



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:** Coastal Planned Development (PD) Permit Case No. PL20-0057
2. **Applicant:** Timothy and Susan Finnegan
3. **Location:** 8077 Buena Fortuna Street in the community of Rincon Point Beach
4. **Assessor's Parcel No.:** 008-0-170-410
5. **Parcel Size:** 0.16 acres [7,164 square feet]
6. **General Plan Designation:** Low Density Residential
7. **Zoning Designation:** CR1-7,000 sq. ft. (Coastal Single-Family Residential, 7,000 square feet minimum lot size)
8. **Responsible and/or Trustee Agencies:** California Coastal Commission, California Fish and Wildlife Service, Native American Heritage Commission
9. **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).

POSTED
JUL 16 2021
MARK A. LUNN
Ventura County Clerk and Recorder

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 Carpinteria Sanitation District (Carpinteria 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.

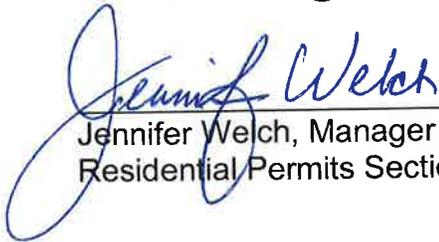
In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a 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

List 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.

The public review period is from July 26, 2021 to August 25, 2021. The Initial Study/Mitigated Negative Declaration is available for public review on-line at 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, Wednesday or Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on August 25, 2021 to the address listed above. Alternatively, you may e-mail your comments to the case planner at kristina.boero@ventura.org.



Jennifer Welch, Manager
Residential Permits Section


Date