PUBLIC WORKS
VENTURA COUNTY

COUNTY of VENTURA

Gregg Strakaluse
Agency Director

Dominic Tyburski
Assistant Director

Central Services
Joan Araujo, Director

Engineering Services
Anastasia Seims, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Paul Chan, Director

Watershed Protection
Matt Ehret, Director

NOTICE OF INTENT TO ADOPT

A DRAFT MITIGATED NEGATIVE DECLARATION FOR THE VENTURA COUNTY ANIMAL SHELTER PROJECT

The County of Ventura, as the designated Lead Agency, has reviewed the following project:

1. **Project:** Ventura County Animal Shelter Project
2. **Project Applicant:** County of Ventura
3. **Project Location:** The project site is an approximately 6.7-acre leased area within the Camarillo Airport (APN 230-0-030-245), located at 600 Aviation Drive in the City of Camarillo. The site includes the existing Camarillo Animal Shelter and a proposed 2.14-acre expansion area directly to the east of the existing Animal Shelter site.
4. **General Plan Designation:** Public-Camarillo Airport, "Industrial" in the Airport Comprehensive Land Use Plan for Ventura County
5. **Zoning Designation:** M-1 (light manufacturing)
6. **Responsible and/or Trustee Agencies:** County of Ventura
7. **Project Description:** The County of Ventura proposes a phased expansion and renovation of the Existing Camarillo Animal Shelter, which was first built in 1984 and is operated by Ventura County Animal Services. The proposed project has been broken into phases due to funding limitations, with Phase 1 construction proposed for initiation summer of 2028, and the future phase to be implemented at the time funding becomes available.

   Phase 1 includes the demolition of the Central Kennel Building, construction of a new 19,704-square-foot Adoption Building that would hold dog kennels, cat cages, rabbit cages, construction of a new 5,867-square-foot Kennel Building, new public and staff parking, a new loop driveway from Aviation Drive, seven stormwater detention and biofiltration areas totaling 6,578 square feet, a new electrical transformer, a 1,200-kilowatt standby generator, utility relocation and replacement, and associated landscaping improvements.

   The future phase includes the renovation of the Administration Building (without any increase in area or substantial change in height), construction of a new 7,826-square-foot Clinic Building, and demolition of the existing Clinic Building to be converted to dog yards. Water demand would increase from about 4.71 to 6.70 acre-feet per year at full build-out, and staffing would increase by approximately 14 full-time equivalent positions. Operation of the Adoption Building and Kennel Building for Phase 1 is anticipated to begin in 2030.

In accordance with Section 15070 of the California Code of Regulations, the County of Ventura has prepared an Initial Study and a Draft Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA). Based on the Initial Study, it has been determined that the project would not have a significant impact on the environment. The project would provide a community resource center that supports life-saving care for homeless animals in Ventura County and provides resources to keep more pets in homes.

List of Potentially Significant Environmental Impacts Identified:

Section 1) Air Quality, Construction Emissions and Fugitive Dust: The Initial Study finds that demolition, excavation, and grading would generate fugitive dust and diesel exhaust, and that the 29.3 pounds peak-day nitrogen oxide emissions during site preparation would exceed the Ventura County Air Pollution Control District's 25-pounds-per-day threshold. However, the project would result in a less than significant impact with the implementation of mitigation measures, such as watering and stabilizing disturbed soil and stockpiles, covering truck loads, curtailing work in high winds, daily street sweeping, and using Tier 3 or Tier 4 off-road equipment where available.

Section 4a) Biological Resources, Species: The Initial Study finds that removing landscaping trees and shrubs as part of demolition would have the potential to result in impacts on nesting migratory birds protected by the federal Migratory Bird Treaty Act and the California Fish and Game Code. However, the project would result in a less than significant impact with the implementation of mitigation measures, such as avoiding vegetation removal and heavy construction during the breeding season (February 15 through August 15) or conducting a breeding bird survey within three days beforehand and identifying a nest buffer area for any active nests.

Section 8a) Cultural Resources, Archeological Resources: The Initial Study finds that project excavation or ground disturbance would have the potential to result in impacts on unknown buried archeological resources or human remains, although none were identified in the record search and are not anticipated to occur on the Animal Shelter site. However, the project would result in a less than significant impact with the implementation of mitigation measures consistent with the guidelines of the State Office of Historic Preservation and the NAHC, such as halting work within 100 feet of any find until the County of Ventura is notified and an archeologist evaluates it, and following State Health and Safety Code Section 7050.5 procedures if human remains are discovered.

Section 12) Geology and Soils, Liquefaction Hazards: The Initial Study finds that the potential for liquefaction exists at the Animal Shelter site, with the potential for seismic-induced settlement and differential settlement of up to 1.3 and 0.9 inches, respectively, that could injure the visiting public. However, the project would result in a less than significant impact with the implementation of mitigation measures, such as removing uncertified fill, over-excavating, recompacting soils, and stabilizing unstable soils as recommended in the project's geotechnical report.

Section 20a) Hazardous Materials/Waste, Materials: The Initial Study finds that earthwork associated with construction of new buildings, expansion of existing buildings, and installation of utilities would have the potential to result in exposure to contaminated soils associated with past land uses, and that demolition of existing buildings could release asbestos-containing materials, both of which could expose the public to these hazardous materials. However, the project would result in a less than significant impact with the implementation of mitigation measures, such as an asbestos-containing materials survey, laboratory analysis, removal of any encountered

asbestos-containing materials by a licensed abatement contractor before demolition, and soil sampling before excavation with removal of soils exceeding state screening levels.

The public review period is from November 23, 2026, to December 23, 2026. The Initial Study/Mitigated Negative Declaration is available for public review online at https://publicworks.venturacounty.gov/es/projects/ or at the County of Ventura Government Center, 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 Devi Nallamala, no later than 5:00 p.m. on December 23, 2026, to the address listed above. Alternatively, you may email your comments to devi.nallamala@venturacounty.gov. An electronic copy of the Draft MND may also be requested from Devi Nallamala at (805) 658-4354.