

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Coastal Planned Development (PD) Permit Case No. PL17-0088

Lead Agency: County of Ventura Planning Division

Contact Name: Noe Torres

Email: noe.torres@ventura.org Phone Number: 805-653635

Project Location: 12233 Cotharin Road, Malibu, CA 90265 Ventura
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Applicant requests a Coastal Planned Development (PD) Permit to construct a 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling. The following accessory structures that were placed on the property without a permit will be removed:

- 800 sq. ft. plastic shade house wood framed structure
- 600 sq. ft. plastic shade house wood framed structure
- 800 sq. ft. plastic shade house wood framed structure
- Three (3) 120 sq. ft. wood framed cooler sheds

See attachment for complete project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

In accordance with §15063 of the California Environmental Quality Act (CEQA) Guidelines, the Ventura County Planning Division, in consultation with other appropriate public agencies, prepared an Initial Study, and has determined that the proposed project referenced above could have significant environmental impacts with respect to Biological Resources- Species, Ecological Communities-ESHA, Habitat Connectivity, Archeological Resources. However, the Initial Study identified mitigation measures that could reduce the impacts to a less-than-significant level.

See attachment for list of mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife

Project Description:

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Proposed accessory structures will be used for the existing farming operation:

- 160 sq. ft. Agricultural cargo container (AG container #1)
- 160 sq. ft. Agricultural cargo container (AG container # 2)

In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland was removed without a permit. The Permittee will be required to mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total).

Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road. (Attachment 3 – Project Plans)

Mitigation Measures

1. Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

2. Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8178-7 of the Ventura County Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

3. Mitigation Measure BIO-3: Pre-Construction Surveys and Impact Avoidance

Purpose: To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.

4. Mitigation Measure BIO-4: Monarch Butterfly Surveys and Avoidance

Purpose: To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.

5. Mitigation Measure BIO-5: Avoidance of Nesting Birds

Purpose: To prevent impacts to birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3503, land clearing and construction activities shall be regulated.

6. Mitigation Measure BIO-6: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with ESHA Goal 1 Ventura County General Plan Goal Policies and Programs (updated 2022), ground disturbance and vegetation removal in ESHA outside of the construction footprint is prohibited

7. Mitigation Measure BIO-7: Invasive Species Seeding and Landscaping

Purpose: To ensure protection of adjacent ESHA from the introduction of invasive species as required under the Local Coastal Program and the Coastal Act.

8. Mitigation Measure BIO-8: Compensatory Mitigation for Loss of ESHA

Purpose: The purpose of this condition is to require an ESHA Mitigation Plan in compliance with Ventura County Coastal Zoning Ordinance § 8178-2.10.9 and Appendix E2, Section AE-2.1.

9. Mitigation Measure BIO-9: Fuel Modification Plan

Purpose: To mitigate potentially significant impacts to ESHA from fuel modification activities.

10. Mitigation Measure BIO-10: Fencing Adjacent to Wildlife Corridors

Purpose: To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

Mitigation Measures

11. Mitigation Measure BIO-11: Wildlife Habitat Outdoor Lighting/Glare Condition

Purpose: To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat.

12. Condition of Approval – Scenic Resources: Materials and Colors in the Santa Monica Mountains Overlay Zone

Purpose: In order to ensure that buildings and structures comply with Public Resources Code §§ 30240(b) and 30251.

13. Mitigation Measure CR-1

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.