



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

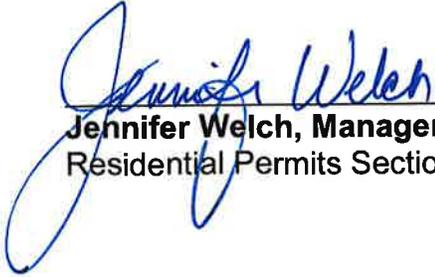
The County of Ventura, Resource Management Agency (RMA), Planning Division, as the Lead Agency, has reviewed the following project:

1. **Entitlement:** Coastal Planned Development (CPD) Permit Case No. PL20-0108
2. **Applicant:** Mark J. Muleady Trust
3. **Location:** The project site is undeveloped and located on Sunland Avenue in the Ventura County unincorporated community of La Conchita.
4. **Assessor's Parcel Nos.:** 060-0-064-220 and 060-0-064-230
5. **Parcel Size:** 0.11 acres (4,791 sq. ft.)
6. **General Plan Designation:** Residential Beach
7. **Existing Zoning:** RB 3,000 square feet (Residential Beach 3,000 sq. ft. minimum lot size)
8. **Responsible and/or Trustee Agencies:** California Coastal Commission, California Native American Heritage Commission
9. **Project Description:** The Applicant requests that a CPD Permit be granted for the construction of a new 2-story 1,275 square foot (sq. ft.) single family dwelling built above a 909 sq. ft. garage with 366 sq. ft. storage area on an undeveloped lot in the community of La Conchita. A 400 sq. ft. second floor deck is also proposed. Casitas Municipal Water District (CMWD) would provide potable water service to the project site with the submittal and approval of a water service application and payment for water allocation (CMWD Letter, dated October 4, 2019). The Applicant has proposed to install an onsite wastewater treatment system (OWTS) that includes a 1,500-gallon septic tank with two leach lines (a 17 linear foot and a 50 linear foot line) that would be located behind the proposed dwelling. In order to mitigate for debris flow risk that currently exists in the La Conchita area, the proposed development has been designed so that the pad elevation for the dwelling and garage will be raised by two feet and utilize an engineered impact wall at least 6 feet in height that would be constructed on the slope facing (east) side of the property to divert flowing mud around the structures. Access to the project site will be made available via Sunland Avenue.

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Division has determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from September 10, 2021 to October 11, 2021. The Initial Study/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 through Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on October 10, 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