

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

The County of Ventura Planning Division, as the Lead Agency, has reviewed the following proposed project:

1. **Entitlement:** LU07-0124
2. **Applicant:** Rev. Myung Sook Lim – Los Angeles Prayer Mountain
3. **Location:** 14735 Lockwood Valley Road, Frazier Park
4. **Assessor Parcel No(s):** 003-0-230-53
5. **Parcel Size:** 10.36 acres
6. **General Plan Designation:** Open Space
7. **Existing Zoning:** "OS-10 ac" (Open Space, 10 acre minimum lot size)
8. **Responsible and/or Trustee Agencies:** Los Angeles Regional Water Quality Board
9. **Project Description:** The requested Minor Modification No. LU07-0124 to Conditional Use Permit (CUP) No. LU04-0139, would allow the construction of a new 3400 square foot dormitory to the east of the approved Multi-Purpose Building. The original CUP authorized the conversion of an existing permitted agricultural structure (which was used as an illegal second dwelling unit but has since been reconverted to non-habitable space) into a dormitory. The requested permit modification includes the re-conversion of the agricultural structure to its original permitted use. Additionally, as requested by the Planning Commission as part of LU04-0139, the applicant proposes to shift the approved site of the Multi-Purpose Building slightly south, and relocate three of the five approved Prayer Cabins to the west of the main residence in order to prevent the 100-foot required brush clearance from extending offsite. See Initial Study for complete background and description.

POSTED
NOV 18 2010
MARK A. LUNN
Ventura County Clerk and Recorder

FILED
NOV 18 2010
 DATE: MARK A. LUNN
 Ventura County Clerk and Recorder
 By: *[Signature]* Deputy

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

The public review period is from November 19, 2010 through December 20, 2010. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 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 Andrea Ozdy no later than 5:00

800 South Victoria Avenue, L# 1740, Ventura, CA 93009 (805) 654-2481 Fax (805) 654-2509



p.m. on December 20, 2010 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at andrea.ozdy@ventura.org.

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held **Thursday, December 23, 2010 at 10:00 A.M.** in the Board of Supervisors Hearing Room, 800 South Victoria Avenue, Ventura, CA 93009.



BRIAN R. BACA, Manager
Land Use Permits Section

11-16-10

Date

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county of ventura

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: LU07-0124

Applicant: Rev. Myung Sook Lim – Los Angeles Prayer Mountain

Location: 14735 Lockwood Valley Road, Frazier Park

Assessor Parcel No(s): 003-0-230-530

Parcel Size: 10.36 acres

General Plan Designation: Open Space

Existing Zoning: "OS-10 ac" (Open Space, 10 acre minimum lot size)

Responsible and/or Trustee Agencies: Los Angeles Regional Water Quality Board

Project Description: The requested Minor Modification No. LU07-0124 to Conditional Use Permit (CUP) No. LU04-0139, would allow the construction of a new 3400 square foot dormitory to the east of the approved Multi-Purpose Building. The original CUP authorized the conversion of an existing permitted agricultural structure (which was used as an illegal second dwelling unit but has since been reconverted to non-habitable space) into a dormitory. The requested permit modification includes the re-conversion of the agricultural structure to its original permitted use. Additionally, as requested by the Planning Commission as part of LU04-0139, the applicant proposes to shift the approved site of the Multi-Purpose Building slightly south, and relocate three of the five approved Prayer Cabins to the west of the main residence in order to prevent the 100-foot required brush clearance from extending offsite. See Initial Study for complete background and description.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.



Document Posting Period: November 19, 2010 through December 20, 2010

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to the case planner, Andrea Ozdy, at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at andrea.ozdy@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:

Andrea Ozdy
ANDREA OZDY, Case Planner
(805) 654-2453

Reviewed for Release to the Public by:

Brian R. Baca
BRIAN R. BACA, Manager
Land Use Permits Section

**Recommended for Approval by
Lead Agency by:**

KIMBERLY L. PRILLHART, Director
Planning Division

SECTION A PROJECT DESCRIPTION

**LU07-0124 (Minor Modification to CUP No. LU04-0139)
Los Angeles Prayer Mountain
14735 Lockwood Valley Road, Frazier Park**

Project Location: The subject 10.36-acre parcel is located at 14735 Lockwood Valley Road in the Frazier Park community of unincorporated Ventura County. Access to the project site from Lockwood Valley Road is provided by Chico Larson Way and a private easement. The parcel is identified by Assessor's Parcel Number 003-0-230-535, is zoned "OS-10ac" (Open Space, 10 acre minimum), and is not located within an area plan.

| | |
|--|--|
| APN | 003-0-230-530 |
| ACREAGE | 10.36 acres |
| ZONING | "OS-10 ac" (Open Space, 10 acre minimum lot size) |
| GENERAL PLAN - LAND USE DESIGNATION | Open Space |
| AREA PLAN DESIGNATION | N/A |

Project Description: Conditional Use Permit (CUP) No. LU04-0139 was granted by the Planning Commission on March 29, 2007 to authorize the construction and operation of a retreat with sleeping facilities. This permit was granted pursuant to Sec. 8107-18 of the Ventura County Non-Coastal Zoning Ordinance (NCZO). CUP No. LU04-0139 included approval of the construction of new structures that would be in addition to the existing private residence, accessory "agricultural structure" and barn. Approval of the project allowed the conversion of the "agricultural structure" to a "Retreat Center" dormitory, and the construction of a "Multi-Purpose Building," five "Prayer Cabins," a tennis court, and associated parking. Various hardscaped and landscaped areas are also included in the approved plans. The CUP area excludes the existing residence and storage shed at the northwest corner of the property.

The requested Minor Modification No. LU07-0124 to Conditional Use Permit (CUP) No. LU04-0139, would allow the construction of a new 3400 square foot dormitory to the east of the approved Multi-Purpose Building. The original CUP authorized the conversion of an existing permitted agricultural structure (which was used as an illegal second dwelling unit but has since been reconverted to non-habitable space) into a dormitory. The requested permit modification includes the re-conversion of the agricultural structure to its original permitted use. Additionally, as requested by the Planning Commission as part of LU04-0139, the applicant proposes to shift the approved site of the Multi-Purpose Building slightly south, and relocate three of the five approved Prayer Cabins to the west of the main residence in order to prevent the 100-foot required brush clearance from extending offsite.

