

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

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

1. **Entitlement:** Coastal Planned Development Permit (CPD) Case No. PL19-0073
2. **Applicant:** Don Edwards for Anacapa Homes
3. **Location:** 6996 Bakersfield Avenue, Ventura County unincorporated area of La Conchita
4. **Assessor's Parcel Nos.:** 060-0-072-345 and 060-0-072-355
5. **Parcel Size:** 0.11 acres
6. **General Plan Designation:** Existing Community
7. **Zoning Designation:** RB 3,000 SF (Residential Beach 3,000 square feet minimum lot size)
8. **Responsible and/or Trustee Agencies:** None
9. **Project Description:** The applicant requests that a Coastal Planned Development Permit be granted that would authorize the construction of a new 1,296 square foot (sq. ft.) manufactured home with 768 sq. ft. detached garage, for a total of 2,064 square feet of new development on an existing legal lot. Casitas Municipal Water District would provide potable water service to the project site with the submittal and approval of a water service application and payment for water allocation (Casitas Municipal Water District Letter, dated February 22, 2019). The applicant has proposed to install an on-site wastewater treatment system of that includes a 1,500-gallon septic tank with two, 25-foot (in length) leach lines that would be located behind the proposed garage. In order to mitigate for debris flow risk that currently exists in the La Conchita area, the proposed development has been designed so that the pad elevation for the dwelling and garage will be raised by two feet and utilize an engineered impact wall to divert flowing mud around the structures. Access to the project site will be made available via Bakersfield Avenue.

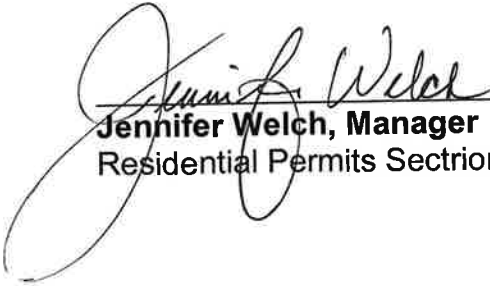
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 MARK A. LUNN
 Ventura County Clerk and Recorder
 Deputy

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Division has determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

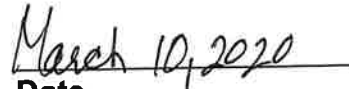
The public review period is from March 23, 2020, to April 22, 2020. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit



written comments to Kristina Boero no later than 5:00 p.m. on April 22, 2020 to the address listed above. Alternatively, you may e-mail your comments to the case planner at kristina.boero@ventura.org.



Jennifer Welch, Manager
Residential Permits Section



Date