can be accessed from Nardo Street. According to the VCFPD, the existing driveway access points on both parcels will continue to provide adequate access for emergency vehicles. Water will continue to be provided to the project sites by the Ventura Water in a manner that meets the fire flow standards of the VCFPD (Exhibit 5, Condition 18). The proposed project sites are located within one mile of the nearest fire station (City of Ventura Fire Station No. 6). Ventura County Fire Protection District (VCFPD) did not identify any inadequacies related to existing water supply, access, and response time.

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

Recordation of a Notice of Flood Hazard HAZ-2.5: *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs). (RDR)*

Staff Analysis: The proposed parcels will be located in the 500 year floodplain/0.2% Annual Chance Flood Hazard. The Ventura County Public Works Agency reviewed the proposed project and determined that a Notice of Flood Hazard is not required because the notice is required only for projects located in the 100 year floodplain/1% Annual Chance Flood Hazard.

Based on the above discussion, the proposed project is consistent with this policy.

Recordation of a Notice of Dam Inundation Hazard HAZ-2.6: *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well. (RDR)*

Staff Analysis: The proposed parcels will be located within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. The Planning Division will impose a condition requiring the applicant to record a Notice of Dam Inundation Hazard with the County Recorder to inform existing and future owners of the subject property that the site is subject to flooding from a dam breach.

Based on the above discussion, the proposed project is consistent with this policy.

D. SUBDIVISION ORDINANCE COMPLIANCE

Pursuant to the VCSO (Section 8205-1), the proposed subdivision is allowed with the approval of a Tentative Parcel Map. Upon the approval of the Tentative Parcel Map, the proposed subdivision will comply with this requirement.

The proposed subdivision is subject to the design requirements of the VCSO (Article 5). Table 1 lists the applicable design requirements and a description of whether the proposed project complies with the design requirements.

Table 1 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|---------------------|--|---|
| Lot Area | Sec. 8205-5.1.1 – <i>Unless otherwise excepted, all proposed lots shall conform to the minimum lot area requirements of the General Plan (Land Use Policies – Minimum Parcel Size), and zone designation in which the property is located. In determining whether a proposed lot having a gross area of less than 10 acres conforms to such minimum area requirements, only the net area of the lot shall be considered unless the General Plan or Zoning Ordinances provide otherwise.</i> | Yes. Proposed Parcel 1 is 18,351 net sq. ft. and there is no minimum lot area requirement for the R/MU zone. (The Saticoy Development Code has a maximum building density of 20 residential dwelling units per acre. However, the proposed TPM does not include any development proposals so this requirement does not apply.) Proposed Parcel 2 is 12,724 net sq. ft. and complies with the M2-10,000 sq. ft. minimum lot area requirement of the NCZO. |
| Lot Lines | Sec. 8205-5.1.2 – <i>Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the</i> | Yes. Both side property lines of proposed Parcel 1 are perpendicular to Los Angeles Avenue (to which the front lot line abuts). |

Table 1 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|---------------------|--|--|
| | <i>street as is practicable at the point at which the lot sideline terminates.</i> | One of the side property lines of proposed Parcel 2 is perpendicular to Nardo Street (to which the front lot line abuts). The other side property line is close to perpendicular to Nardo Street. |
| Lot Width | Sec. 8205-5.1.3 – <i>All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet...</i> | Yes. Regarding proposed Parcel 1, the R/MU zone does not impose a minimum lot width requirement for lots per se. Minimum and maximum lot widths are established for specific building types with the R/MU zone, but the applicant's proposal does not include new buildings so this requirement also does not apply. The property lines of proposed Parcel 1 abutting Los Angeles Avenue, Nardo Street, and Wells Road/SR 118 all exceed 40 feet. Regarding proposed Parcel 2, the M2 zone does not impose a minimum lot width requirement for lots. The property lines of proposed Parcel 2 abutting Nardo Street and Wells Road/SR 118 both exceed 40 feet. |
| Lot Depth | Sec. 8205-5.1.4 – <i>For all proposed lots, the average lot depth shall not be greater than three times the average lot width...</i> | Yes. Proposed Parcel 1 complies because its lot depth is approximately 179 feet which is less than three times the lot width (approximately 106 feet wide x 3 = 318 feet). Proposed Parcel 2 complies because its lot depth is approximately 106 feet which is less than three times the lot width (approximately 134 feet wide x 3 = 402 feet). |
| Buildable Site | Sec. 8205-5.1.5 – <i>Each proposed lot shall have at least one buildable site...</i> | Yes. Both proposed Parcels 1 and 2 have sufficient areas where future principal structures may be developed (and where existing structures are located). As discussed in section C, both sites have access to public roads and are served by water and sewer services. The County geologist reviewed the proposed subdivision and did not identify any geologic hazards on the lots that would prevent new development in the future. |
| Setbacks | Sec. 8205-5.1.6 – <i>Each buildable site required by Section 8205-5.1.5 on a proposed lot shall be illustrated on the tentative map demonstrating that future and existing buildings can comply with the development standards of the zone designation pursuant to the applicable zoning ordinance and in accordance with</i> | Yes. Planning staff considered the setback standards of the R/MU zone for proposed Parcel 1 and the setback standards of the M2 zone for proposed Parcel 2. The parcel areas outside of the setback areas will be sufficient for future buildings. |

Table 1 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|---------------------|--|---|
| | <i>Section J109, Ventura County Building Code, Appendix J...</i> | |
| Access | Sec. 8205-5.1.7 – <i>There shall be approved access to the subdivision and all lots within the subdivision shall have ingress and egress that meets the regulations regarding road standards for vehicles and fire equipment access pursuant to Section 4290 of the Public Resources Code, the Ventura County Fire Code, and the Ventura County Road Standards.</i> | Yes. The site of proposed Parcel 1 has access to Los Angeles Avenue and access to Nardo Street. The site of proposed Parcel 2 has access to Nardo Street. The Ventura County Transportation Department reviewed the proposed subdivision and determined that impacts related to design and safety of County roads will be less than significant. As mentioned in section C, VCFPD determined that access to the proposed parcels is adequate. |
| State Highways | Sec. 8205-5.2.4 – <i>If an existing or proposed state highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications and shall make the design of the proposed subdivision compatible with such state highway.</i> | Yes. SR 118 bisects and abuts both proposed project sites. After reviewing the Tentative Parcel Map, Caltrans stated that it does not expect map approval to result in a direct adverse impact to the existing State transportation facilities (SR 118). |
| Public Water Agency | Sec. 8205-5.2.5 – <i>Whenever a proposed subdivision is located within the boundaries of a public water agency willing and able to provide water service to the lots, the public water agency shall be chosen as the water purveyor for the proposed subdivision...</i> | Yes. The proposed subdivision is within the boundary of Ventura Water (City of Ventura) which will continue to provide water service to the sites of both proposed parcels. |
| Public Sewer Agency | Sec. 8205-5.2.6 – <i>Whenever a proposed subdivision is located within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision...</i> | Yes. The proposed subdivision is within the boundary of Saticoy Sanitary District which will continue to provide sewer service to the sites of both proposed parcels. |
| Street Lighting | Sec. 8205-5.2.7 – <i>Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting...</i> | Yes. The proposed subdivision is within County Service Area (CSA) Number 14 which pays Southern California Edison (SCE) a tariff for providing streetlight service within the area of CSA Number 14. The existing streetlights area owned, operated, and maintained by SCE. |

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed subdivision is consistent with the State Subdivision Map Act, Government Code, and

VCSO (Section 8205-6.6 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed subdivision does not violate any standards, requirements, or conditions of the Subdivision Map Act, VCSO, or any other County Ordinance. The proposed map and design or improvement of the proposed map is consistent with applicable general and specific plans. [Sections 8205-6.6(a) and - (b).]**

As discussed in Sections C and D of this staff report, the proposed subdivision will be consistent with the applicable policies of the 2040 General Plan, Saticoy Area Plan, and the applicable sections of the VCSO. Thus, this finding can be made.

- 2. The site is physically suitable for the proposed type of development (See Gov. Code § 66474(c)). Considerations for lack of physical suitability may include, but are not limited to, the presence of unmitigable geologic hazards or inadequate access, including inadequate secondary emergency fire access as required by the Ventura County Fire Protection District. Also, the site is physically suitable for the proposed density of development (See Gov. Code § 66474(d)). [Sections 8205-6.6(c) and - (d).]**

The proposed subdivision project does not include new development. As discussed in Sections C and D of this staff report, the sites of proposed Parcels 1 and 2 have sufficient areas where future principal structures may be developed (and where existing structures are located). Both sites have access to public roads and are served by water and sewer services, and the VCFPD determined that the sites have adequate access for fire protection purposes. Furthermore, the County geologist reviewed the proposed subdivision and did not identify any geologic hazards on the lots that would prevent new development.

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

- 3. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat [Section 8205-6.6(e)].**

As discussed in Exhibit 4, the proposed project is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated environmental effects. In addition, the proposed project is located in an urban setting, not near any fish or wildlife habitat areas.

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

- 4. The design of the subdivision or type of improvements is not likely to cause serious public health problems [Section 8205-6.6(f)].**

As discussed in Section C above, water service (from Ventura Water) and sewer service (from Saticoy Sanitary District) are currently provided and will continue to be provided to the sites of the proposed subdivision. The Ventura County Resource Management Agency - Environmental Health Division reviewed the proposed subdivision project and did not identify any significant health effects. The Environmental Health Division will verify that each proposed lot will have an approved method of sewage disposal and an approved source of domestic water supply prior to map recordation (Exhibit 5, Conditions 14 and 15).

