

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Coastal Planned Development (PD) Permit Case No. PL17-0005
2. **Applicant:** Sanjiv and Shubha Jain
3. **Location:** The project site is located at 41700 Pacific Coast Highway, in the unincorporated area of Ventura County
4. **Assessor's Parcel No.:** 700-0-200-655
5. **Parcel Size:** The subject property is 16,552 sq. ft. in area.
6. **General Plan Designation:** Existing Community
7. **Zoning Designation:** Coastal Residential Planned Development (CRPD-3 DU/AC)
8. **Responsible and/or Trustee Agencies:** California Coastal Commission
9. **Project Description:** The applicant is requesting a Coastal Planned Development (PD) Permit for the demolition of an existing 4,500 square foot (sq. ft.) two-story single family dwelling (SFD) with an attached two-car garage and the construction of a new 5,049 sq. ft. two-story SFD with an attached 352 sq. ft. garage and a detached 491 sq. ft. one-story accessory dwelling unit (ADU) located on a lot addressed as 41700 Pacific Coast Highway. The new SFD will contain five bedrooms, five bathrooms and one half-bathroom. The ADU will contain one bedroom and one bathroom. The project includes the construction of a 10 foot by 29-foot outdoor pool, installation of six biofiltration planter boxes (adding up to total 585 sq. ft.) to treat the volume of storm water runoff resulting from a 100-year storm, and approximately 330 linear feet of retaining walls ranging in height from 2 feet to 12 feet high. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200- 815, -765, and -715 before connecting to Pacific Coast Highway.

POSTED
JAN 31 2020

 MARK A. LUNN
 Ventura County Clerk and Recorder
 By: _____, Deputy

Water is provided by Yerba Buena Water Company and wastewater disposal will be handled by a new onsite wastewater treatment system (OWTS).

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.



List of Potentially Significant Environmental Impacts Identified:

Section B 8A. Cultural Resources – Archaeological Resources: The proposed project has the potential to disturb subsurface archeological resources during the construction of the proposed buildings. The applicant will be required to provide both archeological and Native American monitors for the duration of ground disturbing activities. In the event that archaeological resources or remains are accidentally discovered, the applicant will be required to halt work and determine an appropriate course of action with concurrence from the County. With the implementation of Mitigation Measures CULTURAL – 1 and CULTURAL – 2, significant project-specific or cumulative impacts related to the demolition or material alteration of the physical characteristics of an archaeological resource would be reduced to a less-than-significant level.

The public review period is from February 7, 2020 to March 9, 2020. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 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 John Oquendo, no later than 5:00 p.m. on March 9, 2020 to the address listed above. Alternatively, you may e-mail your comments to the case planner at John.Oquendo@Ventura.org.

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held at a date to be determined.



Jennifer Welch, Manager
Residential Permit Section



Date