The parcel will include the following existing and proposed structures:

| NON-RETREAT STRUCTURES | SQUARE FEET |
|--|--------------|
| Single-Family Dwelling with attached garage (Rev. Lim's private residence) | 3,622 |
| Existing Agricultural Structure and Carport | 2,976 |
| Metal Storage Shed | 120 |
| NON-RETREAT TOTAL | 6,718 |

| RETREAT STRUCTURES | SQUARE FEET |
|----------------------------------|--------------|
| Retreat Center Dormitory | 3,400 |
| Prayer/Sleeping Cabins (5 total) | 600 |
| Sleeping Area Total: | 4,000 |
| Multi-Purpose Building | 2,000 |
| Other Area Total: | 2,000 |
| RETREAT TOTAL | 6,000 |

| AREA-EXEMPT RETREAT STRUCTURES | SQUARE FEET |
|--------------------------------|-------------|
| Barn/Shed | 1,564 |
| Water Well Enclosure | 80 |
| Water Pump Enclosure | 80 |
| Bell Tower | N/A |
| Tennis Court | N/A |

*According to NCZO § 8107-18.4(b), structures for animals are exempt from inclusion in the 2,000 sq.ft. floor area maximum for structures not designated as sleeping areas. Additionally, the water well and pump enclosures and uncovered retreat areas such as the bell tower and tennis court do not contribute to retreat floor area.

Activities at the retreat center include the following:

Religious activities:

- Worship and prayer
- Biblical reading and education
- Fasting

Recreational activities:

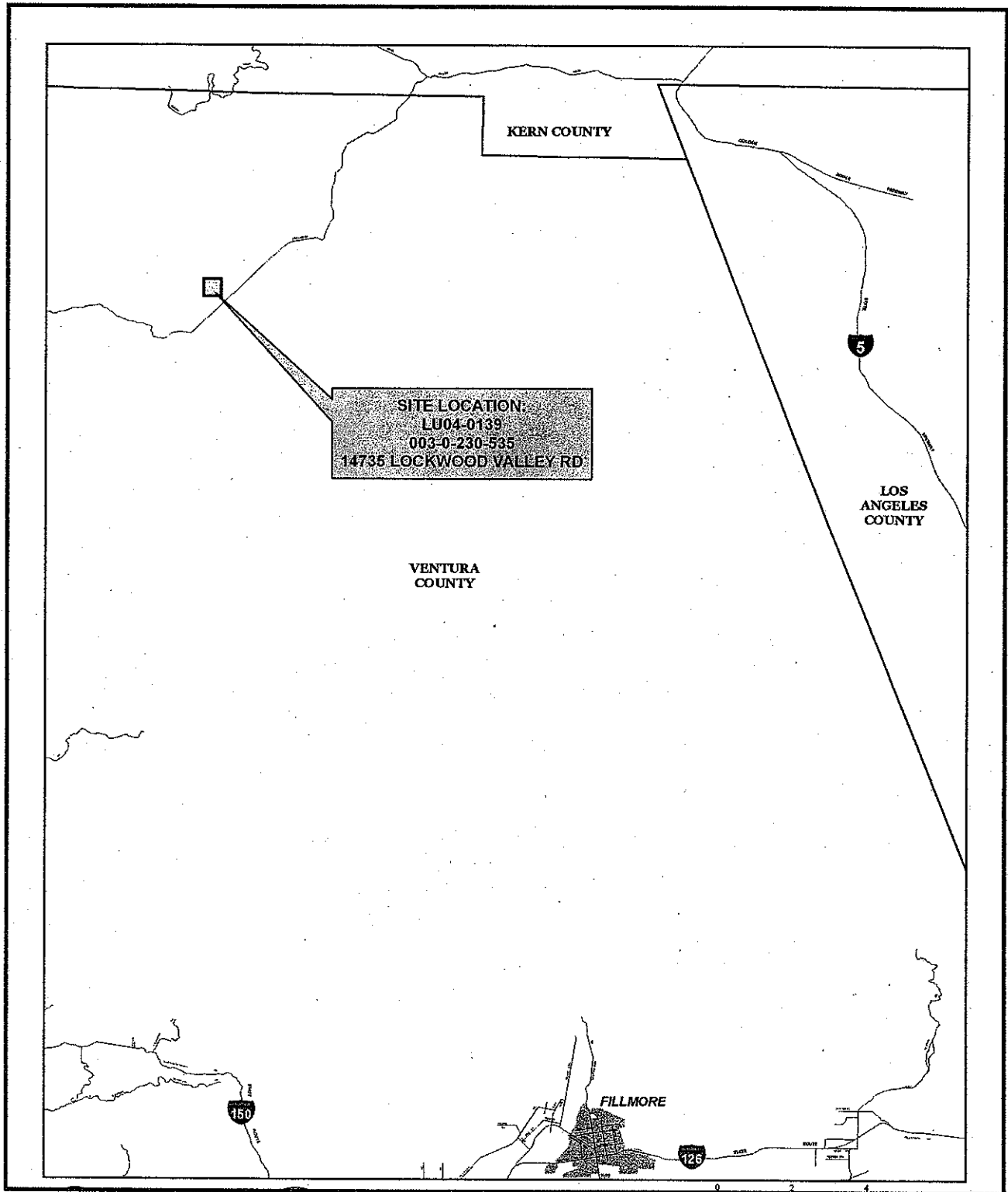
- Sports, such as ping-pong, badminton, tennis, swimming, and other assorted exercises
- Horseback riding on-site and on local trails (2 horses currently exist at the site and 2 additional horses are expected to be acquired)
- Nature trail walks and hikes
- Camping and fishing at local campgrounds and lakes of the Los Padres National Forest

Retreat guests include members of civic and cultural non-profit organizations, and various churches. The retreat will be available year-round to accommodate up to 20 people overnight, inclusive of staff and guests. In accordance with Section 8107-18 of the NCZO, each guest will be limited to a stay of no more than 60 days in a calendar year. All retreat activities shall take place on site or at public recreation areas. The facility will be used to host meetings and special events for these groups. Gatherings will consist of the following events to be held on weekends only, beginning no earlier than 6:30 AM on Saturday and ending no later than 7 PM on Sunday.

| EVENT | FREQUENCY | MAXIMUM # GUESTS |
|-------------------|--------------------|------------------|
| Holiday Events | 3-4 times per year | 50 |
| Special Event | 1 time per year | 50 |
| Anniversary Event | 1 time per year | 50 |

All food preparation, food storage, and/or utensil washing associated with retreat activities are required to comply with Environmental Health Division standards, as described in the project conditions for CUP No. LU04-0139.

