



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 and Variance Case No. PL20-0122
2. **Applicant:** Steve Tight
3. **Location:** 3084 Solimar Beach Drive in the community of Solimar Beach
4. **Assessor's Parcel No.:** 060-0-350-265
5. **Parcel Size:** 0.08 acres [3,484 sq. ft.]
6. **General Plan Designation:** Residential Beach
7. **Zoning Designation:** Residential Beach – 3,000 sq. ft. minimum parcel size
8. **Responsible and/or Trustee Agencies:** California Coastal Commission, California Department of Fish and Wildlife, Native American Heritage Commission
9. **Project Description:** The applicant, Steven Tight, is requesting a Coastal Planned Development permit for the construction of proposed additions to an existing two-story single-family dwelling (SFD), and a Variance to allow a reduced front setback.

The proposed structural modifications include the following:

- 141 sq. ft. addition to the first floor by enclosing an existing open-air entryway and expanding the dining room into an existing covered porch;
- 159 sq. ft. expansion of the existing one-car garage to create a two-car garage;
- 595 sq. ft. second floor addition;
- 108 sq. ft. loft above the second floor; and
- 180 sq. ft. addition to rear balconies.

The existing single-family dwelling has a height of 23 feet, 4 inches above the first-floor finished surface. Under the proposal, height would increase to 28 feet above the finish floor surface.

The proposed Variance is for the following:

The RB zone required front setback is 10 feet. The existing single-family dwelling (i.e. first floor and garage door) is located eight feet from the front property line, as originally constructed. Additionally, the dwelling includes a one-car garage and

not two covered parking spaces as required pursuant to Section 8176-3.7 of the Ventura County Coastal Zoning Ordinance (CZO). The Applicant proposes to enclose the entry way to accommodate one additional covered parking space. The Variance is for a two-foot encroachment into the required 10-foot front setback. The Variance would accommodate the expansion of the garage and the addition of proposed living space on the second floor to align with the existing first floor façade.

A raised foundation will be constructed to support all ground-floor additions. The project would result in approximately 300 sq. ft. of ground disturbance. No existing vegetation or trees would be removed or encroached upon as a result of the proposed project.

Water to the site is provided by the Casitas Municipal Water District and wastewater disposal is provided by Ventura County Service Area No. 29. Access to the single-family dwelling is provided from Pacific Coast Highway by way of Solimar Beach Drive, a private road.

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.

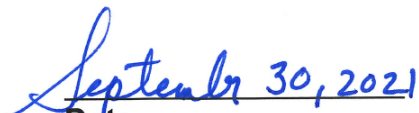
List of Potentially Significant Environmental Impacts Identified:

Item 8A (Cultural Resources – Archaeological): Due to the sensitivity of the surrounding area and disturbance of potentially significant subsurface deposits, a Native American and archaeological monitor 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 October 13, 2021 to November 12, 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 through Friday. The public is encouraged to submit written comments to Michael Conger, no later than 5:00 p.m. on November 12, 2021 to the address listed above. Alternatively, you may e-mail your comments to the case planner at Michael.Conger@ventura.org.



Jennifer Trunk, Manager
Residential Permits Section



Date