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

- 5. The design of the subdivision or the type of improvements will not conflict with easements which are of record or are established by judgment of a court of competent jurisdiction and which have been acquired by the public at large, for access through or use of, property within the proposed subdivision [Section 8205-6.6(g)].**

The Ventura County Surveyor reviewed and approved Tentative Parcel Map 6040 and did not identify any easement conflicts in the design of the proposed subdivision.

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

- 6. If the proposed subdivision fronts upon a public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir, the applicable findings of Government Code sections 66478.4 through 66478.14 relating to public access must be made [Section 8205-56.6(h)].**

The proposed subdivision does not front upon a public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

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

- 7. The proposed subdivision would be compatible with existing conditionally permitted oil and gas leases or oil and gas wells located within the proposed subdivision, and the subdivider has adequately demonstrated that all wells designated as abandoned have been or will be abandoned in accordance with the laws, regulations, and guidelines of the California Geologic Energy Management Division [Section 8205-6.6(i)].**

According to the Resource Management Agency's GIS Viewer, there are no permitted oil or gas leases within the proposed subdivision. Planning staff conducted research using the GIS Viewer, making a site visit, and reviewing the

permit history and did not identify any wells (active or abandoned) within the area of the proposed subdivision.

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

- 8. The land, or a portion thereof, that is the subject of the proposed subdivision is not subject to either: (1) a contract entered into pursuant to the California Land Conservation Act of 1965 (See Gov. Code § 51200 et seq.); (2) an open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (See Gov. Code § 51070 et seq.); (3) an agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code; or (4) a conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code, [Section 8205-6.6(j)].**

According to the Resource Management Agency's GIS Viewer, none of the land that is the subject of the proposed subdivision is subject to a Land Conservation Act contract. In addition, the Ventura County Surveyor reviewed and approved the tentative parcel map (No. 6040) for the proposed subdivision and did not identify any recorded open-space or conservation easements mentioned in Section 8205-6.6(j).

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

- 9. The subdivider has either record title to, or contractual right to acquire title to, all rights-of-way necessary to provide any off-site access from the proposed subdivision to the nearest public road, including to provide secondary access as required by the Ventura County Fire Protection District [Section 8205-6.6(k)].**

The County Surveyor confirms that both proposed parcel sites have existing off-site physical access to public rights-of-way and contiguous public roads. The existing access from the proposed subdivision sites to the nearest public roads was deemed acceptable by the VCFPD.

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

- 10. The proposed subdivision is not located within an Earthquake Fault Zone established pursuant to the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, section 2621 et seq.) [Section 8205-6.6(l)].**

According to the County Geologist, there are no known active or potentially active faults extending through the proposed subdivision sites 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 within 50 feet

of a mapped trace of an active fault. There is no impact from potential fault rupture hazard.

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

11. To the extent feasible, the design of the proposed subdivision provides for future passive or natural heating or cooling opportunities pursuant to Government Code section 66473.1 [Section 8205-6.6(m)].

The proposed subdivision does not include any new physical development. Nevertheless, the size and configuration of proposed Parcels 1 and 2 will allow for the orientation of new, future structures in an east-west alignment for southern exposure to take advantage of natural heating opportunities. The size and configuration of proposed Parcels 1 and 2 will allow the orientation of new, future structures to take advantage of shade or prevailing Pacific Ocean breezes for natural cooling opportunities.

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

12. The proposed design of the subdivision provides for appropriate cable television systems and communication systems, including, but not limited to, telephone and Internet services, to each parcel in the subdivision that is designed to be developed with a principal building, pursuant to Government Code section 66473.3 [Section 8205-6.6(n)].

According to the agent for the proposed subdivision, two telephone and cable providers are available for the proposed subdivision. AT&T currently provides internet and telephone services to sites of proposed Parcels 1 and 2. Spectrum service is also available to both proposed parcels.

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

13. If the proposed subdivision is a “housing development project” as defined in Government Code section 65589.5, the statutory requirements therein must be complied with, including all limitations on imposing conditions and making the necessary findings if the tentative map for the housing development project is conditionally approved or disapproved [Section 8205-6.6(o)].

The proposed subdivision does not include new development that meets the definition of a “housing development project” pursuant to Government Code section 65589.5(h)(2)(A) through (C).

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

- 14. If the proposed subdivision would be created from the conversion of a mobilehome park to another use, the requirements of Government Code section 66427.4, Article 13 of this Chapter and Article 17 of the NCZO must be met [Section 8205-6.6(p)].**

The proposed subdivision does not involve the conversion of a mobilehome park to another use.

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

- 15. If the proposed subdivision is located in a “state responsibility area” or a “very high fire hazard severity zone”, as both are defined in Government Code section 51177, the findings required by Government Code section 66474.02 must be made [Section 8205-6.6(q)].**

According to the CALFIRE map of California State Responsibility Areas for Fire Protection (last modified September 4, 2020, <https://egis.fire.ca.gov/portal/home/webmap/viewer.html?useExisting=1&layers=f35d2f86ab8c4bf4947f0a9b29134715>), the area within the proposed subdivision is not located in a State Responsibility Area. According to the Ventura County Resource Management Agency’s GIS Viewer, the area within the proposed subdivision is not located in very high fire hazard zone. Therefore, this approval standard is not applicable.

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

- 16. If the Subdivision Map Act, this Chapter, or any other law requires a specific finding to be made to approve a particular tentative map that is not set forth above or that is enacted after the adoption of this ordinance, then those findings must be made. [Section 8205-6.6(r)].**

Planning staff have no knowledge of specific findings that must be made that are not set forth above. Planning staff have made the findings based on the most recently adopted VCSO (June 16, 2020).

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and the VCSO (Section 8215-1.1). On February 3, 2021, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On February 8, 2021, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Ventura's Sphere of Influence and Area of Interest. Therefore, the agent for the applicant provided the City of Ventura with the County's New Project Referral Form to determine whether the project site should be annexed to the City and whether the applicant should apply to the City to obtain approval of the requested subdivision. As discussed in Section C above, City staff determined that the applicant should not apply to the City for its requested subdivision or to LAFCo to annex the subject property into the City (Exhibit 6). In addition, on October 6, 2020 the Planning Division notified (via standard mail) the City of Ventura of the proposed subdivision and requested the City of Ventura to submit any concerns about or requirements for the proposed subdivision. As of the date of this document, the Planning Division has not received any response to Planning's October 6, 2020 letter.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND** that this project is exempt from CEQA pursuant to Section 15183 of the CEQA Guidelines (Exhibit 4);
3. **FIND** that the Tentative Parcel Map No. 6040 complies with the Tentative Parcel Map approval standards of the Ventura County Subdivision Ordinance, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **APPROVE** Tentative Parcel Map No. 6040 (Case No. PL20-0097), subject to the conditions of approval (Exhibit 5);
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3683 or charles.anthony@ventura.org.

Prepared by:



Charles Anthony, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Subdivision Map
- Exhibit 4 Statement of Reasons for Exemption
- Exhibit 5 Conditions of Approval
- Exhibit 6 New Project Referral Form: City of Ventura's responses



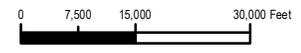
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11-18-2020



**County of Ventura
Planning Director Hearing
Case No. PL20-0097
Exhibit 2 - Maps**



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





Project: PL20-0097

 APN: 128-0-021-215, -195

 **General Plan**

 **Zoning**

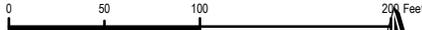
 **Area Plans**



Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 11-18-2020
 Source: Pictometry; Nov 2019

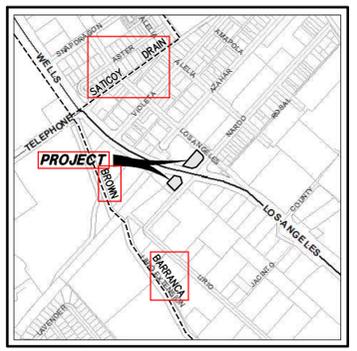
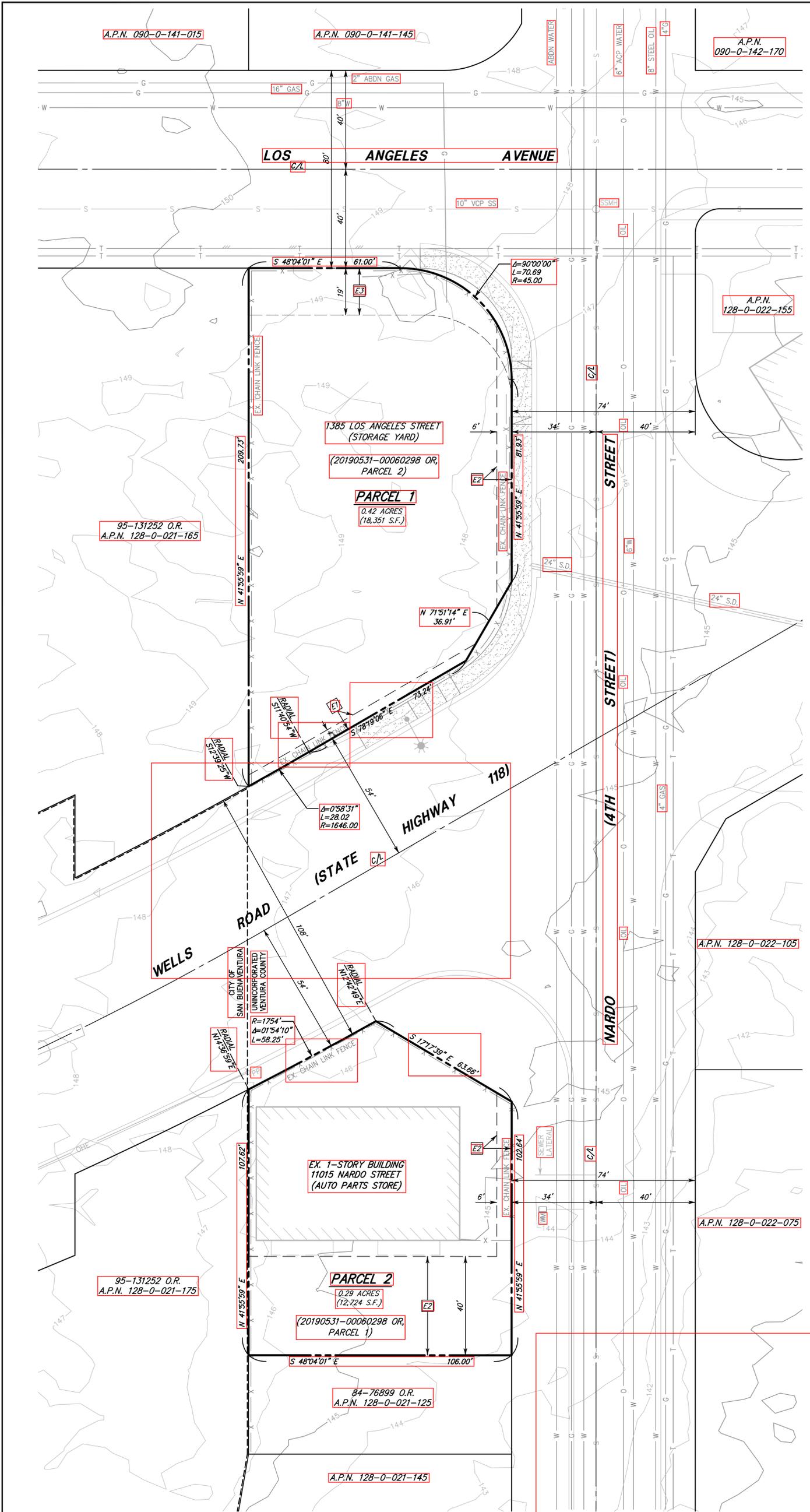