Water will be obtained from an on-site well, and waste disposal will be accomplished with private septic systems.



SECTION B
INITIAL STUDY CHECKLIST
LU07-0124 (Minor Modification to CUP No. LU04-0139)
Los Angeles Prayer Mountain
14735 Lockwood Valley Road, Frazier Park

| | ISSUE (RESPONSIBLE DEPARTMENT) | PROJECT IMPACT DEGREE OF EFFECT* | | | | CUMULATIVE IMPACT DEGREE OF EFFECT* | | | |
|------------|---|----------------------------------|----|-------|----|-------------------------------------|----|-------|----|
| | | N | LS | PS -M | PS | N | LS | PS -M | PS |
| GENERAL: | 1. <u>GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.)</u> | X | | | | X | | | |
| LAND USE: | 2. <u>LAND USE (PLNG.):</u> | | | | | | | | |
| | A. COMMUNITY CHARACTER | | X | | | | X | | |
| | B. HOUSING | | X | | | | X | | |
| | C. GROWTH INDUCEMENT | | X | | | | X | | |
| RESOURCES: | 3. <u>AIR QUALITY (APCD):</u> | | | | | | | | |
| | A. REGIONAL | X | | | | X | | | |
| | B. LOCAL | X | | | | X | | | |
| | 4. <u>WATER RESOURCES (PWA):</u> | | | | | | | | |
| | A. GROUNDWATER QUANTITY | | X | | | | X | | |
| | B. GROUNDWATER QUALITY | | X | | | | X | | |
| | C. SURFACE WATER QUANTITY | | X | | | | X | | |
| | D. SURFACE WATER QUALITY | X | | | | X | | | |
| | 5. <u>MINERAL RESOURCES (PLNG.):</u> | | | | | | | | |
| | A. AGGREGATE | X | | | | X | | | |
| | B. PETROLEUM | X | | | | X | | | |
| | 6. <u>BIOLOGICAL RESOURCES:</u> | | | | | | | | |
| | A. ENDANGERED, THREATENED, OR RARE SPECIES | X | | | | X | | | |
| | B. WETLAND HABITAT | X | | | | X | | | |
| | C. COASTAL HABITAT | X | | | | X | | | |
| | D. MIGRATION CORRIDORS | X | | | | X | | | |
| | E. LOCALLY IMPORTANT SPECIES/COMMUNITIES | X | | | | X | | | |

| | ISSUE (RESPONSIBLE DEPARTMENT) | PROJECT IMPACT DEGREE OF EFFECT* | | | | CUMULATIVE IMPACT DEGREE OF EFFECT* | | | |
|-----------------|---|----------------------------------|----|-------|----|-------------------------------------|----|-------|----|
| | | N | LS | PS -M | PS | N | LS | PS -M | PS |
| | 7. AGRICULTURAL RESOURCES (AG. DEPT.): | | | | | | | | |
| | A. SOILS | X | | | | X | | | |
| | B. WATER | X | | | | X | | | |
| | C. AIR QUALITY/MICRO-CLIMATE | X | | | | X | | | |
| | D. PESTS/DISEASES | X | | | | X | | | |
| | E. LAND USE INCOMPATIBILITY | X | | | | X | | | |
| | 8. VISUAL RESOURCES: | | | | | | | | |
| | A. SCENIC HIGHWAY (PLNG.) | X | | | | X | | | |
| | B. SCENIC AREA/FEATURE | X | | | | X | | | |
| | 9. PALEONTOLOGICAL RESOURCES | | X | | | | X | | |
| | 10. CULTURAL RESOURCES: | | | | | | | | |
| | A. ARCHAEOLOGICAL | | X | | | | X | | |
| | B. HISTORICAL (PLNG.) | | X | | | | X | | |
| | C. ETHNIC, SOCIAL OR RELIGIOUS | | X | | | | X | | |
| | 11. ENERGY RESOURCES | | X | | | | X | | |
| | 12. COASTAL BEACHES & SAND DUNES | X | | | | X | | | |
| HAZARDS: | 13. SEISMIC HAZARDS (PWA): | | | | | | | | |
| | A. FAULT RUPTURE | X | | | | X | | | |
| | B. GROUND SHAKING | | X | | | | X | | |
| | C. TSUNAMI | X | | | | X | | | |
| | D. SEICHE | X | | | | X | | | |
| | E. LIQUEFACTION | X | | | | X | | | |
| | 14. GEOLOGIC HAZARDS (PWA): | | | | | | | | |
| | A. SUBSIDENCE: | X | | | | X | | | |
| | B. EXPANSIVE SOILS | | X | | | | X | | |
| | C. LANDSLIDES/MUDSLIDES | X | | | | X | | | |
| | 15. HYDRAULIC HAZARDS (PWA/WPD): | | | | | | | | |
| | A. EROSION/SILTATION | | X | | | | X | | |
| | B. FLOODING | X | | | | X | | | |
| | 16. AVIATION HAZARDS (AIRPORTS) | X | | | | X | | | |
| | 17. FIRE HAZARDS (FIRE) | | X | | | | X | | |

