



Planning Division
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**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN BUENAVENTURA, CALIFORNIA**

The City of Ventura has reviewed an application for the following proposed project:

- A. Project Description for Case #PROJ-04633:** This environmental document analyzes the a Zone Change, a Planned Development Permit, and a Tentative Parcel Map for a two-way lot split on a 1.72 Acres (74,836 square feet) property with an existing 3,927 square foot single-family residence with a 441 square-foot attached garage and a second 1,100 square-foot detached garage located in the Residential Single-Family (R-1-1AC) Zone. The proposed zone change is from R-1-1AC (Single Family Residence – One Unit per Acre) to RPD-2U - Residential Planned Development – Two Units per Acre. The Tentative Parcel Map includes an 8,042 square foot Building Envelope within a 13,723 square-foot Development Envelope on proposed Parcel 2 to restrict future development to specific areas. Access to the property is currently provided via private driveway accessed from Foothill Road. The project is located at 5565 Foothill Road; Steve Tedesco, applicant; Single Family Residence – 1 unit per acre.
- B. Proposed Finding.** In accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 *et seq.*), and consistent with State CEQA Guidelines (California Code of Regulations) Section 15070, and following the completion of an Initial Study (IS), the Planning Division of the City of Ventura has determined that there is no substantial evidence that the proposed project would have a significant adverse effect on the environment, and that a mitigated negative declaration (MND) may be adopted.
- C. Fish and Wildlife Impacts:** On the basis of the information contained in the IS, and on the record as a whole, there is no evidence that there will be an adverse effect on fish or wildlife habitats or resources since none of the factors listed in Section 2R.450.630 of the Municipal Code are present.
- D. Hazards:** The project site is not on any of the lists enumerated under California Government Code Section 65962.5 including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.
- E. Document Review and Comment.** A 21-day public review period for the proposed Mitigated Negative Declaration will be held from October 23, 2018 and ends

November 12, 2018 at 5pm. The document, technical studies, and reference materials are available for public review at the City of Ventura, Planning Division, Room 117, 501 Poli Street, Ventura, CA 93001 or on the city's website at <https://www.cityofventura.ca.gov/450/Current-Environmental-Documents-for-Rev>

F. Alternatively, the draft IS/MND and referenced project documents are available for review between 8:00 a.m. to 5:00 p.m., Monday through Friday (closed on alternate Fridays, including October 26th and November 9th during the review period) at the Planning Counter, City Hall, 501 Poli Street, Ventura CA 93001.

G. Public Hearing and Comments. A public hearing on the project described above is approximately scheduled before the Planning Commission on December 19, 2018 at 6:00 pm in the City Council Chambers at City Hall located at 501 Poli Street, Ventura, CA 93001. Separate public noticing will be provided prior to the public hearing. All comments concerning the draft MND should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Maruja Clensay, Senior Planner, at (805) 658-4749. Written comments may be mailed or faxed (805/ 655-7560) to the City of Ventura, Planning Division, 501 Poli Street, CA 93001 or emailed directly to mclensay@cityofventura.ca.gov.

10/22/2018

Date



Maruja Clensay, Senior Planner