

## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Coastal Planned Development (PD) Permit Case No. PL17-0103

**Applicant:** Michael and Leslie Salove, 7161 Grasswood Avenue, Malibu, CA 90265

**Location:** Pacific View Drive (no assigned address), located in the Santa Monica Mountains of the unincorporated area of Ventura County.

**Assessor's Parcel Nos.:** 700-0-010-595 and 700-0-010-605.

**Parcel Size:** 40.34 acres

**General Plan Designation:** Open Space

**Coastal Area Plan Land Use Designation:** Open Space

**Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)

**Responsible and/or Trustee Agencies:** California Coastal Commission and California Department of Fish and Wildlife (CDFW).

**Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct the following: a new 35-foot-high, 9,803-square-foot (sq. ft.) two-story single-family dwelling, a 919 sq. ft. attached garage, 120 sq. ft. mechanical room, 1,705 sq. ft. outdoor covered porches and overhangs, 1,472 sq. ft. pool, pool deck and equipment, two (2) 10,000 gallon water tanks, new utilities, new septic system (4,000 gallon septic tank with two 6-foot diameter by 22-foot deep seepage pits overlain by an 8-foot deep sand filtration bed), hardscaping and landscaping on a vacant lot. Estimated earthwork includes 6,996 cubic yards of cut and 2,949 cubic yards of fill to prepare the site for the proposed development (4,047 cubic yards will be exported). The building footprint is 6,823 sq. ft. The residence and access road have been sited in areas that have been cleared of native vegetation. The project proposes to connect the existing permitted well, located on the building pad, to the proposed water tanks to provide water to the property for potable and fire-fighting purposes.



The project proposes to widen and pave the existing dirt access road to comply with the Ventura County Fire Code and the Ventura County Fire Protection District access standards. An 85-foot long by 12-foot wide prefabricated bridge is proposed over the existing drainage channel, and the bridge will not alter the path or course of the drainage channel. The bridge will be free-spanning, and the placement of structural supports will be located outside the ephemeral draining course and adjoining wetlands.

The proposed project will permanently remove approximately 141,779 sq. ft. (3.25 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the access road, the home, and the required 100-foot fuel modification zone. An additional 23,961 sq. ft. (0.55 acres) of ESHA was cleared without a Coastal PD permit for a total of 165,740 sq. ft. (3.80 acres). The permanent loss of 3.80 acres of sensitive plant communities that constitute ESHA will be mitigated at a 2:1 mitigation to impact ratio (7.60 acres of mitigation to offset 3.80 acres of loss of ESHA).

**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:**

1. Section 4A, Biological Resources, Species: The Initial Study found that the proposed project would have potentially significant impacts to plant and animal species. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2, which requires pre-construction surveys and relocation of special-status plants and wildlife.
2. Section 4B, Biological Resources, Ecological Communities – Sensitive Plant Communities: The Initial Study found that the proposed project would have potentially significant impacts to sensitive plant communities. Impacts will be less than significant with the implementation of the Mitigation Measures BIO-3 and BIO-4, which requires temporary protection exclusion fencing along the ESHA buffer area and prohibits non-native, invasive plant species in erosion-control seed mixes and landscaping plans associated with the project.

3. Section 4C, Biological Resources, Ecological Communities – Waters and Wetlands: The Initial Study found that the proposed project would have potentially significant impacts to riparian and wetland vegetation. Impacts will be less than significant with the implementation of Mitigation Measure BIO-5, which requires the implementation of the Waters Mitigation Planting Plan and provide compensatory mitigation for the loss of mulefat scrub that will be caused by the proposed development.
4. Section 4D, Biological Resources, Ecological Communities – ESHA: The Initial Study found that the proposed project would have potentially significant impacts to ESHA. Impacts will be less than significant with the implementation of Mitigation Measures BIO-6 and BIO-7, which requires the following: compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development; permanent protection of all onsite ESHA through a conservation easement or deed restriction; and an approved fuel modification plan would be required to minimize impacts to ESHA from fuel modification activities.
5. Section 4E, Biological Resources, Habitat Connectivity: The Initial Study found that the proposed project would have potentially significant impacts to wildlife movement. Impacts will be less than significant with the implementation of Mitigation Measures BIO-8 and BIO-9, which requires that fences or walls be permeable to wildlife and an approved lighting plan would be required to restricts impacts from exterior lighting and glare.
6. Section 4F, Biological Resources: The Initial Study found that the proposed project would have a potentially significant impact to biological resources. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 through BIO-9.

**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:** May 7, 2019 through June 6, 2019

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/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 through Friday.

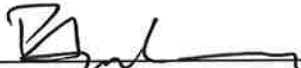
**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Pearl Suphakarn, the case planner, at

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 pearl.suphakarn@ventura.org.

**E. 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:**



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**Reviewed for Release to the Public by:**



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