



# Staff Report and Recommendations Agenda of January 23, 2023, Item 7a

## County of Ventura • Resource Management Agency

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

### I. APPLICANT/PROPERTY OWNER:

**Applicant:** Garden Acres Mutual Water Company  
444 Arneill Road  
Camarillo, CA 93010

### II. REQUEST:

A request for environmental review related to a minor modification application to Conditional Use Permit 4741 (Case No. LU06-0019) for the continued use of an existing water supply, storage, and distribution system (pursuant to the Ventura County Non-Coastal Zoning Ordinance §8105-4 “water, production, storage, transmission, & distribution facility”); and (2) the installation of water transmission and storage facilities on Assessor’s Parcel Number 149-0-043-135. (Case No. PL22-0180).

### III. LOCATION AND PROPERTY INFORMATION:

2838 Friedrich Road, Oxnard, CA 93036 (unincorporated Ventura County)  
Assessor’s Parcel Number (APN): 149-0-043-135  
Historic Designation: None  
Historic Name: None

General Plan Designation: Very Low Density Residential  
Zoning: RE-10,000 sq ft

The existing development on APN 149-0-043-135 includes a 1,156 square foot residence built in 1962, a 240 square foot storage building, and an approximately 1,272 square foot garage/storage building within the Nyeland Acres community.

### IV. PROJECT SCOPE:

The proposed project consists of (1) a minor modification to Conditional Use Permit (CUP) 4741 (Case No. LU06 0019) for the continued use of an existing water supply, storage, and distribution system (pursuant to the Ventura County Non-Coastal Zoning Ordinance §8105-4 “water, production, storage, transmission, & distribution facility”); and (2) the installation of water transmission and storage facilities on Assessor’s Parcel Number (APN) 149-0-043-135 (Exhibit 1).

The existing development on APN 149-0-043-135 includes a residential home and two storage structures (Exhibit 2). The proposed project will include removal of the home and potential removal of one of the storage units. Installation of the following items would occur at the site: drilling of a new water well, 120,000 gallon water storage tank, 10,000 gallon pressure tank, pumping station, three 25 horsepower (hp) pumps, one

15 hp pump, chlorination facilities, storage building, driveway, fences/walls, lighting, security cameras, electronic operational panel that will include Supervisory Control and Data Acquisition (SCADA) system, a slow start motor that reduces potential power surges, landscaping, solar panels to power electrical components onsite, and signage. An electrical pole and electrical transformers will be installed on APN 149-0-010-175 which will be connected to Southern California Edison and transmit power to APN 149-0-043-135. A portion of a new water transmission line from the existing well site located on APN 149-0-041-205 will be extended along Friedrich Road to APN 149-0-043-135. This installation will require three feet of trenching for the new underground water line with the installation of associated shut off water valves. Currently, the County has recorded easement access through APN 149-0-010-175 and 149-0-043-135 to maintain the drainage ditch on APN 149-0-010-185 which will remain in place.

The proposed project includes construction of water transmission and storage facilities on APN 149-0-043-135. Access to the subject parcel is provided from Friedrich Road. Construction would include the following components:

- 120,000 gallon steel water tank, approximately 41 feet in diameter and 17 feet high from adjacent grade;
- Gravel access drive from Friedrich Road leading into the subject parcel;
- Six foot high frontage fence and gate constructed of chain link; and
- Extend 10 inch diameter, 325 linear foot water transmission pipeline from APN 149-0-041-205 located at Friedrich Road and Orange Drive then to the corner of Friedrich Road and Almond Drive to APN 149-0-043-135 and connect to the new water infrastructure between these two APN's.

## **V. PROPERTY DESCRIPTION AND HISTORICAL BACKGROUND:**

The existing development on APN 149-0-043-135 includes a 1,156 square foot residence, a 240 square foot storage building, and an approximately 1,272 square foot garage/storage building within the Nyeland Acres community. Exhibit 2 contains additional photos of the residence and adjacent storage building proposed for demolition. According to Assessor's records, the residence was built in 1962 (Exhibit 3). The residence is a one-story building with a hipped roof and is of frame and stucco construction on a reinforced concrete foundation; windows are vinyl. The adjacent laundry storage building is estimated to have been constructed in 1962. The property has not been evaluated previously for eligibility as a historical resource or included in a historic survey.