County of Ventura
 Planning Director Hearing
 Case No. PL20-0097
 Exhibit 2 - Maps



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VICINITY MAP
NOT TO SCALE

LAND USE DATA

- A. LOT AREAS**
 PARCEL 1 0.42 ACRES (18,351 S.F.)
 PARCEL 2 0.29 ACRES (12,724 S.F.)
- B. PROJECT LOCATION**
 11015 NARDO ST. &
 1385 LOS ANGELES AVE., VENTURA CA 93004
- D. PROPERTY OWNER**
 DSIE, LLC
 2360 SHASTA WAY STE. F
 SIMI VALLEY, CA 93063
- E. ASSESSORS PARCEL No.**
 128-0-021-215 (PARCEL 1)
 128-0-021-195 (PARCEL 2)
- F. ZONING & GENERAL PLAN DESIGNATION: PARCEL 1**
 ZONING: R/MU, RESIDENTIAL MIXED USE
 GENERAL PLAN DESIGNATION: MIXED USE
 SATICOY AP DESIGNATION: MIXED USE
- G. ZONING & GENERAL PLAN DESIGNATION: PARCEL 2**
 ZONING: M-2, LIMITED INDUSTRIAL
 GENERAL PLAN DESIGNATION: INDUSTRIAL
 SATICOY AP DESIGNATION: INDUSTRIAL
- H. PROPERTY USE**
 PARCEL 1: RENTAL AND STORAGE YARD
 PARCEL 2: AUTO PARTS SHOP
- I. FLOOD ZONE**
 ZONE "X" PER GRAPHIC PLOTTING IN FLOOD INSURANCE RATE
 MAP NUMBER 0611C0770E, EFFECTIVE JANUARY 10, 2010.
 AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL
 CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT
 OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
 AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD.

LEGEND

EXISTING

- STORM DRAIN
- WATER
- SEWER
- GAS
- TELEPHONE
- STREET LIGHT
- CONTOUR LINE

ABBREVIATIONS

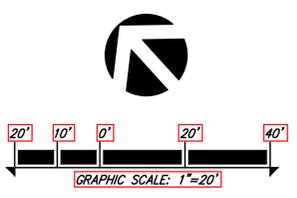
- ABDN. ABANDONED
- APN. ASSESSOR PARCEL NUMBER
- C/L. CENTER LINE
- EX. EXISTING
- OHE. OVERHEAD ELECTRIC
- OR. OFFICIAL RECORD
- PP. POWER POLE
- SD. STORM DRAIN
- SS. SANITARY SEWER
- SSMH. SANITARY SEWER MANHOLE
- VCP. VETRIFIED CLAY PIPE
- WM. WATER METER

EASEMENT SCHEDULE

- E1** EASEMENT TO THE STATE OF CALIFORNIA FOR DRAINAGE PURPOSES PER 97-133149 O.R.
- E2** EASEMENT FOR EXISTING UTILITIES OR RIGHTS OF WAY PER 4496 OR 739.
- E3** EASEMENT FOR EXISTING UTILITIES GRANTED TO PACIFIC BELL PER 99-025355 OR.

LEGAL DESCRIPTION

PORTIONS OF BLOCK 49, E STREET AND FOURTH STREET OF TOWN OF SATICOY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER AMENDED MAP OF THE TOWN OF SATICOY, RECORDED IN BOOK 5, PAGE 36 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



| REVISION | DATE | SUBDIVIDER/OWNER: |
|----------|------|--|
| | | DSIE, LLC 2360 SHASTA WAY STE. F SIMI VALLEY, CA 93063 |
| | | CONTACT: TANNER SHELTON (805) 654-6977 |
| | | ENGINEER: |

County of Ventura
 Planning Director Hearing
 Case No. PL20-0097
 Exhibit 3 - Subdivision Map

JENSEN SIGN RVEY, INC.
 1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE: 805/654-6977
 FAX: 805/654-6979

TENTATIVE PARCEL MAP
No. 6040

| | |
|--------------------|-----------------------------|
| COUNTY OF VENTURA | STATE OF CALIFORNIA |
| SCALE: 1"=20' | U.N.: SINO3.6165 |
| DATE: Oct 22, 2020 | DWG. NAME: 6165-01-TENT.dwg |
| SHEET | 1 |
| OF | 1 |



County of Ventura Planning Division

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

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist Pursuant to CEQA Guidelines §15183

Date: February 18, 2021
Project Title: Two-Lot Subdivision
Case No.: PL20-0097
GP Designation: Mixed Use and Industrial
Zoning: Residential/Mixed Use Zone and Limited Industrial Zone
Area Plan: Mixed Use and Industrial
Applicant: DSIE, LLC, Attn.: David Sindaha, 2360 Shasta Way, Suite F, Simi Valley, CA 93063
Staff Contact: Charles Anthony, (805) 654-3683
Charles.Anthony@ventura.org

Project Site Size, Location, and Parcel Number: The proposed subdivision project site is located at 11015 Nardo Street and 1385 Los Angeles Avenue, near the intersection of Wells Road/State Route (SR) 118 and Nardo Street, in the community of Saticoy, near the City of Ventura, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 128-0-021-195 and 128-0-021-215.

Project Site Land Use and Zoning Designations:

- a. Countywide General Plan Land Use Map Designations: Mixed Use and Industrial
- b. Area Plan Land Use Map Designations: Mixed Use and Industrial
- c. Zoning Designations: Residential/Mixed Use Zone and Limited Industrial Zone

Project Description

The applicant requests approval of Tentative Parcel Map No. 6040 for the legal subdivision of one legal lot (Lot 49 of Townsite of Saticoy, 5 MR 36) into two legal lots. Proposed Parcel 1 will be 0.42 acres (18,351 sq. ft.) and its configuration will follow the boundary of APN 128-0-021-215. Proposed Parcel 2 will be 0.29 acres (12,724 sq. ft.) and its configuration will follow the boundary of APN 128-0-021-195. The proposed subdivision project does not include new physical development or alterations to the land. The existing uses on APN 128-0-021-215 include an equipment rental facility and concrete manufacturing and sales facility. APN 128-0-021-195 is used for an existing automobile parts store contained within an existing building. Water service is currently provided to both sites by Ventura Water and sewer service is currently provided to both sites by Saticoy Sanitary District. The applicant does not request to alter or expand the existing water or sewer services. The site of proposed Parcel 1 has access to Los Angeles Avenue and to Nardo Street. The site of proposed Parcel 2 has access to Nardo Street.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that

County of Ventura
Planning Director Hearing
Case No. PL20-0097
Exhibit 4 - Statement of Reasons for Exemption

are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

Saticoy Area Plan EIR

The Saticoy Area Plan is a long-range Community Plan that applies to land within the Saticoy Area Plan boundary. It establishes goals, policies and programs for development and county improvements, and helps to inform residents, developers, and decisionmakers.

The Saticoy Area Plan Environmental Impact Report (EIR) was certified in conjunction with adoption of the Area Plan on September 22, 2015. The EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. The Saticoy Area Plan EIR is available at this link: <https://docs.vcrma.org/images/pdf/planning/plans/saticoy-area-plan/Saticoy-AP-FEIR-2015.pdf>

Summary of Findings

The proposed project (PL20-0097) is consistent with the analysis performed for the Saticoy Area Plan EIR. Further, the Saticoy Area Plan EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures.

A comprehensive environmental evaluation has been completed for the proposed project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the Saticoy Area Plan, as analyzed by the Saticoy Area Plan Final Program EIR (Saticoy Area Plan EIR, SCH # 2014091054), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The project would result in a two-lot subdivision with configurations and areas identical to two existing Assessor's Parcels, which is consistent with the Residential/Mixed Use development density established by the Saticoy Area Plan and the certified Saticoy Area Plan EIR.
2. **There are no project specific effects which are peculiar to the project or its site, and which the Saticoy Area Plan EIR failed to analyze as significant effects.**
The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, Residential/Mixed Use and Limited Industrial lots with

associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the Saticoy Area Plan EIR. The project could result in potentially significant impacts to community character and water resources. However, applicable mitigation measures and Saticoy Area Plan policies specified within the Saticoy Area Plan EIR have been applied and/or made conditions of approval for this project.