| | ISSUE (RESPONSIBLE DEPARTMENT) | PROJECT IMPACT DEGREE OF EFFECT* | | | | PROJECT IMPACT DEGREE OF EFFECT* | | | |
|-------------------------------------|--|----------------------------------|----|-------|----|----------------------------------|----|-------|----|
| | | N | LS | PS -M | PS | N | LS | PS -M | PS |
| | 18. HAZARDOUS MATERIALS/WASTE: | | | | | | | | |
| | A. ABOVE-GROUND HAZARDOUS MATERIALS (FIRE) | X | | | | X | | | |
| | (EH) B. HAZARDOUS MATERIALS | X | | | | X | | | |
| | C. HAZARDOUS WASTE (EH) | X | | | | X | | | |
| | 19. NOISE AND VIBRATION | | X | | | | X | | |
| | 20. GLARE | | X | | | | X | | |
| | 21. PUBLIC HEALTH (EH) | | X | | | | X | | |
| PUBLIC FACILITIES/ SERVICES: | 22. TRANSPORTATION/CIRCULATION: | | | | | | | | |
| | A. PUBLIC ROADS AND HIGHWAYS: | | | | | | | | |
| | (1) LEVEL OF SERVICE (PWA) | | X | | | | X | | |
| | (2) SAFETY/DESIGN (PWA) | | X | | | | X | | |
| | (3) TACTICAL ACCESS (FIRE) | | X | | | | X | | |
| | B. PRIVATE ROADS AND DRIVEWAYS (FIRE): | | | | | | | | |
| | (1) SAFETY/DESIGN | | X | | | | X | | |
| | (2) TACTICAL ACCESS | | X | | | | X | | |
| | C. PEDESTRIAN/BICYCLE: | | | | | | | | |
| | (1) PUBLIC FACILITIES (PWA) | | X | | | | X | | |
| | (2) PRIVATE FACILITIES | | X | | | | X | | |
| | D. PARKING (PLNG.) | | X | | | | X | | |
| | E. BUS TRANSIT | X | | | | X | | | |
| | F. RAILROADS | X | | | | X | | | |
| G. AIRPORTS (AIRPORTS) | X | | | | X | | | | |
| H. HARBORS (HARBORS) | X | | | | X | | | | |
| I. PIPELINES | X | | | | X | | | | |
| | 23. WATER SUPPLY: | | | | | | | | |
| | A. QUALITY (EH) | | X | | | | X | | |
| | B. QUANTITY (PWA) | | X | | | | X | | |
| | C. FIRE FLOW (FIRE) | | X | | | | X | | |
| | 24. WASTE TREATMENT/DISPOSAL: | | | | | | | | |
| | A. INDIVIDUAL SEWAGE | | X | | | | X | | |
| | B. SEWAGE COLLECTION/TREATMENT | X | | | | X | | | |
| | C. SOLID WASTE MGMT (PWA) | | X | | | | X | | |
| | D. SOLID WASTE FAC. (EHD) | X | | | | X | | | |

| | ISSUE (RESPONSIBLE DEPARTMENT) | PROJECT IMPACT DEGREE OF EFFECT* | | | | PROJECT IMPACT DEGREE OF EFFECT* | | | |
|--|--|----------------------------------|----|-------|----|----------------------------------|----|-------|----|
| | | N | LS | PS -M | PS | N | LS | PS -M | PS |
| | 25. UTILITIES: | | | | | | | | |
| | A. ELECTRIC | | X | | | | X | | |
| | B. GAS | | X | | | | X | | |
| | C. COMMUNICATION | | X | | | | X | | |
| | 26. FLOOD CONTROL/DRAINAGE: | | | | | | | | |
| | A. WPD FACILITY (WPD) | | X | | | | X | | |
| | B. OTHER FACILITIES (PWA) | X | | | | X | | | |
| | 27. LAW ENFORCEMENT/EMERGENCY SVS. (SHERIFF): | | | | | | | | |
| | A. PERSONNEL/EQUIPMENT | | X | | | | X | | |
| | B. FACILITIES | | X | | | | X | | |
| | 28. FIRE PROTECTION (FIRE): | | | | | | | | |
| | A. DISTANCE/RESPONSE TIME | | X | | | | X | | |
| | B. PERSONNEL/EQUIPMENT/ FACILITIES | X | | | | X | | | |
| | 29. EDUCATION: | | | | | | | | |
| | A. SCHOOLS | | X | | | | X | | |
| | B. LIBRARIES (LIB. AGENCY) | | X | | | | X | | |
| | 30. RECREATION (GSA): | | | | | | | | |
| | A. LOCAL PARKS/FACILITIES | | X | | | | X | | |
| | B. REGIONAL PARKS/FACILITIES | | X | | | | X | | |
| | C. REGIONAL TRAILS/ CORRIDORS | | X | | | | X | | |

DEGREE OF EFFECT:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated.

PS = Potentially Significant Impact.

AGENCIES:

APCD - Air Pollution Control District

PWA - Public Works Agency

Plng. - Planning Division

GSA - General Services Agency

Ag. Dept. - Agricultural Department

WPD - Watershed Protection District

Airports - Department Of Airports

Fire - Fire Protection District

Sheriff - Sheriff's Department

EH - Environmental Health Division

Lib. Agency - Library Services Agency

SECTION C

INITIAL STUDY - DISCUSSION OF RESPONSES

LU07-0124 (Minor Modification to CUP No. LU04-0139)

Los Angeles Prayer Mountain

14735 Lockwood Valley Road, Frazier Park

GENERAL

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

The *Ventura County General Plan* contains a large number of goals, policies and programs that guide development in the unincorporated area of the County. The General Plan programs are a coordinated set of measures to be implemented by County staff and other public agencies to carry out the goals and policies.

To determine project consistency with the General Plan goals and policies, only the policies are normally evaluated unless: (1) a policy is so vague that a related goal needs to be evaluated so as to clarify the intent of the specific policy; (2) there is a specific feature about the project as it relates to a specific policy which requires evaluation of a specific goal; or (3) a goal addresses issues which are not covered by specific policies. Where a goal and a policy overlap, only the policy is evaluated. These principles are derived from the fact that the policies are considered to be specific, "guiding day-to-day actions" which are designed to implement the much more generalized goals.

Upon preliminary review of the *Ventura County General Plan*, using the principles discussed above and the environmental analyses contained in this Initial Study, the proposed project has been found to be consistent with the goals, policies, and programs of the *Ventura County General Plan*. General plan sections relevant to environmental impact analysis are referenced in the impact discussion sections of this Initial Study.

According to Ventura County General Plan, the subject parcel is located in an area designated as "Open Space." The General Plan Land Use Designations section (Sec. 3.2) defines Open Space as "any parcel or area of land or water which is essentially unimproved and devoted to an open-space use" that allows areas to be used for recreational and cultural purposes. As the project involves a recreational and cultural use, it will be consistent with the intent and provisions of the County's General Plan.

According to Ventura County NCZO § 8105-4 "Permitted Uses in Open Space, Agricultural, Residential, and Special Purpose Zones," Retreats with Sleeping Facilities" are permitted in the "OS" (Open Space) zone, with a Planning Commission-approved Conditional Use Permit, on a site at least 5 acres in size. This project is proposed on a 10.36-acre parcel in the "OS-10 ac" zone, consistent with the intent and provisions of Division 8, Chapters 1 and 2 of the Ventura County Ordinance Code or NCZO.

Based on the above discussion, **no adverse impacts** relating to consistency with the County General Plan are anticipated.

