

county of ventura

2019069086

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

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

1. **Entitlement:** Conditional Certificate of Compliance (CC of C) Tentative Parcel Map (TPM) No. 6012 (Collectively "Case No. PL18-0158")
2. **Applicant:** Olivas Victoria Investments, LLC
3. **Location:** 5590 Olivas Park Drive, in the Ventura County unincorporated area of Oxnard
4. **Assessor's Parcel Nos.:** 138-0-211-025, 138-0-212-015, 138-0-220-010, 138-0-220-020 and 138-0-220-035
5. **Parcel Size:** 53.64 acres
6. **General Plan Designation:** Agriculture
7. **Zoning Designation:** AE 40 ac (Agricultural Exclusive 40 acres minimum lot size)
8. **Responsible and/or Trustee Agencies:** None
9. **Project Description:** The applicant requests that a CC of C TPM be granted that would authorize the legalization of 53.64 acres into one legal lot No new development, grading, or ground disturbance is proposed as part of this project, however current zoning would allow for a variety of ministerial agriculturally-related uses onsite, in accordance with Section 8105-4 of the Ventura County Non-coastal Zoning Ordinance (NCZO). These ministerial uses require the issuance of a Zoning Clearance and may include the restoration of the existing single family dwelling unit and the construction of an accessory dwelling unit, the construction of a maximum of 20,000 square feet of structures related to animal husbandry and the keeping of animals, or a maximum of 20,000 square feet of principal structures related to agriculture, such as greenhouses and structures for preliminary packing, storage and preservation of produce.

The applicant is proposing to utilize the existing 1,184 square foot single family residence for storage. Improvements to this residence are not proposed as part of the proposed project.

Water to the site is currently provided by an existing private water well (Well No. 02N22W20E01S). Wastewater service will be provided by the installation of a new onsite wastewater treatment system. Access to the site will utilize the existing access road off of Olivas Park Drive.

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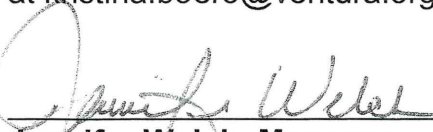
JUN 17, 2019

MARK A. LUNN
Ventura County Clerk and Recorder
Deputy




In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Division has determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from June 24, 2019 to July 24, 2019. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on July 24, 2019 to the address listed above. Alternatively, you may e-mail your comments to the case planner at kristina.boero@ventura.org.



Jennifer Welch, Manager
Residential Permits Section



Date

Governor's Office of Planning & Research

JUN 20 2019

STATE CLEARINGHOUSE