3. There are no potentially significant off-site and/or cumulative impacts which the Saticoy Area Plan EIR failed to evaluate.

The proposed project is consistent with the density and use characteristics of the development considered by the Saticoy Area Plan EIR and would represent a small part of the growth that was forecast for build-out of the Saticoy Area Plan. The Saticoy Area Plan EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. There is no substantial new information which results in more severe impacts than anticipated by the Saticoy Area Plan EIR.

As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the Saticoy Area Plan EIR.

5. The project will undertake feasible mitigation measures specified in the Saticoy Area Plan EIR.

As explained in the 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the Saticoy Area Plan EIR. These Saticoy Area Plan EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

Prepared by:



Charles Anthony, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of the Saticoy Area Plan Update EIR, as well as the Ventura County Initial Study Assessment Guidelines (ISAGs), environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines §15183.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the Saticoy Area Plan EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the Saticoy Area Plan EIR.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area.

The Saticoy Area Plan EIR is available at this link:
<https://docs.vcrma.org/images/pdf/planning/plans/saticoy-area-plan/Saticoy-AP-FEIR-2015.pdf>

The County's ISAGs are available on the Planning Division's website at:
https://docs.vcrma.org/images/pdf/planning/ceqa/current_ISAG.pdf

| 1. Air Quality | | |
|--|-------------------|--|
| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| AQ-1 Air Quality (Project & Cumulative) Buildout of the Area Plan Update would be consistent with the AQMP as it would not generate population growth beyond AQMP forecasts. Impacts relating to AQMP consistency are therefore less than significant. | N/A | The proposed subdivision is also consistent with the AQMP and would not generate population growth beyond AQMP forecasts. |
| AQ-2 Air Quality (Project) Operational impacts related to air quality would occur if emissions of long-term criteria pollutant would exceed VCAPCD thresholds. Buildout of the Area Plan Update would not create emissions that would exceed these thresholds. Impacts would be less than significant. | N/A | While the proposed subdivision project does not involve physical development, future development would comply with standard grading and building requirements. In addition, the traffic to be generated by future development would be consistent with traffic expected for a Residential/Mixed Use zone or Limited Industrial zone and would be well below the screening level for criteria pollutants. |
| AQ-3 Air Quality (Project) Future construction within the Plan area would generate temporary air pollutant emissions of ozone precursors ROG and NOX, as well as particulate emissions, including fugitive dust (PM10 and PM2.5). VCAPCD recommends that lead agencies require construction techniques that would limit such emissions. These techniques would be required to be incorporated as Conditions of Approval through Conditional Use Permits or Planned Development Permits for future development projects within the Plan area. Impacts would be less than significant. | N/A | The site is already developed. While the proposed subdivision project does not involve physical development, future development would be conditioned, if necessary, to limit pollutant emissions to acceptable levels. |
| AQ-4 Air Quality (Cumulative) Impacts to human health from exposure to emissions of toxic air contaminants from vehicle traffic on State Route 118, train traffic on the Union Pacific Railroad, and local industrial sources would occur if TAC emissions resulted in excess cancer and chronic risks that exceed VCAPCD's thresholds at sensitive receptors. Buildout of the Area Plan Update would not expose sensitive receptors to health risks that exceed these thresholds. Impacts would be less than significant. | N/A | The proposed subdivision does not involve new development in a Residential/Mixed Use zone or Limited Industrial zone. It would not expose sensitive receptors to excessive health risks from toxic air contaminants. |
| AQ-5 Air Quality (Project) Impacts related to odors would occur if development allowed under the Area Plan Update would produce odors that would negatively impact area residents. The existing regulatory framework would prevent construction and operation of new uses associated with buildout from generating objectionable odors. Impacts would be less than significant. | N/A | The project would not produce objectionable odors. |
| AQ-6 Air Quality (Cumulative) Cumulative impacts related to air quality would occur if buildout of the Area Plan would cause population, housing, or job forecasts for the County to be exceeded. Buildout would not cause these forecasts to be exceeded, and the Plan's contribution to cumulative air quality impacts would not be cumulatively considerable. Potential impacts are therefore less than significant. | N/A | The proposed subdivision does not involve new development in a Residential/Mixed Use zone or Limited Industrial Zone and would not cause unanticipated growth. |

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 2. Water Resources – Groundwater and Surface Water Quality | | |
|---|-------------------|---|
| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| <p>WQ-1 Water Quality (Project) Development under the Area Plan, including increases in the amount and intensity of industrial uses, could result in an increase in pollutants in stormwater and wastewater. However, compliance with NPDES permits requirements, the County’s Stormwater County of Ventura Ordinance Code No. 4450, the Non-Coastal Zoning Ordinance, County Stormwater Ordinance, the Basin Plan objectives and beneficial uses, General Plan policies, proposed Area Plan goals, policies, and design standards would reduce impacts to a <i>less than significant</i> level. Potential impacts are therefore less than significant.</p> | N/A | While the proposed subdivision does not involve new development, the project has been conditioned to comply with applicable stormwater requirements (Conditions 16 and 17). |

Conclusion

As discussed above, the project would not result in any significant impacts to water quality; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 3. Water Resources – Groundwater and Surface Water Quantity | | |
|--|-------------------|--|
| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| <p>WS-1 Water Supply (Project and Cumulative) Buildout under the proposed Area Plan update would result in an increase in water demand within the Plan Area. This increase in water demand could be accommodated by existing and projected water supplies under the normal water year scenario. However, under drought conditions, adequate water supplies may not be available to serve buildout under the Area Plan Update. Potential impacts under the normal water scenario are less than significant, but potential impacts would be significant and unavoidable under the drought conditions scenario.</p> | Policy PF-2.1 | The proposed subdivision does not involve new development or an increase in water use. The proposed subdivision will not result in new or significant impacts to water supply. |

| | | |
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| <p>WS-2 Water Supply Overdrafted Basins (Project and Cumulative) The City of Ventura derives a portion of its water supply from the Oxnard Basin, which is considered to be overdraft. Buildout under the proposed Area Plan Update would increase demand for City of Ventura water supplies; however, increases in groundwater pumping from the Oxnard Basin are prohibited by FCGMA Ordinance 8 and Emergency Ordinance E. Therefore, future development allowed under the proposed Area Plan Update would not result in a decrease in the net quantity of groundwater in a groundwater basin that is considered to be in overdraft. Impacts would be less than significant.</p> | <p>N/A</p> | <p>The proposed subdivision does not involve new physical development or an increase in water use. The proposed subdivision will not result in new or significant impacts to water supply.</p> |
| <p>WS-3 Water Supply Groundwater (Project and Cumulative). Buildout under the proposed Area Plan Update would increase demand for City of Ventura water supplies. Estimated increases in water demand associated with full buildout of the Area Plan range from 344 and 563 AFY. Given the City's reliance on groundwater sources, a potential net increase of 1.0 AFY in groundwater extraction could occur as a result of development in the Plan area. Impacts would be significant and unavoidable.</p> | <p>Policy PF-2.1</p> | <p>The proposed subdivision does not involve new physical development or an increase in water use. The proposed subdivision will not result in new or significant impacts to water supply.</p> |

Conclusion

As discussed above, the project would not result in any significant impacts to water quantity; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| <p>4. Flooding – Hazards and Facilities</p> | | |
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| <p>Saticoy Area Plan EIR Finding</p> | <p>Mitigation</p> | <p>Project Specific Review</p> |
| <p>F-1 Flooding (Project) Development facilitated by the Area Plan Update could place new development within FEMA designated Flood Hazard Areas, areas subject to flooding in the Franklin – Brown – Sudden – Clark Barranca 2-Dimensional Floodplain Analysis and dam inundation zones. However, for development proposed within the 1% annual chance (100-year) and the 0.2% (500-year) annual chance floodplains, but not within the Regulatory Floodway, compliance with the County Floodplain Management Ordinance, General Plan policies, and re-enforced by the proposed Area Plan policies, would reduce impacts to a <i>less than significant</i> level. Potential impacts are therefore less than significant.</p> | <p>N/A</p> | <p>The project is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated effects related to flooding.</p> |

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| <p>4.4 F-2 Flooding (Project) Development facilitated by the Area Plan Update would alter the existing drainage pattern of the area, potentially increasing stormwater runoff in areas where existing flood control facilities are deficient and expose adjacent property and the community to increased risk for flood hazards. However, compliance with the Los Angeles RWQCB MS4 permit for Ventura County, General Plan policies, and re-enforced by proposed Area Plan policies, would reduce impacts to a less than significant level.</p> | <p>N/A</p> | <p>The proposed subdivision does not involve new physical development or an increase in stormwater runoff. The proposed subdivision will not result in new or significant impacts to flood control facilities.</p> |
| <p>4.4 F-3 Flooding (Project) During construction of projects under the Area Plan Update, the soil surface would be subject to erosion and the adjacent stormwater channels would be subject to obstruction from sediment deposition. However, compliance with the Construction General Permit would reduce impacts to less than significant level.</p> | <p>N/A</p> | <p>The proposed subdivision does not involve new physical development. The proposed subdivision will not result in additional erosion or significant impacts to flood control facilities.</p> |

