

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development (PD) Permit Case No. PL17-0005

Applicant: Sanjiv and Shubha Jain, 41700 Pacific Coast Highway, Malibu, CA

Location: The project site is located at 41700 Pacific Coast Highway, in the unincorporated area of Ventura County

Assessor's Parcel No.: 700-0-200-655

Parcel Size: The subject property is 16,552 sq. ft. in area.

General Plan Designation: Existing Community

Zoning Designation: Coastal Residential Planned Development (CRPD-3 DU/AC)

Responsible and/or Trustee Agencies: California Coastal Commission

Project Description: The applicant is requesting a Coastal Planned Development (PD) Permit for the demolition of an existing two-story single family dwelling (SFD) with an attached two-car garage and the construction of a new 5,049 square foot (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 16,552 sq. ft. lot addressed as 41700 Pacific Coast Highway. The new SFD will contain 5 bedrooms, 5 bathrooms and 1 half bathroom. The ADU will contain 1 bedroom and 1 bathroom. The project includes the construction of a 10 ft by 29 ft outdoor pool, installation of 6 biofiltration planter boxes (adding up to total 585 sq. ft.), and 330 linear feet (LF) of retaining walls up to 12 feet high at the southern portions of the SFD and ADU. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200- 815, -765, & -715 and connects to Pacific Coast Highway.

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

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental



analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the 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. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

1. **Section B 8A. Cultural Resources – Archaeological Resources:** The proposed project has the potential to disturb subsurface archeological resources through 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.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: February 7, 2020 through March 9, 2020

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select “CEQA Environmental Review”) or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to John Oquendo, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at John.Oquendo@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on

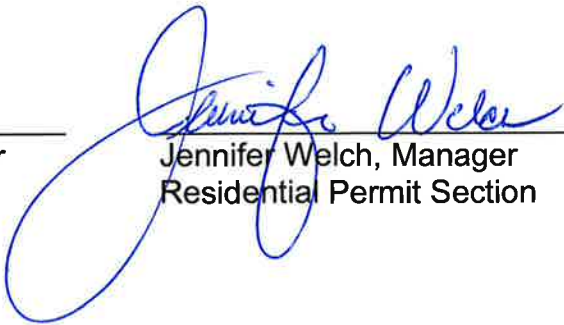
the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Reviewed for Release to the Public by:



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Jennifer Welch, Manager
Residential Permit Section