Source Documents: *Ventura County General Plan and Ventura County Subdivision Ordinance and Ventura County Initial Study Assessment Guidelines of February 2006*

LAND USE

2. LAND USE:

Item A - Community Character

CUP No. LU04-0139 was approved by the Planning Commission in 2007 and authorizes retreat with sleeping facilities. The proposed permit modification would not substantially alter this approved land use. The current proposal includes a new dormitory structure because the existing accessory agricultural building could not be modified to accommodate a dormitory as originally approved. The addition of a new dormitory building would not be a major change in the approved project. Therefore, the proposed project would have a **less than significant impact** on community character.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

Item B - Housing

The proposed project will not affect existing housing or create a demand for additional long-term housing. No destruction of existing housing or construction of new residential housing is proposed as part of the project. The retreat will offer temporary housing of no more than 60 nights spent at the retreat per guest per year. Therefore, the project is expected to have a **less than significant impact** on housing.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

Item C - Growth Inducement

The proposed project would not involve the installation or expansion of utilities or roadways that would serve offsite areas. Therefore, the project is expected to have a **less than significant impact** on growth inducement.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

RESOURCES

3. AIR QUALITY:

Item A - Regional Air Quality Impacts

Based on information provided by the applicant and the nature of the project (a minor modification to an approved retreat with sleeping facilities), the APCD has determined that project emissions will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will have **no significant impact** on regional air quality.

Source Document: Air Pollution Control District (memo dated October 23, 2007)

Item B - Local Air Quality Impacts

Based on the nature of the project (a minor modification to an approved retreat with sleeping facilities), the APCD has determined that the project will have **no significant impacts** on local air quality.

Source Document: Air Pollution Control District (memo dated October 23, 2007)

4. WATER RESOURCES:

Item A - Groundwater Quantity

The submitted pump test for well 08N21W33J03S indicates that there is more than adequate water for intended uses on this parcel. According to the Public Works Agency, Water Resources Division, the net increase in groundwater use will not cause the aquifer tapped by the onsite well to be in a state of overdraft. Therefore, impacts to groundwater quantity are considered to be **less than significant**.

Source Documents: Water Resources Division (memo dated October 17, 2007)

Item B - Groundwater Quality

The approved project conditions for the Conditional Use Permit require that the number of horses kept within the project area shall be limited to a maximum of four, and that any hazardous materials, chemicals or fertilizers shall be stored in a building properly designated and equipped for the safe storage of the hazardous materials, chemicals and fertilizers. Therefore, groundwater quality is not expected to be degraded as a result of the project and impacts to groundwater quality will be **less than significant**.

Source Documents: Water Resources Division (memo dated October 17, 2007)

Item C - Surface Water Quantity

The construction of the 4,880 CF drainage sump/detention basin is sufficient to diminish impacts from the construction (the 13,000 SF of proposed impervious surfaces that include the 3,400 SF future dormitory and associated hardscape as shown on the March 16, 2010 grading plans and the September 9, 2010 site plan revision) to a less than significant level on the North Fork Lockwood Creek. District staff has determined that the project design with conditions mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, impacts related to red line channels under the jurisdiction of the Watershed Protection District are considered to be **less than significant**.

Source Document: Watershed Protection District (memos dated October 4, 2010 and October 28, 2010))

Item D - Surface Water Quality

The subject project does not propose any grading activity, new development, or significant redevelopment that is expected to result in any negative changes to storm

water quality. If, in the future, any development is proposed that may result in negative changes to storm water quality, that project may require conditions at the Building Permit stage. Therefore, the project will have **no adverse impacts** on surface water quality.

Source Document: Watershed Protection District (memo dated October 15, 2007)

5. MINERAL RESOURCES:

Item A – Aggregate

Aggregate resources consist of sand, gravel, and crushed rock used in the construction industry. The County of Ventura Zoning Ordinance includes “MRP” (Mineral Resource Protection) overlay zones for areas where important mineral resources have been identified or may exist and the extraction of these resources may be a compatible land use.

The proposed project is not located within the “MRP” zone; therefore, the project is expected to have **no adverse impacts** to aggregate resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of February 2006 and Ventura County General Plan Resources Appendix (Mineral Resources – Section 1.4.1 and Figure 1.4.6)

Item B – Petroleum

Sufficient petroleum resources exist to meet local needs. Oil resources are considered a worldwide, national and statewide resource, which is beyond the scope of local governments to effectively manage or control. The proposed site is not located on or adjacent to land located in an oil field. Therefore, the project will have **no adverse impacts** to petroleum resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of February 2006 and Ventura County General Plan Resources Appendix (Petroleum Resources – Section 1.4.2)

6. BIOLOGICAL RESOURCES:

Potential projects effects on biological resources have been evaluated based on information provided in the project application, a review of aerial photographs, a review of biological information available on the Planning GIS, and a site visit conducted on April 14, 2008 by the case planner and County biologist.

The proposed project site contains a main residence, various accessory structures, and previously disturbed open space areas. The project site has been cleared of vegetation and is currently maintained as bare soil. The site does not contain suitable habitat for special status species. There are no riparian areas or wetlands within the project site. The parcel is within a rural area surrounded by natural vegetation. An increase in human use of the site could impact wildlife movement, but the parcel already contains several structures, and is fenced along the perimeter. Most wildlife is already effectively prevented from moving across the property. Based on the existing condition of the

property, it is not anticipated that biological resources will be substantially affected by the proposed dormitory structure. Therefore, **no adverse impacts** to biological resources are expected as a result of this project.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006, Planning GIS Biological Resources Layers (accessed October 3, 2007)

7. AGRICULTURAL RESOURCES:

Item A - Soils, Item B - Water, Item C - Air Quality/Micro Climate, Item D - Pests/Diseases, Item E - Land Use Compatibility

The parcel is located in an area identified by the Important Farmlands Index as being "unmapped." The project is located within the Open Space land use designation, and will result in the development of only previously disturbed, uncultivated land. Development of land that is not classified by the Important Farmlands Index is not considered to be a loss of farmland pursuant to the Ventura County Initial Study Guidelines. Therefore, the project will result in **no adverse impacts** to agricultural resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of September and Ventura County Planning GIS – Important Farmland layer (accessed October 3, 2007)

8. VISUAL RESOURCES:

Item A - Scenic Highway and Item B - Scenic Area/Feature

The project site is located within ½ mile of an "Eligible County Scenic Highway" (Lockwood Valley Road). The proposed structure and retreat will be located in a developed area and within the background of other existing structures in the area. Therefore, **no adverse impacts** to visual resources are expected.

