



## NOTICE OF DETERMINATION

**SUSAN CURTIS**  
Assistant Planning Director

**TO:**  **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1210  
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

**FILED**  
**DATE: DEC 14 2022**  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: [Signature], Deputy

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

**PROJECT TITLE AND CASE NO.:** Jain Residence, Coastal Planned Development Case No. PL17-0005

**APPLICANT:** Drs. Sanjiv and Shubha Jain

**APPLICANT ADDRESS:** 1925 Royal Avenue, Simi Valley, CA 93065

**STATE CLEARINGHOUSE NO.:** 2020029013

**CONTACT PERSON:** John Oquendo, Case Planner

**TELEPHONE NO.:** (805) 654-3588

**POSTED**  
**DEC 14 2022**  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: \_\_\_\_\_, Deputy

**PROJECT LOCATION:** The 16,552.8-square foot project site is located at 41700 Pacific Coast Highway, 300 feet southwest of the intersection of Pacific Coast Highway and Tonga Street, in the community of Malibu in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 700-0-200-655.

**PROJECT DESCRIPTION:** The Project is a Coastal Planned Development (PD) Permit for the demolition of an existing 4,500 square foot (sq. ft.) two-story single-family dwelling (SFD) with an attached two-car garage and the construction of a new 4,783 sq. ft. two-story SFD with an attached 348 sq. ft. garage and a detached 502 sq. ft. one-story accessory dwelling unit (ADU) located on a lot addressed as 41700 Pacific Coast Highway. The final set of plans shall remove references to "Guest House" and shall identify the accessory structure as an ADU. The project includes the construction of a 10 foot by 29-foot outdoor pool, installation of four biofiltration planter boxes (adding up to

total 459 sq. ft.) to treat the volume of storm water runoff resulting from a 100-year storm, and retaining walls ranging in height from 2 feet to 12 feet high. The applicant is proposing to retain the existing chain-link fencing along the west and east property line and the southern portion of the lot. The following unpermitted improvements will be removed: rocks associated with the revetment located at the most southerly portion of the lot, railroad ties, stone walls, and brick patio. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200- 815, -765, and -715 before connecting to Pacific Coast Highway.

Water will continue to be provided by Yerba Buena Water Company (YBWC) and wastewater disposal will be handled by a new onsite wastewater treatment system (OWTS) that consists of a 3,654-Microseptec Enviroserver Treatment Tank, with precast distribution box, two existing seepage pits, and two proposed expansion seepage pits.

This is to advise that on November 3, 2022, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

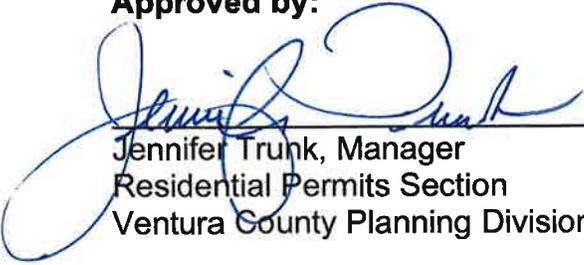
1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting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

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:** December 14, 2022

**Prepared by:** John Oquendo

**Approved by:**



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Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division