

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development Permit (CPD) Case No. PL19-0073

Applicant: Don Edwards for Anacapa Homes

Location: 6996 Bakersfield Avenue, Ventura County unincorporated area of La Conchita

Assessor's Parcel Nos.: 060-0-072-345 and 060-0-072-355

Parcel Size: 0.11 acres

General Plan Designation: Existing Community

Zoning Designation: RB 3,000 SF (Residential Beach 3,000 square feet minimum lot size)

Responsible and/or Trustee Agencies: None

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

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency (RMA), 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 will not have a significant effect on the environment, and a Negative Declaration has been prepared.



C. PUBLIC REVIEW:

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

Document Posting Period: March 23, 2020, to April 22, 2020

Public Review: The Initial Study/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 Department, 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/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to the case planner, Kristina Boero, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at kristina.boero@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

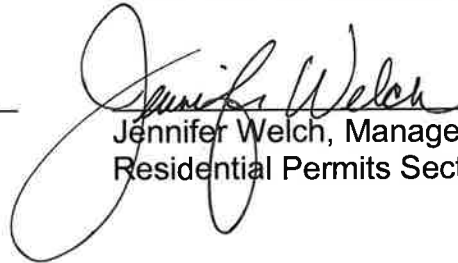
Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



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Reviewed for Release to the Public by:



Jennifer Welch, Manager
Residential Permits Section