Source Documents: Ventura County Initial Study Assessment Guidelines of February 2006 and Ventura County General Plan Resources Appendix (Scenic Resources – Section 1.7), and Planning GIS (accessed July 14, 2008).

9. PALEONTOLOGICAL RESOURCES:

The project site is located in an area that could contain paleontological resources. It has historically been used for residential and agricultural uses, and therefore consists of previously disturbed earth. A Phase I archaeological survey performed by Compass Rose did not identify cultural resources on the site or in the project area. Additionally, the original permit has been conditioned that if paleontological artifacts are uncovered during grading or excavation operations, the Permittee shall follow the guidelines as outlined below:

"If any paleontological remains are uncovered during grading or excavation operations, the Permittee shall assure the preservation of the site, shall obtain the services of a qualified paleontologist to recommend proper disposition of the

site, and shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development."

Based on the above discussion, impacts would be **less than significant**.

Source Documents: *Ventura County Initial Study Assessment Guidelines of February 2006, Ventura County General Plan Resources Appendix (Paleontological and Cultural Resources – Section 1.8), and Archaeological Report prepared by Compass Rose (dated July 7, 2008)*

10. CULTURAL RESOURCES:

Item A – Archaeological Resources, Item B – Historical Resources, and Item C – Ethnic, Social or Religious

A Phase I archaeological survey was performed by Compass Rose did not identify cultural resources on the site or in the project area. Additionally, the original permit has been conditioned that if archaeological artifacts are uncovered during grading or excavation operations, the Permittee shall follow the guidelines as outlined below:

"If any archaeological or historical artifacts are uncovered during grading or excavation operations, the Permittee shall assure the preservation of the site, shall obtain the services of a qualified archaeologist to recommend proper disposition of the site, and shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development.

If any human burial remains are encountered during any grading or excavation activities, the Permittee shall cease operation and shall notify the proper authorities as required by state law, beginning with the County Coroner, as well as Planning Division staff. Following notification, the Permittee shall obtain the services of a qualified archaeological consultant, and, if necessary, Native American Monitor(s), who shall assess the parcel and recommend proper disposition of the site."

Therefore, the impacts to archaeological, historical, ethnic, social, and religious resources are expected to be **less than significant** as a result of this project.

Source Documents: *Ventura County Initial Study Assessment Guidelines of September 2000, Ventura County General Plan Resources Appendix (Paleontological and Cultural Resources – Section 1.8), and Archaeological Report prepared by Compass Rose (dated July 7, 2008)*

11. ENERGY RESOURCES:

The Uniform Building Code will regulate future construction of structures with regard to energy efficiency. The temporary outdoor events facility will have a **less than significant impact** on the renewable resources of solar, wind, and hydraulic power.

Source Document: *Ventura County Initial Study Assessment Guidelines of February 2006*

12. COASTAL BEACHES & SAND DUNES:

This project is not located within the Coastal Zone of the County's *Local Coastal Program*. It does not include any development or construction that would impact coastal beaches or

sand dunes. Therefore, this project will have **no adverse impacts** on the coastal beaches and sand dunes.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006 and Ventura County Local Coastal Plan

HAZARDS

13. SEISMIC HAZARDS:

Item A - Fault Rupture

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low. Therefore, there would be **no adverse impacts** relating to fault rupture.

Source Document: Development and Inspection Services Division (memo dated October 29, 2007) and the Ventura County General Plan Hazards Appendix (Figure 2.2.1b)

Item B - Ground Shaking

The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The Uniform Building Code will require the structures to withstand this ground shaking. The requirements of the Building Code will reduce the effects of ground shaking to less than significant. Therefore, the adverse impacts, relating to ground shaking, would be considered **less than significant**.

Source Document: Development and Inspection Services Division (memo dated October 29, 2007)

Item C - Tsunamis & Item D - Seiches

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone. Therefore, there would be **no adverse impacts** relating to tsunamis and/or seiches.

Source Documents: Development and Inspection Services Division (memo dated October 29, 2007) and the Ventura County General Plan Hazards Appendix (Figure 2.6)

Item E - Liquefaction

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Liquefaction Zone. Therefore, the potential hazard due to liquefaction should be considered negligible. Therefore, there would be **no adverse impact** relating to liquefaction.

Source Documents: Development and Inspection Services Division (memo dated October 29, 2007) and the Ventura County General Plan Hazards Appendix (Figure 2.6)

14. GEOLOGIC HAZARDS:

Item A – Subsidence

The Public Works Agency comments that if subsidence is to take place the majority of settlement would occur during construction and be minimal. Prior to construction, the expansive nature of the soils would be taken into consideration for the design of the foundations. Therefore, there would be **no adverse impacts** relating to subsidence.

Source Document: Development and Inspection Services Division (memo dated October 29, 2007)

Item B - Expansive Soils

Future improvements at the site will be subject to the requirements of the Uniform Building Code that require mitigation of potential adverse effects of expansive soils and in this regard, the hazard associated with adverse impacts is considered to be less than significant. Therefore, the adverse impacts, relating to expansive soils would be considered to be **less than significant**.

Source Document: Development and Inspection Services Division (memo dated October 29, 2007)

Item C - Landslides/Mudslides

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslides and/or mudslide zone. Therefore, there are **no adverse impacts** relating to landslides/mudslides.

Source Documents: Development and Inspection Services Division (memo dated October 29, 2007) and the Ventura County General Plan Hazards Appendix (Figure 2.9)

15. HYDRAULIC HAZARDS:

Item A - Erosion/Siltation

The proposed project will be subject to the requirements of the Grading Code and Uniform Building Code. The proposed project includes the development of structures and other impervious areas. Peak runoff from the project site will be required to be maintained at the volume that occurred in the undeveloped condition. Thus, the project would not contribute to any cumulative increase in runoff. Additionally, all surface runoff and drainage from developed project areas will be controlled by berms, vegetation, and other approved measures to ensure that surrounding land and water resources are protected from erosion, gulying, sedimentation, and contamination. Therefore, the adverse impacts, relating to erosion and siltation would be **less than significant**.