Conclusion

As discussed above, the project would not result in any significant impacts to flooding; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| <p>5. Cultural Resources - Historic</p> | | |
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| <p>Saticoy Area Plan EIR Finding</p> | <p>Mitigation</p> | <p>Project Specific Review</p> |
| <p>CR(H)-1 Cultural Resources – Historic (Project) Re-development of the three parcels that are currently listed (2 sites) and eligible (1 site – Railroad Depot) for listing on the National Register of Historic Places could result in a significant impact to these historic resources. Impacts would be mitigated to below significant.</p> | <p>Implementation of the Cultural Heritage Ordinance and Area Plan Program LU-P4 and LU- P5</p> | <p>The proposed subdivision is not on one of the three listed parcels and would not result in impacts to historic resources.</p> |
| <p>CR(H) - 2a Cultural Resources – Re-development of parcels that are eligible Sites of Merit could result in a significant impact to these historic resources. Of the 21 parcels that are designated as eligible Sites of Merit in the Historic Resources Report (Status Code 5s3), nine (9) sites are proposed for a change of land use. However, five (5) of the nine (9) sites would be re-designated to a land use that is similar to the existing use and the properties are deemed suitable for adaptive re-use. Impacts would be mitigated to below significant.</p> | <p>Implementation of the Cultural Heritage Ordinance, the proposed Old Town Saticoy Development Code, and Area Plan Program LU-P6</p> | <p>The proposed subdivision does not involve any of the 21 parcels that are eligible Sites of Merit.</p> |
| <p>CR(H)-2b Cultural Resources – Historic (Project). Re-designation or re-development of parcels that are eligible Sites of Merit could result in a significant impact to these historic resources;</p> | <p>Implementation of the Cultural Heritage Ordinance and Area Plan Program LU-P6</p> | <p>The proposed subdivision does not involve any of the 21 parcels that are eligible Sites of Merit.</p> |

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| therefore, impacts would be significant and unavoidable. | | |
| CR(H)-3 Cultural Resources (Project) – Re-designation or re-development of the 21 parcels that are eligible Sites of Merit could result in a significant impact to these historic resources. However, twelve (12) of the sites would retain the same land use. Impacts would be mitigated to below significant. | Implementation of the Cultural Heritage Ordinance and Area Plan Program LU-P6 | The proposed subdivision does not involve any of the 21 parcels that are eligible Sites of Merit. |

Conclusion

As discussed above, the project would not result in any significant impacts to historic resources; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 6. Noise and Vibration | | |
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| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| <p>N-1 Noise (Project and Cumulative) Development allowed by the Saticoy Area Plan would generate traffic that would increase noise levels at existing sensitive receptors on Azahar Street. Although residences along Azahar Street could be subject to moderate increases in noise levels as per the FTA criteria, the forecast increases in noise along Azahar would not exceed the County’s adopted 65 dBA Leq one - hour standard for residential receptors. Potential noise impacts are therefore <i>not significant</i> at this location. In addition, the Saticoy Area Plan would allow future residences to be constructed in the proposed Mixed Use areas that are adjacent to State Route 118 (SR 118). As a result, cumulative traffic levels on SR 118 could subject future residents in the Mixed Use area to exterior noise levels exceeding the County’s one-hour standard of 65 dBA Leq and interior noise levels exceeding the County’s standard of 45 dBA CNEL.</p> <p>However, implementation of General Plan Policy, along with the provisions of the Building Code during the discretionary review process, would reduce potential exterior and interior noise impacts to <i>less than significant</i>.</p> | N/A | The proposed subdivision is consistent with all General Plan Policies. While the proposed subdivision project does not involve physical development, future development will be required to comply with Building Code. |
| <p>N-2 Noise (Project) Commercial and Industrial Operations. The proposed land use map for Old Town Saticoy includes the expansion of industrial use within Old Town Saticoy, and the project would allow industrial development next to residential use. In addition, the land use map would retain, with minor modifications, existing commercial areas located next to residential use. The proposed land use map would therefore allow development that could result in noise conflicts from the operation of commercial or industrial activities near residences.</p> | N/A | The proposed subdivision is located in the Residential/Mixed Use zone and Limited Industrial zone. The project is consistent with all General Plan and Area Plan Policies and would not generate noise beyond what was analyzed in the Area Plan EIR. |

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| <p>However, proposed zone changes from M2 (medium industrial) to IND (light industrial), as well as limiting industrial use to <i>light industrial</i>, would minimize future noise conflicts. In addition, adherence to General Plan Policy and policies in the Saticoy Area Plan that support the General Plan policy would require that new development be designed to minimize noise conflicts. Impacts would therefore be less than significant.</p> | | |
| <p>N-3 Construction Noise (Project) The Saticoy Area Plan would allow residential, commercial, and industrial redevelopment and roadway improvements that would generate temporary or periodic noise from construction activity and maintenance work. However, the County's limits on the timing and loudness of construction activity would reduce impacts to a less than significant level.</p> | N/A | While the proposed subdivision does not involve new physical development, the timing and loudness of future development on the project site will comply with the County's limits and would not exceed levels anticipated in the Area Plan EIR. |
| <p>N-4 – Noise (Project) Groundborne Vibration The construction and operation of commercial and industrial development allowed in the Plan area could result in groundborne vibration. However, compliance with the County's <i>Construction Noise Threshold Criteria and Control Plan</i> would limit vibration from construction equipment. Heavy vehicle use during operation of commercial and industrial uses would not occur on uneven roadways and would not generate groundborne vibration in excess of the County's Transit Use Thresholds. Groundborne vibration impacts would therefore be less than significant.</p> | N/A | While the proposed subdivision does not involve new physical development, construction and operational groundborne vibration of future development on the project site would not exceed the levels established in the County's <i>Construction Noise Threshold Criteria and Control Plan</i> . Future development will comply with the County's limits and would not exceed levels anticipated in the Area Plan EIR. |
| <p>N-5- Noise (Project) Groundborne Vibration Railroad. The proposed Saticoy Area Plan would allow development of vibration- sensitive uses adjacent to the Santa Paula Branch Line railroad tracks. However, the level of existing rail traffic and anticipated future traffic levels would not result in substantial groundborne vibration in the Plan area. Impacts related to the exposure of new sensitive receptors to transit vibration would therefore be less than significant.</p> | N/A | The proposed subdivision is located approx. 110 feet from the Santa Paula Branch Line railroad tracks. However, the proposed subdivision does not involve new physical development and would not place vibration- sensitive uses near the tracks. |

Conclusion

As discussed above, the project would not result in any significant impacts related to noise and vibration; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 7. Greenhouse Gases | | |
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| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| <p>GHG-1 Greenhouse Gases (Project) - The proposed Area Plan Update would result in a significant impact to GHG emissions if it would result in an increase in per capita GHG emissions. However, the Area Plan Update would result in the reduction of 1.5 metric tons of CO₂e per year per service</p> | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated GHG emissions. |

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| population when compared to the existing land uses. Therefore, this impact would be beneficial. | | |
| GHG-2 Greenhouse Gases (Project) The proposed Area Plan Update would result in a significant impact to GHG emissions if it would be inconsistent with Applicable Plans, Policy or Regulations adopted to reduce GHG Emissions. However, the Area Plan Update would be consistent with all of the identified strategies to reduce GHG emissions in California, and these policies would help maintain or reduce per capita emissions in Saticoy. Therefore, this impact would be less than significant. | N/A | The proposed subdivision is consistent with the designated land use and all policies in the Saticoy Area Plan; therefore, it would not result in unanticipated GHG emissions. |
| GHG-3 Greenhouse Gases (Cumulative) The Saticoy Area Plan would reduce per capita GHG emissions, and would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG. Therefore, the project would not result in a cumulatively considerable impact. | N/A | The proposed subdivision would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG. |

Conclusion

As discussed above, the project would not result in any significant impacts related to greenhouse gases; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 8. Community Character | | |
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| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| CC-1 Community Character – (Project) – Residential and Industrial Areas: Existing land use incompatibility issues resulting from the proximity of residential and industrial use in Old Town Saticoy will be reduced following project implementation. Impacts, including those related to the transition of land uses within the planning period, will be less than significant. | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with community character. |
| CC-2a Community Character (Project) No land use compatibility issues regarding industrial land that abuts the Santa Clara River are anticipated. Project impacts will be less than significant. | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with community character. |
| CC-2b Community Character (Project) No land use compatibility issues regarding industrial land that abuts the Santa Clara River are anticipated, as most land that abuts the river is already development. Also, a two-acre piece of vacant land that abuts the river would be re- designated from Industrial to Open Space use. Project impacts are therefore expected to be less than significant. | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with community character. |
| CC-2c Community Character (Project) No land use compatibility issues regarding development of a landscape buffer between West Industrial Area and the Brown Barranca are anticipated, and the development of a natural watercourse and landscape buffer along the Brown | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with |

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| Barranca would result in potential benefits to community character. Project impacts are expected to be beneficial. | | community character. |
| CC-3 Community Character (Project) - Residential Use and Adjacent Agriculture: No project-related land use compatibility issues resulting from the proximity of residential use to adjacent agricultural land are anticipated. Therefore, project impacts will be less than significant. | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with community character. |
| CC-4 Community Character (Project) Potential land use incompatibilities that may result from a change in the scale or intensity of development allowed by the proposed project will be less than significant. | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with community character. |
| CC-5 Community Character (Project) The project is expected to result in improvements to the overall historic character of the Saticoy community and impacts will be less than significant. | N/A | The proposed subdivision would not impact historic resources or affect the historic character of the community. |
| CC-6a Community Character (Project and Cumulative) The project includes a Development Code and Design Guidelines for Old Town Saticoy that are expected to result in improvements to the overall architectural character of the Saticoy community. Potential impacts to community character in Old Town Saticoy are therefore expected to be beneficial. | N/A | Proposed Parcel 1 is located in Old Town Saticoy and is consistent with the Development Code and Design Guidelines for Old Town Saticoy. Proposed Parcel 2 is located outside of Old Town Saticoy but would be consistent with the character of the surrounding development. |
| CC-6b Community Character (Project) The project is expected to result in improvements to the overall architectural character of the Saticoy community and impacts to community character outside of Old Town Saticoy are expected to be less than significant. | N/A | Proposed Parcel 1 is located in Old Town Saticoy and is consistent with the Development Code and Design Guidelines for Old Town Saticoy. Proposed Parcel 2 is located outside of Old Town Saticoy but would be consistent with the character of the surrounding development. |
| CC-7 Community Character (Project and Cumulative) The project is expected to improve the quality of public spaces over the planning period, including improvements to the quality of public streets and the addition of pedestrian and bicycle facilities. Impacts to community character associated with public spaces are therefore expected to be beneficial. | N/A | The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR; therefore, it would not result in unanticipated conflicts with community character. |

