



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

StartOver

Save

RECEIPT NUMBER:
 56 — 08/21/2024 —
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2005121159

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Ventura	LEAD AGENCY EMAIL noe.torres@ventura.org	DATE 08/21/2024
COUNTY/STATE AGENCY OF FILING Ventura		DOCUMENT NUMBER

PROJECT TITLE
 Coastal Planned Development PL24-0013

PROJECT APPLICANT NAME Ronald Coleman	PROJECT APPLICANT EMAIL rocinvestments2004@yahoo.com	PHONE NUMBER (818) 429-3442
PROJECT APPLICANT ADDRESS 11312 Yerba Buena Road	CITY Malibu	STATE CA
		ZIP CODE 90265

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>Noe Torres</i>	AGENCY OF FILING PRINTED NAME AND TITLE Noe Torres, Associate Planner, County of Ventura
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FILED

DATE: **AUG 21 2024**

MICHELLE ASCENCION
 Ventura County Clerk-Recorder
 By: *Edmarcelo Lopez*, Deputy

POSTED

AUG 21 2024

MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____, Deputy



NOTICE OF DETERMINATION

TO: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

FROM: County of Ventura
Resource Management Agency
(RMA), Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814

SUBJECT: Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE AND CASE NO.: Coastal Planned Development PL24-0013

APPLICANT: Ronald Coleman

APPLICANT ADDRESS: 11312 Yerba Buena Road, Malibu, CA 90265

STATE CLEARINGHOUSE NO.: 2005121159

CONTACT PERSON: Ronald Coleman

TELEPHONE NO.: 818-429-3442

PROJECT LOCATION: 11624 Ellice Street, Malibu, CA 90265

PROJECT DESCRIPTION: The applicant requests a Coastal Planned Development Permit for the construction of a new single-family dwelling consisting of 10,006 square feet (sq. ft.), 1,621 sq. ft. of covered entry and porches, a 1,035 sq. ft. attached garage, and a 66 sq. ft. detached accessory structure (12,728 sq. ft. total). The house will feature six bedrooms, six full bathrooms, two powder rooms, a kitchen, pantry, laundry, gym, theater, wine room and wet bar. Outside facilities include a pool, spa, barbeque entertainment area, pickleball court and decks. The house exterior elevation is a modern beach style home with stucco exterior walls, metal and wood trim around windows and doors, and a flat roof. Water is provided by the Yerba Buena Water Company and wastewater disposal is handled by an onsite wastewater treatment system. The property was created in its current configuration as Lot 4 of Tract 5457 and existing site

improvements including the graded pad, landscaping, and fencing were approved as part of Tract 5457.

This is to advise that on July 31, 2024, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

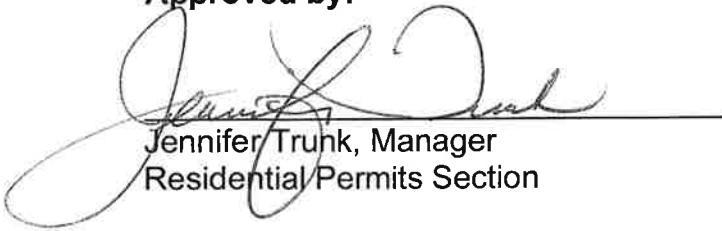
1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted.

The Mitigated Negative Declaration and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

DATE FILED:

Prepared by: Noe Torres

Approved by:



Jennifer Trunk, Manager
Residential Permits Section

Department of Fish & Game Environmental Filing Transmittal Memorandum/Filing Cash Receipt

Please complete the information and submit a transmittal with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing. Thank you.



