

# county of ventura

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## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Planned Development (PD) Permit Case No. PL17-0117

**Applicant:** Douglas and Helen Passarelli, 30765 Pacific Coast Highway #104, Malibu, CA 90265

**Location:** Pacific View Drive and Houston Road (no assigned address), located in the Santa Monica Mountains of the unincorporated area of Ventura County.

**Assessor's Parcel Nos.:** 700-0-122-295, -300, and -340

**Parcel Size:** 11.15 acres

**General Plan Designation:** Open Space

**Coastal Area Plan Land Use Designation:** Open Space

**Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)

**Responsible and/or Trustee Agencies:** California Coastal Commission and California Department of Fish and Wildlife.

**Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct 2,731 square feet (sq. ft.) two-story single-family dwelling with a detached 924 sq. ft. three-car garage and a 1,125 sq. ft. pool, on a cleared building pad (6,513 sq. ft.). Total disturbed area is approximately 2.04 acres. A fence to contain pets is proposed to be located within the 100-foot fuel modification zone around structures. A private well is proposed to provide water to the project and an eight feet diameter water tank is proposed to provide additional water for fire suppression. The well is proposed to be located approximately 50 feet north from the proposed garage and the water tank is proposed to be located approximately 40 feet west of the proposed garage. A private septic system is proposed to handle domestic waste water. A 1,650 cubic feet infiltration/detention basin is proposed west of the proposed building pad and will capture stormwater runoff and allow infiltration, serving to limit runoff from the project site. Access to the site is proposed to be provided by a 15-foot wide private driveway with a hammerhead turn-around for Fire Department



access. Estimated earthwork includes 869 cubic yards (cy) of cut and 2,367 cy of fill to prepare the site for the proposed development.

The project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. If the well test demonstrates that it can support the proposed residential use of the property, Phase Two will proceed. If the well fails to provide water, the Coastal Planned Development Permit will be modified to restore temporarily disturbed Environmentally Sensitive Habitat Area (ESHA) and to identify a new water source/location. The applicant is also requesting to live on the property in a recreational vehicle during construction in keeping with Section 8175-5.141 of the Coastal Zoning Ordinance (CZO).

**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 4B, Biological Resources, Ecological Communities – Sensitive Plant Communities: The Initial Study found that the proposed project would have potentially significant impacts to sensitive plant communities. Impacts will be less than significant with the implementation of the Mitigation Measures BIO-1 and BIO-2, which requires exclusion fencing and native landscaping and erosion control seed mix.
2. Section 4D, Biological Resources, Ecological Communities – ESHA: The Initial Study found that the proposed project would have potentially significant impacts to ESHA. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 through BIO-4, which requires exclusion fencing, native landscaping and erosion control seed mix, enhance, restore, establish and preserve ESHA, and a fuel modification plan.
3. Section 4E, Biological Resources, Habitat Connectivity: The Initial Study found that the proposed project would have potentially significant impacts to wildlife movement. Impacts will be less than significant with the implementation of Mitigation Measures BIO-5 and BIO-6, which requires that all fences be permeable to wildlife and an approved lighting plan would be required.

4. Section 4F, Biological Resources: The Initial Study found that the proposed project would be consistent with the applicable General Plan Goals and Coastal Area Plan Policies governing biological resources, with the implementation of all the above mitigation measures (BIO-1 through BIO-6).

**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:** March 13, 2019 through April 12, 2019


**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/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 Pearl Suphakarn, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at [pearl.suphakarn@ventura.org](mailto:pearl.suphakarn@ventura.org).

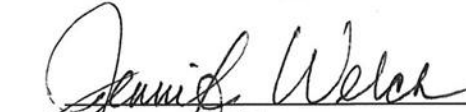
**E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

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:**

  
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**Reviewed for Release to the Public by:**

  
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