Source Documents: Development and Inspection Services Division (memo dated October 29, 2007) and Watershed Protection District (memo dated May 28, 2008)

Item B – Flooding

The subject property is located in a FEMA-designated 'D' zone. Any development on the property will require a Floodplain Clearance from the Public Works Agency be obtained prior to the issuance of a Building Permit. In order to obtain this Clearance, all new development would have to be designed to meet established standards of flood protection. Upon compliance with these standards, impacts associated with flood hazards would be **less than significant**.

Source Document: Development and Inspection Services Division (memo dated October 29, 2007)

16. AVIATION HAZARDS:

Since the proposed project is not located within two miles of any public airport and no proposed structures will exceed a height of 35 feet, there will be **no adverse impacts** relative to air traffic safety.

Source Documents: Ventura County General Plan and the Ventura County Initial Study Assessment Guidelines of September 2006 and Planning GIS – Military Training Routes layer (accessed July 10, 2008)

17. FIRE HAZARDS:

All construction is required to be in conformance with the Fire Code (as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement) and the Building Code. In addition, a Fire Code Permit is required for any outdoor use of candles or open flame. These requirements ensure that fire hazard impacts will be **less than significant**.

Source Document: Fire Protection District (memo dated October 26, 2007)

18. HAZARDOUS MATERIALS/WASTE:

Item A - Above-ground Hazardous Materials

Any hazardous material use and storage will be required to comply with the Uniform Fire Code 2000 ed., Article 80 as adopted and amended by the VCFPD Current Ordinance. Therefore, **no adverse impacts** from above-ground hazardous materials are expected as a result of this project.

Source Document: Fire Protection District (memo dated October 26, 2007)

Item B - Below-ground Hazardous Materials

The proposed project does not involve the use of hazardous materials. Therefore, the project will have **no adverse impacts** related to hazardous materials.

Source Document: Environmental Health Division (memo dated October 22, 2007)

Item C - Hazardous Waste

The proposed project is not considered an activity that produces hazardous waste. Therefore, the project will have **no adverse impacts** relative to hazardous wastes.

Source Document: Environmental Health Division (memo dated October 22, 2007)

19. NOISE/VIBRATION:

No additional occupancy or outdoor space is proposed for use by large numbers of people beyond the current permitted levels. Therefore, the modifications proposed to CUP No. LU04-0139 will not result in any substantive changes related to noise, and noise impacts will be **less than significant**.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006 and Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1)

20. GLARE:

As a condition of approval for LU04-0139, a lighting plan was submitted by the Permittee and approved by the Planning Division. Any outdoor lighting is required to be shielded from direct illumination and/or spillover onto neighboring properties, and is subject to review by the Planning Director. Therefore, the project will have a **less than significant** impact related to glare.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

21. PUBLIC HEALTH:

If the provision of water service and the disposal of human waste are not handled in accordance with established standards, the proposed project could have impacts on public health. Active enforcement of applicable state regulations by the Environmental Health Division will reduce potential health impacts to a **less than significant** level.

Source Document: Environmental Health Division (memo dated October 22, 2007)

PUBLIC FACILITIES/SERVICES

22. TRANSPORTATION/CIRCULATION:

Items A - Public Roads & Highways (1) Level of Service and (2) Safety/Design

The proposed project would not generate sufficient traffic to cause a project-specific transportation impact. However, the proposed project will adversely impact the public roads in the area through its contribution to cumulative traffic. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Work Agency collect a TIMF from development. This development is subject to this Ordinance. With payment of the TIMF, the level of service and safety of the existing roads would remain consistent with

the County's General Plan. Therefore, adverse traffic impacts relating to level of service and safety/design will be **less than significant**.

Source Document: Transportation Department (memo dated October 23, 2007)

Item A - Public Roads & Highways (3) Tactical Access and Item B - Private Roads & Driveways (1) Safety/Design and (2) Tactical Access

The proposed project would not generate sufficient traffic to cause a project-specific transportation impact. However, the proposed project will adversely impact the public roads in the area through its contribution to cumulative traffic. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Work Agency collect a TIMF from development. This development is subject to this Ordinance. With payment of the TIMF, the level of service and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to level of service and safety/design will be **less than significant**.

Source Document: Fire Protection District (memo dated October 23, 2007)

Item C - Pedestrian/ Bicycle (1) Public Facilities and (2) Private Facilities

The Transportation Department comments that the existing roads in the proximity of the proposed project site have provided adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). Therefore, the Transportation Department finds that the adverse impacts of the addition of pedestrians and bicycles into the area would be **less than significant**.

Source Document: Transportation Department (memo dated October 23, 2007)

Item D - Parking

The County's Zoning Ordinance regulates the number, location, and size of parking spaces. The parcel is large enough to accommodate parking for the existing residential use as well as parking required for the retreat with sleeping facilities. Any additional allowed uses will be required to be consistent with the parking requirements set forth in the Non-Coastal Zoning Ordinance. By adequately accommodating its own parking needs, the project does not contribute to a cumulative parking impact. Therefore, the project will have a **less than significant impact** relating to parking.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006 and Ventura County General Plan Section 4.2 - Traffic/Circulation

Item E - Bus Transit, Item F - Railroads, Item G - Airports, and Item H - Harbors

The proposed retreat with sleeping facilities will not substantially interfere with existing bus transit facilities or routes, create a substantial demand for bus transit facilities and services, or interfere substantially with an existing railroad's facilities or operations. The project site is also further than two miles from the closest airport and is not within or

adjacent to any harbor district. Therefore, the project will have **no adverse impacts** on existing bus, railway, airport, or harbor activities and facilities.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

Item I – Pipelines

This project will not substantially interfere with or affect the operation of an existing pipeline, as no pipeline runs under or adjacent to the proposed site. Therefore, the proposed project will have **no adverse impacts** to pipelines.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006, Ventura County General Plan Public Facilities and Services Appendix (Figure 4.2.5), and Ventura County Planning GIS – Major Pipelines and Minor Pipelines layers (accessed October 3, 2007)

23. WATER SUPPLY:

Item A – Quality

The proposed project will be provided with domestic water from an on-site water well. Water quality analysis submitted with the application indicates the water quality is in compliance with applicable state primary drinking water standards. The use of an on-site sewage disposal system has the potential for contaminating ground water supplies. However, conformance with established design standards for septic systems will be enforced by the Environmental Health Division. This enforcement will reduce impacts to a **less than significant** level.