20061016-10017921-0 1/1

Ventura County Clerk and Recorder
Philip J. Schmit
10/16/2006 11:29:04 AM
14620 \$1300.00 HE

(for office use only)

Project Title: GPA-06-1;Zone Chg-ZN04-0002;LCP Amend.;TT-5457;CDP-LU04-0068;Street Vacation

Name of Agency County of Ventura, Resource Management Agency - Planning Division
 filing attached document: County of Ventura, Resource Management Agency - Planning Division

The above named agency is filing as: Lead Agency Responsible Agency Trustee Agency

Address of Filing Agency: 800 So. Victoria Ave. Ventura, CA 93009

Document Type (check one):
 Negative Declaration Mitigated Neg. Declaration Environmental Impact Report Exemption

Project Applicant: Ron Coleman - Crown Pointe Estates at Malibu, LLC

Project Applicant Address: 5000 N. Parkway Calabasas Ste. 204 Calabasas, CA 91302

Project Applicant Phone Number: 818 591-2782

Project Applicant is (check one):
 Local Public Agency School District Other Special District State Agency Private Entity

If the agency presenting this document is filing as the responsible agency, **provide a copy** of the Lead Agency's filed documents and complete the following:

Lead Agency: County of Ventura Planning Division

Lead Agency's Project Title: GPA-06-1;ZN04-0002;LCP Amend.;TT-5457;CDP-LU04-0068;Street Vac

Lead Agency's State Receipt #: _____ Lead Agency's Document #: _____

Check Applicable Fees (check all that apply):

- Negative Declaration (\$1,250.00)
- Environmental Impact Report (\$850.00)
- Categorically Exempt
- Statutorily Exempt
- County Administrative Fee (\$50.00)
- De Minimus Impact (**EXEMPT - Provide a Certificate of Fee Exemption**)
- Filed by responsible agency, fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt.)
- Fees have already been paid (Attach a copy of the prior filing and proof of payment.)

Prepared by: Kim Rodriguez Manager, RMA Services

Signature: 10/16/06 805 654-3327

Name Title Date Phone #

DO NOT WRITE BELOW THIS LINE - The following portion will be completed by the Ventura County Clerk's Office.

Total \$ received: 1300.00

Signature of person receiving payment: Irma Hernandez, Deputy County Clerk

(07/2004) CC&R Posted: OCT 16 2006 through _____



MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Coastal Planned Development (PD) Permit for the construction of a new single-family dwelling (PL24-0013)
2. **Applicant:** Bob Mueller (Bloom Holdings LLC), 731 South Highway 101, Suite 2B, Solana Beach, CA 92075
3. **Property Owners:** Ron Coleman (Crown Point Estates at Malibu, LLC), 11312 Yerba Buena Road, Malibu, CA 90265
4. **Location:** 11624 Ellice Street, Malibu, CA 90265
5. **Tax Assessor's Parcel Number:** 700-0-270-055
6. **Lot Size:** 1.29-acre
7. **General Plan Land Use Designation:** ECU-Rural (Existing Community Rural)
8. **Area Plan Land Use Designation:** Residential Low, 1-2 DU/AC (1 to 2 dwellings units per acre)
9. **Zoning Designation:** CR 1-AC (Coastal Rural, 1-acre minimum lot area)
10. **Responsible and/or Trustee Agencies:** California Coastal Commission (Responsible Agency) and California Department of Fish and Wildlife (CDFW)
11. **Project Description:** The applicant requests a Coastal Planned Development (PD) Permit for the construction of a new single-family dwelling consisting of 10,006 square foot (sq. ft.), with 1,621 sq. ft. of covered entry and porches, a 1,035 sq. ft. attached garage and a 66 sq. ft. detached accessory structure (12,728 sq. ft. total). The house will feature six bedrooms, six full bathrooms, two powder rooms, a kitchen, pantry, laundry, gym, theater, wine room and wet bar. Outside facilities include a pool, spa, barbeque entertainment area, pickleball court and decks. The modern beach style home will have stucco exterior walls, metal and wood trim around windows and doors, and a flat roof. Water is provided by the Yerba Buena Water Company and wastewater disposal is handled by an onsite wastewater treatment system. The property was created in its current configuration as Lot 4 of Tract 5457 and existing site improvements including the graded pad, landscaping, and fencing were approved as part of Tract 5457.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On October 10, 2006, the Board of Supervisors adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of Tract No. 5457 (SD04-

