



**COUNTY OF VENTURA  
RESOURCE MANAGEMENT AGENCY  
PLANNING DIVISION**

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**DATE:** July 5, 2006

**TO:** West Coast Environmental and Engineering, Attn.: Mr. Jared Varonin,  
AFP, Staff Biologist II, 1838 Eastman Avenue, #200, Ventura, CA 93003

**FROM:** Dan Klemann  
Land Use Permits Section

**SUBJECT:** Biological Initial Study Request (Project Order Number ZN06-0005/SD06-0033/TT 5688)

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As discussed with you today on the phone, I have enclosed the project information and materials that have been submitted to date on the Wildwood Stable Estates Zone Change and Tract Map (Case Nos. ZN06-0005/SD06-0033/TT 5688) for your review and analysis of potential impacts to biological resources. The proposed project consists of a rezone and a subdivision of an approximately 133.2 acre lot, located at 10490 Santa Rosa Road in the Santa Rosa Valley. The proposed project includes a subdivision of a single legal lot into 23 residential lots and a rezone of a portion of the subject property from "AE" (Agricultural Exclusive, 40 acre minimum lot size) to "RE-2 ac" (Residential Exclusive, two acre minimum lot size). Proposed Lots 1-21 would be subject to the proposed RE-2 ac zoning designation and would range between 2.01 and 3.71 acres (net) in size; proposed Lots 22 and 23 each would be approximately 40.1 acres (net) in size and would continue to be subject to the AE zoning designation. The proposed lots are designed to accommodate future residential and private equestrian uses and would be developed by individual property owners.

Access to the project site would be provided via a new, private road from Blanchard Road, near the intersection of Blanchard Road/Santa Rosa Road. Secondary emergency access would be provided via a new road from Santa Rosa Road. Private roadways would provide access to individual lots within the subdivision. Two bridges would be required across Arroyo Santa Rosa Creek. The proposed subdivision would include private, on-site equestrian trails, as well as a public equestrian trail from Santa Rosa Road to, and along, the portion of Arroyo Santa Rosa Creek located within the proposed subdivision.

Approximately 175,000 cubic yards (cut and fill) of grading is proposed to install utilities, construct private roadways, construct bridges across Arroyo Santa Rosa Creek, and create building pads for each proposed lot. The Camrosa Water District would provide water and private septic systems would provide sewage disposal for each residential lot. The proposed project has the potential to remove 19 Mexican elderberry (*Sanbucus maxicana*), five California black walnut (*Jugulans californica*), and one Peruvian pepper (*Schinus molle*), as well as California coastal sage scrub habitat.

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Pursuant to Project Order Number ZN06-0005/SD06-0033/TT 5688, please review the enclosed information in order to complete the following tasks:

- (a) Determine if you have all of the information that is required in order assess project-specific and cumulative impacts to biological resources; and,
- (b) If you have all of the requisite information, prepare an Initial Study checklist (Section 6, *Biological Resources*) that meets the requirements of the *Ventura County Initial Study Assessment Guidelines* (February 2006).

**Please submit your request for additional information or Initial Study checklist/discussion by no later than July 25, 2006.** Please submit a hardcopy of the Initial Study checklist/discussion to me, as well as an electronic version (PDF) to me at daniel.klemann@ventura.org and Ms. Liz Chattin at elizabeth.chattin@ventura.org.

Please contact me at (805) 654-3588 if you have any specific questions concerning this case. Thank you once again for accepting this project.