Conclusion

As discussed above, the project would not result in any significant impacts related to community character; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 9. Transportation and Circulation | | |
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| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |

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| <p>TRAF-1 and TRAF -6 Transportation and Circulation (Project and Cumulative) Intersection Impact Analysis: The results of the Existing Plus Project- traffic analysis show that traffic levels will exceed the acceptable a.m. and p.m. peak-hour criteria at all five (5) of the intersections studied along SR 118, except the a.m. peak-hour at SR 118/Violeta Street.</p> | <p>MM-1, MM-2, and MM-3 are programmatic mitigation measures that require the County to make designation changes or road improvements.</p> | <p>The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR. While the proposed subdivision does not involve new physical development, future development on the project site will be conditioned to comply with all transportation requirements as identified by the County Public Works Agency.</p> |
| <p>TRAF-2 and TRAF - 7 Transportation and Circulation (Project and Cumulative) Road Segment Analysis (SR 118): Existing plus project-generated traffic results in traffic levels that exceed the threshold for daily traffic volume (ADT) for the three (3) studied roadway segments along SR 118.</p> | <p>MM-1 requires the County to reclassify SR 118 to a 6-lane roadway on the Ventura County Regional Roadway Map, and re-stripe the roadway segment to six (6) through lanes, with three lanes in the northbound and southbound directions.</p> | <p>The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR. While the proposed subdivision does not involve new physical development, future development on the project site will be conditioned to comply with all transportation requirements as identified by the County Public Works Agency.</p> |
| <p>TRAF-3 and TRAF-8 Transportation and Circulation (Project and Cumulative) Road Segment Analysis (Local Roads): Existing Plus Project-generated traffic results in traffic levels that do not exceed the threshold for daily traffic volume for all of the studied local roadway segments within the Saticoy community. This is considered to be a less than significant impact.</p> | <p>N/A</p> | <p>The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR. While the proposed subdivision does not involve new physical development, future development on the project site will be conditioned to comply with all transportation requirements as identified by the County Public Works Agency.</p> |
| <p>TRAF-4 Transportation and Circulation (Project) Existing Plus Project-generated traffic results in traffic levels that exceed the acceptable a.m. and p.m. peak-hour criteria at Wells Road (SR 118) and Telephone Road. Because this intersection is identified in the County's Congestion Management Plan, this is considered to be a significant impact.</p> | <p>MM-1 requires the County to reclassify SR 118 to a 6-lane roadway on the Ventura County Regional Roadway Map, and re-stripe the roadway segment to six (6) through lanes, with three lanes in the northbound and southbound directions.</p> | <p>The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR. While the proposed subdivision does not involve new physical development, future development on the project site will be conditioned to comply with all transportation requirements as identified by the County Public Works Agency.</p> |
| <p>TRAF-5 Transportation and Circulation (Project and Cumulative) The proposed Area Plan includes a Mobility Map that defines pedestrian, bicycle, and transit routes in the Saticoy Area Plan. The map is consistent with Gold Coast Transit plans and regional bicycle master plans (VCTC). The project also includes updated road standards for Saticoy that define pedestrian facilities. Within Old Town Saticoy, the project includes road standards with wider sidewalks and pedestrian amenities, updated standards for</p> | <p>N/A</p> | <p>The proposed subdivision is consistent with the designated land use as analyzed in the Area Plan EIR. While the proposed subdivision does not involve new physical development, future development on the project site will be conditioned to comply with all transportation requirements as identified by the County Public Works Agency.</p> |

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| <p>bicycle storage facilities, and complementary site development standards that facilitate pedestrian circulation. Finally, the project includes a pedestrian-only facility that connects L.A. Avenue to Saticoy Park. The proposed multi-modal maps, standards, projects, and polices will enhance the multi-modal network in Saticoy. This is considered to be a beneficial impact.</p> | | |
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Conclusion

As discussed above, the project would not result in any significant impacts related to transportation; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 10. Wastewater Collection and Treatment | | |
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| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
| <p>WW-1 Wastewater Treatment Capacity (Project and Cumulative). Increased development facilitated by the Area Plan update would incrementally increase wastewater flows to the WWTP as new development is realized. Estimates indicate that existing development plus full buildout allowed by the Area Plan could generate up to 634,802 gallons per day (gpd), which far exceeds the current WWTP capacity of 250,000 gpd. The impact of the proposed Area Plan update on wastewater facilities far exceeds the wastewater treatment plant capacity and will be significant and unavoidable</p> | <p>When feasible, upgrades to the Saticoy wastewater treatment plant or alternative measures will be required to accommodate full buildout of the Area Plan.</p> | <p>Saticoy Sanitary District will continue providing sewer services to the existing development within the boundaries of Parcels 1 and 2 of the proposed subdivision.</p> |
| <p>WW-2 Wastewater Collection System Capacity (Project and Cumulative) The existing wastewater collection system was designed for current population and levels of development. New development and increases in development intensity proposed by the Area Plan will eventually exceed the capacity of the existing collection system. The impact of the proposed Area Plan update on wastewater collection facilities will be significant and unavoidable.</p> | <p>When feasible, upgrades to the Saticoy wastewater treatment plant or alternative measures will be required to accommodate full buildout of the Area Plan.</p> | <p>Saticoy Sanitary District will continue providing sewer services to the existing development within the boundaries of Parcels 1 and 2 of the proposed subdivision.</p> |

Conclusion

As discussed above, the project would not result in any significant impacts related to wastewater treatment and collection; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

| 11. Housing - Jobs/Housing Balance | | |
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| Saticoy Area Plan EIR Finding | Mitigation | Project Specific Review |
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| <p>HJ-1 Housing and Jobs (Project & Cumulative) – The proposed Saticoy Area Plan update will allow new development that could result in 30 or more new full-time equivalent lower-income employees. People who work in Saticoy may live in the City of Ventura or other nearby communities. Many Saticoy residents are employed outside the Area Plan boundary and within the City of Ventura or other nearby communities. In addition, the growth of individual businesses within the Area Plan boundary, and the attendant new employees resulting from that growth, could be accommodated by housing within the City’s Saticoy-Wells Community or by housing elsewhere in Ventura, Oxnard, Santa Paula, Fillmore, Moorpark or other communities within the County. People who fill new employment opportunities in Saticoy would depend on the regional supply of housing and would not be dependent upon housing within the Saticoy community. Given both the regional and local options for housing, the potential growth of individual businesses in Saticoy will have a <i>less than significant</i> project impact on the demand for low income housing.</p> | <p>N/A</p> | <p>The proposed subdivision does not involve new physical development and will not impact the demand for low-income housing.</p> |
| <p>HJ-2 Housing and Jobs (Cumulative) The proposed Saticoy Area Plan update will allow new development that could result in a substantial increase in employment opportunities for Saticoy residents as well as people who live in other areas of Ventura County. When projected housing and employment opportunities created by full buildout of the Area Plan update and the RTP population and employment projections are combined, the county-wide jobs/housing ratio is anticipated to range from 1.30:1 to 1.31:1 and will remain “in balance”. Therefore, the impact of full buildout of the proposed Area Plan will be <i>less than significant</i> on Ventura County’s jobs/housing balance ratio.</p> | <p>N/A</p> | <p>The proposed subdivision does not involve new physical development and will not impact Ventura County’s job/housing balance ratio.</p> |

Conclusion

As discussed above, the project would not result in any significant impacts related to housing; therefore, the project would not result in an impact which was not adequately evaluated by the Saticoy Area Plan EIR.

**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP NO. 6040
FOR A TWO-LOT SUBDIVISION (CASE NO. PL20-0097)**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Tentative Parcel Map (TPM) No. 6040 is based on and limited to compliance with the project description stated in this condition below, Exhibit 5 of the Planning Director hearing on February 18, 2021, and conditions of approval set forth below. Together, these conditions, documents, and map describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

TPM No. 6040 is approved for the legal subdivision of one legal lot (Lot 49 of Townsite of Saticoy, 5 MR 36) into two new legal lots. Parcel 1 will be 0.42 acres (18,351 sq. ft.) and its configuration will follow the boundary of APN 128-0-021-215. Parcel 2 will be 0.29 acres (12,724 sq. ft.) and its configuration will follow the boundary of APN 128-0-021-195. The approved subdivision project does not include new physical development or alterations to the land. The existing uses on APN 128-0-021-215 include an equipment rental facility and concrete manufacturing and sales facility. APN 128-0-021-195 is used for an existing automobile parts store contained within an existing building. Water service is currently provided to both sites by Ventura Water and sewer service is currently provided to both sites by Saticoy Sanitary District. The Subdivider does not request to alter or expand the existing water or sewer services for TPM 6040. The site of proposed Parcel 1 has access to Los Angeles Avenue and to Nardo Street. The site of proposed Parcel 2 has access to Nardo Street.

