

# 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:** Planned Development (PD) Permit Case No. PL17-0117
2. **Applicant:** Douglas and Helen Passarelli, 30765 Pacific Coast Highway #104, Malibu, CA 90265
3. **Location:** Pacific View Drive and Houston Road (no assigned address), located in the Santa Monica Mountains of the unincorporated area of Ventura County.
4. **Assessor's Parcel Nos.:** 700-0-122-295, -300, and -340
5. **Parcel Size:** 11.15 acres
6. **General Plan Designation:** Open Space
7. **Coastal Area Plan Land Use Designation:** Open Space
8. **Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)
9. **Responsible and/or Trustee Agencies:** California Coastal Commission and California Department of Fish and Wildlife.
10. **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

POSTED  
 MAR 05 2019  
 RIK A. LUNN  
 Ventura County Clerk and Recorder  
 By: \_\_\_\_\_ Deputy



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).

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.

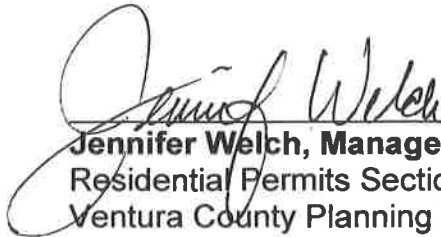
**List of Potentially Significant Environmental Impacts Identified:**

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).

The public review period is from March 13, 2019 to April 12, 2019. 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, 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 Pearl Suphakarn, no later than 5:00 p.m. on April 12, 2019 to the

address listed above. Alternatively, you may fax your comments to (805) 654-2509 or e-mail the case planner at pearl.suphakarn@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 in the Santa Cruz Conference Room, 800 South Victoria Avenue, Ventura, CA 93009.

  
\_\_\_\_\_  
**Jennifer Welch, Manager**  
Residential Permits Section  
Ventura County Planning Division

March 5, 2019  
**Date**