0024), a subdivision of a 6.46-acre parcel into five lots (one commercial lot and four residential lots) with concurrent processing of a General Plan Amendment, Local Coastal Program (LCP) Amendment, and Zone Change. The MND analyzed the impacts of the subdivision and related entitlements and found that no significant effect on the environment would result from the project. Mitigation measures were implemented for the following categories: Community Character, Biological Resources (Local Important Species), Scenic Resources, and Daytime Glare.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

The proposed project is a request for a Coastal PD permit for the construction of a new single-family dwelling, which is a continuation of development activities for Tract 5457. The subject lot is Lot 4 of Tract 5457. Existing site improvements including the graded pad, landscaping, and fencing were approved as part of Tract 5457. The previously adopted MND analyzed future impacts associated with the build out of the tract: however, development of dwelling units was not included as part of the approved project. The proposed single-family dwelling will not create any new significant environmental impacts or result in increased severity of previously identified impacts. In accordance with Mitigation Measure Bio1/Visual 1 from Tract 5457, a deed restriction was recorded for Lot 1 and Lot 2 to reduce impacts to the southern coastal bluff sage community, the deed restriction did not include Lot 3 or Lot 4 (project site). The building footprint for the proposed structures will not impact adjacent coastal bluff or biological resources, and the landscape plans have been reviewed to verify compatibility with the natural plant communities of the South Coast Area. Additionally, mitigation measures Glare 1 for Tract 5457 required a deed restriction that prohibited intensive outdoor lighting for outdoor activity. The Covenants, Conditions and Restrictions (CC&Rs) adopted for Tract 5457 require new development to be compatible with approved architectural form and stylistic requirements with the existing and future development of Tract 4483 (Marisol Development). The proposed project includes conditions of approval requiring the submittal and review of all proposed outdoor lighting, and building material and finishes to address any glare and neighborhood compatibility-related impacts from

the proposed project (Exhibit 6 of the Planning Director Staff Report for Case No. PL24-0013, Condition Nos. 18 and 22).

Therefore, the proposed project will not require substantial revisions to the MND due to the involvement of new significant environmental effects nor will the project result in a substantial increase in the severity of previously identified impacts in the adopted MND.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

No major revisions to the previous MND are required, and there are no new significant environmental impacts associated with this proposed project. The existing baseline conditions that were used to analyze potential impacts to the environment have not changed. No new or substantially more severe environmental effects that would result from the proposed project when compared with those identified in the MND have occurred. The proposed project will not establish a new use beyond what was previously analyzed as part of Tract 5457. The proposed project has implemented the previously adopted mitigation measures and will be subject to conditions approval to comply with these ongoing mitigation measures.

Therefore, the proposed project would not create new significant environmental effects or a substantial increase in the severity of significant effects as the result of substantial changes to the background conditions analyzed in the previously adopted MND.

- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous MND, shows any of the following:**
 - a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].**

The proposed project includes the construction of a new single-family dwelling and will not result in any significant effects that were not already discussed in the previous MND. As stated in this Addendum (above), the proposed project will not change the analysis set forth in the previous MND. The proposed project is a continuation of the development activities associated with Tract 5457, the parent project, authorized by the Board of Supervisors. Therefore, no new information of substantial importance has been discovered, and the proposed project will not result in any new significant effects that were not discussed in the previous MND.


Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the adopted MND prior to making a decision on the project.

C. PUBLIC REVIEW:

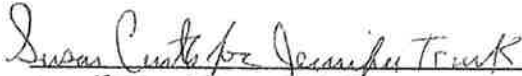
Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the MND does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND.

Prepared by:

Reviewed by:



Noe Torres, Case Planner
Residential Permits Section
Ventura County Planning Division



Jennifer Trunk, Manager
Residential Permits Sections
Ventura County Planning Division