



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

To: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

From: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

A. **Lead Agency Contact:**

1. **Lead Agency:** County of Ventura, Resource Management Agency, Planning Division
2. **Lead Agency Email:** Michael Conger, Case Planner
3. **Telephone No.:** (805) 654-5038
4. **E-mail Address:** Michael.Conger@venturacounty.gov

B. **Project Description:**

1. **Project Title:** Ventura Ranch Farmworker Housing Project
2. **Entitlement:** Tentative Parcel Map (TPM), Planned Development (PD) Permit, and Discretionary Tree Permit (DTP) Case No. PL23-0051
3. **Project Applicant's Name:** Ventura Ranch Partners, LLC
4. **Project Applicants Email:** dwhite@plazadevelopment.net
5. **Project Applicants Phone number:** (805) 981-3877
6. **Project Applicant's Address:** PO Box 6045, Oxnard, CA 93030
7. **Project Applicant:** Private Entity
8. **Location:** 4884 North Ventura Avenue, Ventura County (See the attached USGS map.) Nearest Cross Streets: Ventura Avenue and Norway Drive
9. **Assessor Parcel Nos.:** 063-0-110-035, -065, -090, -145
10. **Project Description:** Request for approval of a Tentative Parcel Map, Discretionary Tree Permit, and Planned Development Permit to subdivide a parcel into three developable lots and one conservation lot, and to construct a 328-unit farmworker housing complex comprised of 18 three-story residential buildings, a single-story community center building, and two maintenance

buildings, along with a variety of recreational amenities. The Discretionary Tree Permit would authorize removal of seven protected trees to accommodate access and road improvements.

- C. Exempt Status:** Statutory Exemption (Public Resources Code Sec. 21083.3 / CEQA Guidelines Sec. 15183)
- D. Justification for Exemption:** Tentative Parcel Map (TPM), Planned Development (PD) Permit, and Discretionary Tree Permit (DTP) Case No. PL23-0051 is exempt pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, because the project is consistent with the development density established by the 2040 General Plan for which an EIR was certified, and there are no environmental effects that are (1) peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in the prior General Plan EIR; (3) are potentially significant off-site or cumulative impacts which were not addressed in the prior General Plan EIR; and (4) are previously identified as significant effects which, as a result of substantial new information, are determined to have a more severe adverse impact. The project includes EIR mitigation measures and uniformly applied development standards necessary to reduce project-specific impacts. A comprehensive analysis is included as Exhibit 5 of the Board of Supervisors Hearing Staff Report dated May 19, 2026.

Project Approval: May 19, 2026

Prepared by: Michael Conger, Case Planner

Reviewed by:

Susan Curtis

Susan Curtis, Assistant Planning Director
Ventura County Planning Division



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projected and
1 000-meter grid/Universal Transverse Mercator, Zone 11S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands without government
intervention may not be shown. Urban permission before
excavation or other lands.

Imagery: NAD83, May 2010, May 2010
Roads: U.S. Census Bureau, 2010
Hydrography: National Hydrography Dataset, 2011
Contours: National Elevation Dataset, 2010
Boundaries: Multiple sources: see metadata file 2010 - 2012
Public Land Survey System: BLM, 2010
Wetlands: FWS National Wetlands Inventory 1994 - 2012