The design of the map, use and maintenance of the property, and the size, shape, arrangement, and location of existing structures shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Conditions of Approval and Map Notations

The conditions of approval for this TPM supersede all conflicting notations, specifications, dimensions, typical sections, and the like which may be shown on the map.

County of Ventura
Planning Director Hearing
Case No. PL20-0097
Exhibit 5 - Conditions of Approval

3. Tentative Parcel Map Expiration

This TPM shall expire on ADD DATE (36 months from the Planning Director's approval of the TPM, see VCSO § 8205-6.7). Approval of a minor or major modification to this TPM shall not affect the expiration date of this TPM. (See Condition No. 5, below.)

An extension of the expiration date of the TPM may be requested by the Subdivider and thereafter approved, conditionally approved or denied by the Planning Director. An application for extension must be submitted to the Planning Division before the expiration of the TPM. The extension may be approved for a maximum of 72 months. The period of extension is in addition to the initial 36-month expiration date. If the extension is denied by the Planning Director, the Subdivider may appeal that denial in the manner prescribed in Article 16 of the Ventura County Subdivision Ordinance.

Unless the Subdivider files a Parcel Map with the County Surveyor prior to expiration of this TPM, all proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new tentative map. The Subdivider shall identify the new tentative map as a previously approved, but now expired map. The County Surveyor may approve a Parcel Map for recordation after the expiration date of this TPM, if the Subdivider files the Parcel Map with the County Surveyor and the County Surveyor deems the Parcel Map complete, prior to the TPM expiration date.

4. Acceptance of Conditions

Recordation of the Parcel Map shall constitute acceptance by the Property Owner and all successors-in-interest of all conditions of approval for this TPM.

5. Tentative Parcel or Tract [select as appropriate] Map Modification

Pursuant to the Ventura County Subdivision Ordinance (§ 8205-7), the Planning Director or Planning Commission (as applicable) may change this TPM, and the conditions of approval of this TPM, with the approval of a map modification application. Pursuant to the Ventura County Subdivision Ordinance (§ 8205-7.3(a)), the Planning Director's or Planning Commission's approval of a minor or major modification (respectively) does not affect the expiration date of this TPM. (See Condition No. 3, above.)

6. Tentative Parcel Map Processing Fees

Prior to recordation of the Parcel Map, the Subdivider must remit payment of all County processing fees billed to date. After recordation of the Parcel Map, the Subdivider must remit payment of any final processing fees within 30 days of the billing date.

7. Recordation of Conditions with the Final Parcel Map for this Project

Purpose: The Subdivider shall have these conditions of the TPM recorded with the Parcel Map for the project in order to notify future property owners of these conditions of the TPM that apply to development of the lot that is subject to the TPM.

Requirement/Documentation: The Subdivider shall provide the County Surveyor with a copy of these TPM conditions for recordation with the Parcel Map.

Timing: The Subdivider shall provide the County Surveyor with a copy of these TPM conditions prior to recordation of the Parcel Map. The Parcel Map, along with these TPM conditions, must be recorded pursuant to the timing requirements set forth in Condition No. 3 of this TPM.

Monitoring and Reporting: The Subdivider shall return a copy of the recorded conditions of the TPM and Parcel Map to Planning Division staff to be included in the Project file.

8. Notification of Easement Holders

Purpose: To ensure compliance with § 66436 of the Subdivision Map Act.

Requirement: The Subdivider shall submit a copy of the approved Tentative Map and a copy of § 66436 of the Subdivision Map Act via certified mail to each public entity or utility that is an easement holder of record.

Documentation: Evidence of delivery shall be included in the map check package.

Timing: Prior to submission of Parcel Map for review to the Public Works Agency, the Subdivider must submit a copy of the approved tentative map and copy of § 66436 of the Subdivision Map Act to each public entity or utility that is an easement holder of record.

Monitoring and Reporting: The Public Works Agency will review the subdivision map for compliance with § 66436 of the Subdivision Map Act.

9. Defense and Indemnification

- a. The Subdivider shall defend, at the Subdivider's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this TPM. The County shall promptly notify the Subdivider of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Subdivider shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Subdivider, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Subdivider shall also indemnify, defend (at Subdivider's sole expense with legal

counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this TPM, regardless of how a court apportions any such Liabilities as between the Subdivider, the County, and/or third parties. The County shall promptly notify the Subdivider of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the approval of this TPM, nor compliance with the conditions hereof, shall relieve the Subdivider from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this TPM serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

10. Invalidation of Condition(s)

If any of the conditions or limitations of this TPM are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining TPM conditions or limitations. In the event that any condition imposing a fee, exaction, or dedication is challenged by the Subdivider in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Subdivider shall be required to fully comply with this TPM, including without limitation, by remitting the fee, exaction, and/or dedication being challenged. This TPM shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings associated with the approval of this TPM, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions to replace the invalidated condition, then this TPM may be revoked.

11. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this TPM, the County shall confer in writing with the Subdivider regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Subdivider may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Subdivider or a contractor of the Subdivider undertakes. If the County hires a consultant to review any work undertaken by the Subdivider, or hires a consultant to review the work undertaken by a contractor of the Subdivider, the hiring of the consultant will be at the Subdivider's expense.

12. Relationship of TPM Conditions, Laws, and Other Entitlements

The Subdivider shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any TPM condition contained herein is in conflict with any other TPM condition contained herein, when principles of law do not provide to the contrary, the TPM condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

13. Notice of Dam Inundation Hazard for Subdivisions

Purpose: To comply with the *2040 Ventura County General Plan Policy HAZ-2.6* to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard (<https://fnds.water.ca.gov/maps/damim/>).

Requirement: The Subdivider shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division, record a Notice of Dam Inundation Hazard with the County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Subdivider. The Subdivider shall record the Notice with the County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to recording the final parcel map.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the County Recorder and a copy shall be provided to the Planning Division by the Subdivider and maintained in the case file.

Environmental Health Division (EHD) Conditions

14. Sewer Service Certificate for Subdivisions

Purpose: To assure each lot created by the subdivision has an approved method of sewage disposal.

Requirement: The Subdivider shall submit a project specific Sewer Service Certificate for Subdivisions to the Environmental Health Division (EHD).

Documentation: The Subdivider shall submit the Sewer Service Certificate to EHD for review and approval.

Timing: Prior to recordation of the parcel map, the Subdivider shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring: EHD shall review and approve the adequacy of the Sewer Service Certificate to assure compliance with this condition.

15. Water Supply Certificate for Subdivisions

Purpose: To assure each lot created by the subdivision has an approved source of domestic water supply.

Requirement: The Subdivider shall submit a project specific Water Supply Certificate for Subdivisions to the Environmental Health Division (EHD) signed by the water purveyor.

Documentation: The Subdivider shall submit the completed Water Supply Certificate to EHD for review and approval.

Timing: Prior to recordation of the subdivision map, the Subdivider shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring: EHD shall review and approve the adequacy of the Water Supply Certificate to assure compliance with this condition.

PUBLIC WORKS AGENCY (PWA)

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

16. Compliance with Post construction Stormwater Management Plan

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed

project may be subject to the post construction requirements for surface water quality and stormwater runoff. In accordance with Part 4.E., "Planning and Land Development Program" of the Permit, the application must include performance criteria defined in Section III, Part 4.E of the Permit and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures July 2011 (TGM).

Requirement: If future proposed development project meets Permit's applicability criteria, than performance criteria defined in Section III of Part 4.E of the Permit and the TGM will apply.

Documentation: The Subdivider shall submit the following items to the Watershed Protection District County Stormwater Program Section (CSP) for review and approval:

i. A complete site plan prepared and stamped by a California licensed civil engineer or land surveyor that accurately delineates the location of the proposed project, existing and proposed impervious surfaces, storm drain system elements, general drainage pattern, and proposed site specific Post Construction Stormwater Management Plan (PCSMP). A drawing detail prepared and stamped by a California licensed civil engineer or architect verifying that the installation of the PCSMP will meet performance criteria defined in Section III of the Part 4.E of the Permit and the TGM.

ii. Drainage Study or Hydrology Report prepared and stamped by a California licensed civil engineer including applicable calculations of stormwater quality design flow and volume to meet TGM requirements.

Timing: The above listed items shall be submitted to the CSP for review and approval prior to issuance of zoning clearance for construction.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and TGM. Building Inspectors will conduct inspections during construction to ensure that the installation is consistent with the approved plans. CSP staff will conduct a final inspection to verify that post construction stormwater management controls were installed in compliance with PCSMP and other applicable standards, specifications, and regulations prior to approving and/or signing off for occupancy and issuing the Certificate of Occupancy for the proposed project.

17. Post construction Stormwater Management Plan (PCSMP): Maintenance Plan and Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) Part 4.E., "Planning and Land Development Program" and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures July 2011 (TGM).

Requirement: If future proposed development project meets Permit's applicability criteria, the Subdivider shall provide a Maintenance Plan and annual verification of ongoing maintenance provisions for the required Post Construction Stormwater

Management Plan (PCSMP) controls in accordance with Permit Part 4.E., “Planning and Land Development Program” and TGM.

