



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development (PD) Permit Case No. PL20-0057

Applicant: Timothy and Susan Finnegan

Location: 8077 Buena Fortuna Street in the community of Rincon Point Beach

Assessor's Parcel No.: 008-0-170-410

Parcel Size: 0.16 acres [7,164 square feet]

General Plan Designation: Low Density Residential

Zoning Designation: CR1-7,000 sq. ft. (Coastal Single-Family Residential, 7,000 square feet minimum lot size)

Responsible and/or Trustee Agencies: California Coastal Commission, California Fish and Wildlife Service, Native American Heritage Commission

Project Description: The Applicant requests a Coastal PD Permit be authorized for the construction of a 338 sq. ft. one-story accessory dwelling unit (ADU) on the subject property. The dwelling unit will be attached to the rear of the existing single-family dwelling and be setback 15 feet from the rear property line and 5 feet from the side property line. The dwelling unit is proposed at 13 feet in height and includes a kitchen, bathroom, and a bedroom. There will not be any interior access from the proposed ADU to the existing single-family dwelling (Attachment 3).

The California Department of Housing and Community Development does not require a designated parking space for ADU's¹. Water will be provided by the Casitas Municipal Water District (Casitas Will Serve Letter, dated June 16, 2020) and the ADU will connect to the existing sewer line located on Buena Fortuna Street and operated by the Carpentaria Sanitation District (Carpentaria Can and Will Serve letter, dated November 15, 2019). No native vegetation and no grading is proposed with the exception of removal and recompaction for the proposed pad.

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.

¹ https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

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:

Item 8A (Cultural Resources Archaeological): Due to the sensitivity of the surrounding area and disturbance of potentially significant subsurface deposits associated with a known archaeological site in the vicinity of the project site, a Native American monitor and qualified archeologist shall be present to monitor all subsurface grading, trenching, or construction activities. With the implementation of this mitigation measure, potentially significant impacts will be reduced to a less than significant level.

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: July 26, 2021 to August 25, 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 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, Wednesday or 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 Kristina Boero, 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 kristina.boero@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

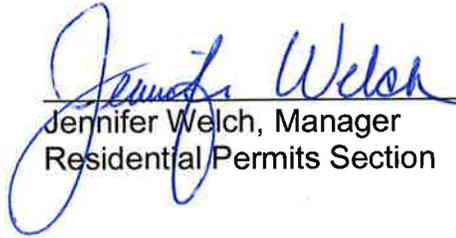
Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been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

Prepared by:

Reviewed for Release to the Public by:



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