



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development (PD) Permit for the Rubin Residence, Case No. PL19-0011

Applicant: Feilani and Larry Rubin

Location: Yerba Buena Road (no assigned address), located in the Santa Monica Mountains of the unincorporated area of Ventura County.

Assessor's Parcel No.: 700-0-060-170

Parcel Size: 5 acres

General Plan 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 a 2,700 square foot (sq. ft.) single-story single-family dwelling (21 feet 11 inches) with an attached 994 sq. ft. 3-car garage, a 400 sq. ft. accessory dwelling unit, and an attached 1,100 sq. ft. covered patio. The accessory dwelling unit is to be constructed over the garage and will have a maximum height of 21 feet 11 inches.

Estimated earthwork includes 5,480 cubic yards of cut and 1,259 cubic yards of fill is to prepare the site for the proposed development. Runoff from the project would be conveyed via drainpipes and storm drains located immediately north of the proposed dwelling and at the southwest corner of the proposed driveway with an outlet and 30' long riprap outfall immediately downslope of the driveway. Estimated earthwork includes 6,437 cubic yards (cy) cut and 1,100 cy fill with excess soil being exported.

Water is to be provided by an onsite private well (SWN 01S20W22L003S) and a 10,000-gallon water tank for domestic water storage and fire suppression. Wastewater will be handled by an on-site wastewater system that consists of an onsite wastewater treatment system (OWTS) consisting of one 1,500-gallon septic tank, one 1000-gallon tank with SeptiTech STAAR 0.5 UV device, and two

seepage pits. An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling. Access to the site is provided by a private driveway with direct access to Yerba Buena.

The proposed project will permanently remove approximately 39,038 sq. ft. (0.89 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the grading footprint and construction of a residence, garage/guesthouse, driveway, water storage tank and well, and septic system. The required 100-foot fuel modification zone will affect an additional 41,382 sq. ft. (0.95 acres). The total amount of ESHA affected by the project will be 1.84 acres.

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 4A, Biological Resources, Species: The Initial Study found that the proposed project would have potentially significant impacts to special-status wildlife species. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-7, which require pre-construction surveys and relocation of special-status species (if necessary), avoidance of woodrat nests (and relocation if necessary), installation of temporary fencing around the development envelope during construction, and an approved fuel modification plan.
2. Section 4B, Biological Resources, Sensitive Plant Communities: The Initial Study found that the proposed project would have potentially significant impacts to sensitive plant communities [Environmentally Sensitive Habitat Areas (ESHA)]. Impacts will be less than significant with the implementation of Mitigation Measures BIO-3 and BIO-4, which requires the installation of temporary fencing around the development envelope during construction and prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix.
3. 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-3 and BIO-4, as well as Mitigation Measures BIO-5 and BIO-6, which require the following: compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development and a permanent protection of ESHA through the prohibition of specific activities.

4. Section 4E, Biological Resources, Habitat Connectivity: The Initial Study found that the proposed project would have potentially significant impacts to habitat connectivity. Impacts will be less than significant with the implementation of Mitigation Measures BIO-7 through BIO-9, which require an approved fuel modification plan would be required to minimize impacts to ESHA from fuel modification activities, the use of wildlife permeable fencing adjacent to wildlife corridors, and requirements for outdoor lighting and non-reflective materials to reduce potential impacts of lighting and glare.
5. 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-9.
6. Sections 6a and 6b, Scenic Resources: The Initial Study found that the proposed project would have a potentially significant impact to biological resources. Impacts will be less than significant with the implementation of Mitigation Measures BIO-6, BIO-7, and BIO-9.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property and residents within 100 feet on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: June 9, 2021 through July 8, 2021

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 by appointment only 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 Angela Georgeff 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 angela.georgeff@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

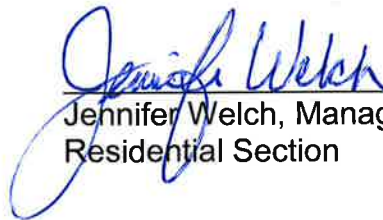
Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed Mitigation Measures will reduce those effects to less than significant levels.

Prepared by:

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