Documentation: The Subdivider shall submit the following items to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval:

i. Maintenance Plan (Exhibit “C” of the County’s “Covenant for Maintenance of Post Construction Stormwater Management Control System” form available at [https://www.onestoppermits.vcrma.org/departments/stormwater program](https://www.onestoppermits.vcrma.org/departments/stormwater%20program)) for proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall include but not limited to the following:

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

ii. Maintenance Agreement (County’s “Covenant for Maintenance of Post Construction Stormwater Management Control System” form is available at [https://www.onestoppermits.vcrma.org/departments/stormwater program](https://www.onestoppermits.vcrma.org/departments/stormwater%20program)) signed by the Property Owner including a signed statement accepting responsibility for maintenance for the PCSMP. The statement must include written verification that all PCSMP will be properly maintained. At a minimum, this statement shall include the following:

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

iii. Completed and signed Annual Maintenance Verification Report (Exhibit “D” of the County’s “Covenant for Maintenance of Post Construction Stormwater Management Control System” form available in the Surface Water Quality Section tab at [https://www.onestoppermits.vcrma.org/departments/stormwater program](https://www.onestoppermits.vcrma.org/departments/stormwater%20program))

Timing: The above listed items (i and ii) shall be submitted to the CSP for review and approval prior to issuance of Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (iii) shall be submitted to CSP annually prior to

September 15th each year after sign off for occupancy and issuing the Certificate of Occupancy.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on site for periodic review by CSP staff.

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

18. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Subdivider shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 1000 gallons per minute at 20 psi for a minimum 2 hour duration. A minimum flow of 1000 gallons per minute shall be provided from any one hydrant. Note: For Commercial, Industrial, Multi family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Subdivider shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Subdivider shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

NON-VENTURA COUNTY AGENCIES

19. Saticoy Sanitary District Requirements

Purpose: To comply with Saticoy Sanitary District (District) Resolution No. SSD 2020-07 requiring all parcel owners within District boundaries to complete sewer lateral assessments and any necessary repairs by April 1, 2021.

Requirement: The District recommends that the owner(s) of APNs 128-0-021-195 and -215 located within the District's jurisdiction complete private-party sewer lateral assessments for Parcel 1 and Parcel 2 of TPM 6040. The assessments and any repairs

required by the District must be completed by the owner(s) of Parcel 1 and Parcel 2 to the satisfaction of the District. The assessments and, if necessary, repairs should be completed by April 1, 2021.

Documentation: The owner(s) must provide to the District for review and approval the necessary documentation (assessments, studies, photographs, videos, and/or other materials deemed necessary by the District) to address the District's requirements (described in the Requirement subsection of this condition). The District and/or its agents or consultants shall review the documentation for adequacy/acceptability.

Timing: All documentation (described in the Documentation subsection) of this condition should be submitted to the District for review and approval prior to map recordation.

Monitoring: The District may inspect the any necessary sewer lateral repairs to determine whether repairs have been completed in compliance with Resolution SSD 2020-07

20. Water Service Agreement

Purpose: To comply with the extraterritorial water service policy set forth in Chapter 22.110 of the San Buenaventura Municipal Code.

Requirement: The City of San Buenaventura requires that the owner(s) of Proposed Parcel 1 (Assessor's Parcel Number 128-0-021-215) and proposed Parcel 2 (Assessor's Parcel Number 128-0-021-195) of TPM 6040 complete a separate Extraterritorial Water Service Agreement and pay all applicable fees and charges.

Documentation: The owner(s) must provide to Ventura Water for review and approval the necessary documentation to prepare an Extraterritorial Water Service Agreement(s) for the subject property. Ventura Water shall review the documentation for adequacy/acceptability.

Timing: Prior to recordation of the subdivision map, the Subdivider shall obtain written confirmation from the Ventura Water General Manager that this condition has been satisfied. In addition, the written confirmation from the Ventura Water General Manager shall be provided to and verified by County Planning Division staff prior to map recordation.

Monitoring: Approved Extraterritorial Water Service Agreements must be recorded at the Ventura County Recorder's Office before going into effect.

21. California Department of Transportation (CalTrans)

In order to ensure public safety within the State highways and comply with State law, the California Department of Transportation (CalTrans) – Los Angeles District 7, shall require the following:

Conditions for TPM No. 6040 (Case No. PL20-0097)

Date of Public Hearing: 02-18-21

Location: 11015 Nardo Street & 1385 Los Angeles Avenue

Owner: DSIE, LLC

Date of Approval:

Page 11 of 11

- An encroachment permit will be required for any project work proposed on or in the vicinity of the Caltrans right-of-way and all environmental concerns must be adequately addressed; and,
- Any modifications to the State facility will be subject to additional review by the Office of Permits prior to issuance of the permit.



New Project Referral Form

County of Ventura • Resource Management Agency • Planning Division

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

Purpose:

Pursuant to the Guidelines for Orderly Development (G.O.D.)¹ and the Ventura County General Plan,² applicants for land use permits or entitlements for urban development on property that is located within a City's sphere of influence shall be: (1) encouraged to apply to the City to achieve their development goals; and (2) discouraged from applying to the County. In addition, certain policies³ of the Ventura Local Agency Formation Commission (LAFCo) require the annexation of property prior to receiving municipal services for development of the property. The purpose of this form is to facilitate communication between the applicant, City staff, LAFCo staff, and County staff to determine whether the applicant should apply to the City to achieve the applicant's development goals for the Subject Property (described below), pursuant to the G.O.D., Ventura County General Plan, and LAFCo requirements.

Instructions to Applicant:

Please contact City contact and LAFCo staff, in order to schedule appointments at which to discuss your proposed project. At the meeting, please: (1) present this form to City and LAFCo staff; (2) have City and LAFCo staff complete their respective sections of this form (below); and (3) return the completed form to Mr. Winston Wright, the Discretionary Permit Coordinator for the Ventura County Planning Division, prior to submitting an application to the County for development of the Subject Property.

If County staff processes the application for the land use permits or entitlements for the proposed project, County staff will notify and request any comments or recommendations from City and LAFCo staff regarding the proposed project. Notification will occur after County staff accepts the application for processing, and will include (but will not be limited to) California Environmental Quality Act and public hearing notices.

If you have any questions about the information to be presented in this form, please contact Mr. Winston Wright, Discretionary Permit Coordinator, at (805) 654-2468 or winston.wright@ventura.org.

¹ For information regarding the G.O.D., see the brochure that is available on-line at: http://docs.vcrma.org/images/pdf/planning/brochures/Guidelines_for_Orderly_Development.pdf

² See Land Use Policy 3.1.2-11 of the Ventura County General Plan *Goals, Policies and Programs* (2015, page 55), which is available on-line at: <http://docs.vcrma.org/images/pdf/planning/plans/Goals-Policies-and-Programs.pdf>

³ See the Ventura LAFCo Commissioner's Handbook Policies of the Ventura LAFCo, which is available on-line at: <http://www.ventura.lafco.ca.gov/wp-content/uploads/Ventura-LAFCo-Commissioners-Handbook-Revised-4.20.2016.pdf>.

County of Ventura
Planning Director Hearing
Case No. PL20-0097
Exhibit 6 - New Project Referral Form - City of Ventura's responses

Subject Property:

The Subject Property consists of the following:

1. Tax Assessor's Parcel Number(s) (APNs): 128-0-021-195 & 128-0-021-215
2. Street Address(es): 11015 Nardo Street & 1385 Los Angeles Avenue, Saticoy
3. Lot size (in square feet/acreage): 30,957 S.F. (0.71 acres)
4. Subject Property Owner Name/Applicant: DSIE, LLC (Attn: David Sindha)

Proposed Project Description:

Please provide a brief description of the proposed project (e.g., proposed use and description of the proposed physical development of the Subject Property). Please describe the proposed method of sewage disposal (e.g., private septic system or public sewer system) and water provision (e.g., private water well or public water system).

Tentative Parcel Map to create two legal lots on the above listed APNs. As currently configured, these two APNs consist of one legal lot bifurcated by State Route 118. Please see the attached project description for further details.

LAFCo Staff Response: *(This section for LAFCo staff use only.)*

LAFCo review and approval may be required if the proposed development involves a new or extended municipal service(s), including, but not limited to, water and/or sewer service.

Based on the project description provided above, the proposed project:

- Will** require LAFCo approval for the provision of the following service(s):
Therefore:
- Because annexation to the City of _____ appears feasible, the project proponent should seek project approval from, and annexation to, the City of _____.
- Because annexation to the City of _____ does not appear feasible, the applicant and/or City should seek LAFCo approval of an Out of Agency Service Agreement.
- Will not** require LAFCo approval because:
*see below

Andrea Ordy
LAFCo Staff Signature

9/25/20
Date

*Each of the proposed parcels is provided water service by an existing City of Ventura water meter that has provided service since prior to January 1, 2001 (APN 128-0-021-195 (1-inch meter) and 128-0-021-215 (1.5-inch meter)). As no new or extended service is being proposed, LAFCo action is not required. However, please note that the property is contiguous to the City and therefore annexation to the City is feasible.

City Staff Response: *(This section for City staff use only.)*

1. The proposed project will involve the following urban development (check all that apply):

- The proposed project will require the expansion of water service.
- The proposed project will require the establishment of a new community sewer system.
- The proposed project will require the significant expansion of an existing community sewer system.

The existing community sewer system is _____.

The expansion of the sewer system will be significant because:

- The proposed project will result in the creation of residential lots less than two acres in size.
- The proposed project will result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.
- The proposed use is / is not consistent with the City's general plan land use designation.

2. The Subject Property is / is not contiguous to an existing City boundary.

3. The Subject Property is located approximately _____ feet from an existing sewer system.

4. The applicant should / should not apply to the (a) City for the land use permits or entitlements, and (b) LAFco to annex the Subject Property into the City, in order to allow the proposed project. The reason(s) for this determination is/are as follows:

5. The applicant should should not apply to the City for an Out of Agency Service Agreement (OASA) to obtain water service. A recorded OASA is required to provide water service to properties outside the City limits, meeting current City ordinances and regulations. Ventura Water's signature on the form does not guarantee water service.



City Staff Signature

9/22/20

Date

Nikhil Dhir
Ventura Water Staff Signature (when applicable)

9/16/20
Date