

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Coastal Planned Development (CPD) Permit Case No. PL20-0108

Lead Agency: Ventura County Planning Division Contact Person: Kristina Boero
 Mailing Address: 800 S. Victoria Ave. #1740 Phone: 805-654-2467
 City: Ventura Zip: 93009 County: Ventura

Project Location: County: Ventura City/Nearest Community: La Conchita

Cross Streets: Sunland Avenue and Surfside Street Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 34 ° 21 ' 55.42 " N / -119 ° 26 ' 51.75 " W Total Acres: _____

Assessor's Parcel No.: 060-0-064-220 & -230 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: US Route 101 Waterways: Pacific Ocean
 Airports: _____ Railways: Southern Pacific Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1 Acres 0.11
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: Residential Beach; Zoning: RB 3,000 sq. ft.

Project Description: (please use a separate page if necessary)

The Applicant requests that a CPD Permit be granted for the construction of a new 2-story 1,275 square foot (sq. ft.) single family dwelling built above a 909 sq. ft. garage with 366 sq. ft. storage area on an undeveloped lot in the community of La Conchita. A 400 sq. ft. second floor deck is also proposed. Casitas Municipal Water District (CMWD) would provide potable water service to the project site with the submittal and approval of a water service application and payment for water allocation (CMWD Letter, dated October 4, 2019). The Applicant has proposed to install an onsite wastewater treatment system (OWTS) that includes a 1,500-gallon septic tank with two leach lines (a 17 linear foot and a 50 linear foot line) that would be located behind the proposed dwelling. In order to mitigate for debris flow risk that currently exists in the La Conchita area, the proposed development has been designed so that the pad elevation for the dwelling and garage will be raised by two feet and utilize an engineered impact wall at least 6 feet in height that would be constructed on the slope facing (east) side of the property to divert flowing mud around the structures. Access to the project site will be made available via Sunland Avenue.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 10, 2021 Ending Date October 11, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>SPH Architects</u>	Applicant: <u>Mark J Muleady Trust</u>
Address: <u>1507 Callens Road, Suite G</u>	Address: <u>2715 Abbot Kinney Blvd. #1</u>
City/State/Zip: <u>Ventura, CA 93003</u>	City/State/Zip: <u>Venice, CA, 90291</u>
Contact: <u>Penn Hsu</u>	Phone: <u>805-415-0910</u>
Phone: <u>805-415-0910</u>	

Signature of Lead Agency Representative: *Km Bauer* Date: 9-1-2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.