Figure 1 – View of Subject Property, Looking West



*Credit: Google Maps, 2022*

Figure 2 – View of Subject Property, Looking South



*Credit: Google Maps, 2022*

## **VI. CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) ANALYSIS:**

Pursuant to title 14, California Code of Regulations (“CEQA Guidelines”), sections 15060 and 15378, the proposed project is a project subject to CEQA. A review of both statutory and categorical exemptions from CEQA environmental impact analysis under the CEQA Guidelines indicates that the project is not exempt from CEQA environmental impact analysis.

### **1. Role of the CHB during CEQA Review of a Discretionary Project**

The CHB is being consulted to provide input during the CEQA review process. The CHB’s role as a CEQA project reviewer is: (1) to advise and provide comment to the Planning Division (who functions as the Lead Agency) on designated Cultural Heritage Sites or those potentially eligible for designation; (2) where a site is determined to be a historical resource, to assess and advise the Planning Director whether a proposed project would have a substantial change on the significance of such Cultural heritage Sites or potential sites; and, (3) recommend to the Planning Director appropriate action in compliance with the County of Ventura Initial Study Assessment Guidelines (ISAGs) Section 8b, Item E Methodology Steps 1 through 3 (Exhibit 4).

For purposes of CEQA, the CHB is requested to review the proposed project using the ISAGs and to provide a recommendation to the Planning Division, as the lead agency. Since this is a request for a discretionary permit for a site that has not been determined to be a historical resource, the first step in the CEQA review process is to determine whether the site has historical significance. According to CEQA, all buildings constructed over 50 years ago and that possess architectural or historical significance may be considered potential historical resources for purposes of environmental review.

### **2. Public Resources Code § 21084.1 and CEQA Guidelines § 15064.5(b) (ISAG’s Step 2):**

CEQA statutory and regulatory provisions help guide the CHB in determining whether a project, treatment, or other development activity may cause a significant adverse change in the significance of an historical resource.

The proposed project is considered to have a significant historical resources impact if it will cause a substantial adverse change of a historic resource as defined in Section 15064.5 (b)(1) of the CEQA Guidelines. A "substantial adverse change" is the physical demolition, destruction, relocation, or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. Material impairment means altering in an adverse manner those physical characteristics of an historical resource that convey its historical significance and its inclusion in a local register or its identification in an historical

resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.

There are several well-established and applicable criteria or guidance for determining whether a particular treatment, development, or building project will have a significant adverse impact on a historical resource, such as the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards").

#### **VII. STAFF CONCLUSION:**

The property has not been evaluated previously for eligibility as a historical resource or included in a historic survey. Because the residence is greater than 50 years old, the CHB is requested to review the proposed project using the ISAGs and to provide a recommendation to the Planning Division, as the lead agency, as to whether the residence may be considered a potential historical resource for purposes of environmental review.

Based on a review of the information available on the property, including review of the architectural style, features, and characteristics, as well as the age of the structures, Staff considers the structures to contain a low probability of containing architectural or historical significance. Staff recommends the CHB determine that the property is not a historical resource for purposes of environmental review. If insufficient information exists in order to make a determination, further study may be recommended to be prepared by an architectural historian.

#### **VIII. PUBLIC COMMENTS:**

No public comment regarding this item has been received to date.

#### **IX. RECOMMENDED ACTIONS:**

Staff is recommending the CHB take the following actions regarding the request:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with the County of Ventura Initial Study Assessment Guidelines (ISAGs) Section 8b, Item E. Methodology Step 1, based on the preceding evidence and analysis.

Prepared by:



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Reviewed by:



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Exhibits:

- Exhibit 1: Proposed Site Plan
- Exhibit 2: Existing Photos
- Exhibit 3: Assessor's Records
- Exhibit 4: Initial Study Assessment Guidelines Section 8b. Cultural Resources –  
Historic, pages 69 through 74