Source Document: Environmental Health Division (memo dated October 22, 2007)

Item B – Quantity

The applicant has provided a well volume and capacity test that shows the existing water well (08N21W33J03S) can supply a permanent source of domestic water. Therefore, the impact of the project will be **less than significant**.

Source Document: Water Resources Division (memo dated October 17, 2007)

Item C - Fire Flow

In the current condition, the water supply for fire protection is inadequate. However, fire sprinklers will be required by ordinance to be included in the project to meet VCFPD Standard and Current Ordinance. With these sprinklers, impacts would be **less than significant**.

Source Document: Fire Protection District (memo dated October 26, 2007)

24. WASTE TREATMENT/DISPOSAL:

Item A - Individual Sewage Disposal System

Individual sewage disposal systems (septic systems) will be utilized for sewage disposal. Available soils information indicates that septic systems are feasible on the project site. Compliance with applicable regulations in the County Building Code and County Sewer Policy with respect to the design and installation of septic systems will reduce potential impacts attributable to direct human contact with sewage from on-site sewage disposal to a level considered **less than significant**.

Source Document: Environmental Health Division (memo dated October 22, 2007)

Item B - Sewage Collection/Treatment Facilities

According to information provided with the project application, the proposed parcel contains an on-site sewage disposal system and will not be required to connect to a sewage treatment facility. Therefore, there will be **no adverse impacts** to sewage collection/treatment facilities.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

Item C - Solid Waste Management

Pursuant to the IWMD's factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project of this type and magnitude will significantly impact the County's remaining solid waste disposal capacity. Accordingly, based on the current solid waste disposal capacity available to Ventura County, the waste generated by this project will be **less than significant**.

Source Document: Integrated Waste Management Division (memo dated October 24, 2007)

Item D - Solid Waste Facilities

The proposed project does not include a solid waste facility. Therefore, the project will have **no adverse impacts** relating to solid waste facilities.

Source Document: Environmental Health Division (memo dated October 22, 2007)

25. UTILITIES:

Item A – Electric, Item B – Gas, and Item C – Communications

According to information provided with the project application, the property is already developed with a main residence and various accessory structures and existing facilities adequately serve the proposed project. Therefore, the project will have a **less than significant impact** on electric, gas, and communications facilities.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

26. FLOOD CONTROL/DRAINAGE:

Item A - WPD Facility

The proposed construction of the 4,880 cf drainage sump/detention basin is sufficient to alleviate the increase in peak runoff due to the construction of the 13,000 sq.ft. of proposed impervious surfaces. These surfaces include the 3,400 sq.ft. dormitory and associated hardscape as shown on the March 16, 2010 grading plans. With the installation of the detention basin, impacts on North Fork Lockwood Creek would be **less than significant**.

Source Document: Watershed Protection District (memo dated May 11, 2010)

Item B - Other Facilities

No other facilities have been identified that would be affected by the proposed project. **No adverse impacts** relating to other flood control facilities.

Source Document: Development and Inspection Services (memo dated October 29, 2007)

27. LAW ENFORCEMENT/EMERGENCY SERVICES:

Item A - Personnel/Equipment and Item B – Facilities

Due to the size and nature of the proposed project, there will be no increased demand on the functions of the Ventura County Sheriff's Department. Therefore, the project will have a **less than significant impact** on law enforcement and emergency services provided for the area.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

28. FIRE PROTECTION:

Item A - Distance/Response Time and Item B - Personnel/Equipment/Facilities

Distance from a full-time, paid fire station is inadequate. However, the approved CUP (LU04-0139) that is now proposed for modification included a permit condition requiring the recordation of a Notice of Limited Fire Protection as a restrictive covenant upon the

property. Furthermore, the proposed modification does not include an increase in occupancy or habitable structures beyond what was approved as part of LU04-0139. Therefore, impacts related to distance/response time and personnel/equipment/facilities are expected to be **less than significant**.

Source Document: Fire Protection District (memo dated October 26, 2007)

29. EDUCATION:

Item A – Schools

The El Tejon School District serves the project area. As such, the potential students generated from this project will have a cumulative effect on present and proposed school facilities and area libraries. However, the District collects developer fees on residential property at a maximum rate allowed by law because the majority of schools within the District are at capacity. These fees will help offset increased student enrollment, which may be a result of the project, although no development is proposed at this time. Therefore, the potential adverse impacts will be **less than significant**.

Source Document: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of February 2006

Item B – Libraries

While the project itself will have minimal impact on libraries, cumulative development may be significant as the County Library system is experiencing financial difficulties. Libraries have had their hours substantially reduced and unless additional financial assistance is achieved, via property tax or some other means, some of the libraries may be closed. Thus, as the County population is increasing, the ability of the County library system to meet the service needs of the public is declining. However, the project's contribution to this cumulative impact is considered to be **less than significant**.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

30. RECREATION:

Item A - Local Parks/Facilities, Item B - Regional Parks/Facilities, and Item C - Regional Trails/Corridors

The proposed project is not expected to create any significant new or additional demands on recreational needs, and will not impede future development of recreation parks/facilities and/or regional trails/corridors. Additionally, some recreational areas will be provided on site as part of the retreat facility. Regional parks, trails, and corridors have been provided by Federal, State, County, quasi-public and local facilities such as the Los Padres National Forest, Santa Monica Mountains National Recreational Area, Channel Islands National Parks, and the recreational lakes of Piru and Casitas. Therefore, the proposed is considered to have a **less than significant impact** on recreation.

Source Document: Ventura County Initial Study Assessment Guidelines of February 2006

SECTION D
MANDATORY FINDINGS OF SIGNIFICANCE

LU07-0124 (Minor Modification to CUP No. LU04-0139)

Los Angeles Prayer Mountain

14735 Lockwood Valley Road, Frazier Park

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

SECTION E
DETERMINATION OF ENVIRONMENTAL DOCUMENT

LU07-0124 (Minor Modification to CUP No. LU04-0139)

Los Angeles Prayer Mountain

14735 Lockwood Valley Road, Frazier Park

| | |
|-------------------------------------|--|
| E. | DETERMINATION OF ENVIRONMENTAL DOCUMENT |
| | On the basis of this initial evaluation: |
| <input checked="" type="checkbox"/> | I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared. |
| <input type="checkbox"/> | I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.* |
| <input type="checkbox"/> | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

Andrea Ozdy

**Signature of Person Responsible
for Administering the Project**

November 11, 2010

Date

