



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

**Print**   **StartOver**   **Save**

RECEIPT NUMBER:  
 01 — 7/23/2024 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Ventura County Resource Management Agency Planning Division	LEAD AGENCY EMAIL John.Oquendo@Ventura.org	DATE 7/23/2024
COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER	

PROJECT TITLE

**Shimanovsky Residence Coastal Planned Development (PD) Permit**

PROJECT APPLICANT NAME Sharon Fiedler Shimanovsky	PROJECT APPLICANT EMAIL sharon@fiedlers.com	PHONE NUMBER (310) 890-7112
PROJECT APPLICANT ADDRESS 9423 Beverlywood Street	CITY LA	STATE CA
		ZIP CODE 90034

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 |
| <br>  |            |    |      |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |      |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)                                    |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |      |
| <input type="checkbox"/> 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 type="checkbox"/> County documentary handling fee  |          | \$ | \$50.00 |
| <input type="checkbox"/> Other  |          | \$ |         |

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ \_\_\_\_\_

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE John Oquendo, Senior Planner
----------------	---

Filed in County Clerk's Office  
 Michelle Ascencion  
 Ventura County Clerk-Recorder

**2024100008586**

07/23/2024      Pages: 5  
 11:27 AM  
 VEN      Fees: \$50.00  
 DocType: FISH  
 JJACKSON

**FILED**  
 DATE: JUL 23 2024  
 MICHELLE ASCENCION  
 Ventura County Clerk-Recorder  
 By: Deputy

**POSTED**  
 JUL 23 2024  
 MICHELLE ASCENCION  
 Ventura County Clerk and Recorder  
 By: \_\_\_\_\_ Deputy





# COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY  
DAVE WARD  
Planning Director

SUSAN CURTIS  
Assistant Planning Director

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

To:  **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1260  
L#1740  
Ventura, CA 93009

From: **County of Ventura**  
RMA, Planning Division  
800 South Victoria Ave.,  
Ventura, CA 93009

**Office of Planning and Research**  
1440 Tenth Street, Room 121  
Sacramento, CA 95814  
*(Only if State discretionary approval is required)*

### A. **Project Description:**

1. **Entitlement:** Coastal Planned Development Case No. PL23-0043
2. **Applicant's Name:** Sharon Fiedler Shimanovsky
3. **Applicant's Address:** 9423 Beverlywood Street, Los Angeles, CA 90034
4. **Location:** 3120 Solimar Beach Drive, Ventura County (See the attached USGS map.)
5. **Assessor Parcel No.:** 060-0-340-045
6. **Project Title:** Shimanovsky Residence Coastal Planned Development (PD) Permit
7. **Project Description:** A Coastal Development Permit to demolish an existing single-family dwelling and to construct a new single-family dwelling. The Project includes a request to demolish an existing 3,937 square foot (sq. ft.) two-story, single-family dwelling. The proposed single-family dwelling will be 7,350 square feet in gross floor area with 4,020 square feet of habitable space. The first horizontal member supporting the structure will be located at an elevation of 19 feet above the North American Vertical Datum of 1988 (NAVD88) (Base Flood Elevation is 18 feet NAVD88). The building will have a height of 27 feet, as measured from the from lowest elevation of the first floor as established by the Public Works Agency. The proposed dwelling is comprised of 5 bedrooms, a gym, a two-car garage and a two-car carport (combined 1,100 square feet), a 200 square foot second-floor balcony, and a 95 square foot third-floor balcony. Structural slabs for the dwelling will be supported on piles and grade beams which will elevate the dwelling in accordance with the recommendations provided in supporting Project background reports (Runup & Coastal Hazards Analysis, GeoSoils, Inc., March 2022 and Soil Engineering Report, Solid Soils & Geologic Consultants, June

HALL OF ADMINISTRATION #1740

(805) 654-2481 • FAX (805) 654-2509 • 800 South Victoria Avenue, Ventura, CA 93009 • [vcrma.org](http://vcrma.org)

2022). The Project includes the installation of a building elevator which extends from the ground level to the two habitable floors above the garage, constructed in compliance with the National Flood Insurance Program (NFIP) Technical Bulletin 4-93. All building enclosures constructed below the Base Flood Elevation will be constructed with breakaway walls in accordance with the Federal Emergency Management Agency's Home Builder's Guide to Coastal Construction (Technical Fact Sheet P-499).

Wastewater will be processed by a new 1,500-gallon Septic Tank Effluent Pump (STEP) which will connect to existing infrastructure operated by County of Ventura Service Area No. 29. The existing STEP system will be demolished. A new access easement benefiting the Ventura County Public Works Agency, Water and Sanitation Department will be required to be recorded for the new STEP system. Upon recordation of the new easement, the existing access easement will be quit claimed. Potable water for domestic use will be provided by Casitas Municipal Water District. Access to the Project site is provided by a new private driveway which connects to Solimar Beach Drive, a private road.

**B. Lead Agency Contact:**

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** John Oquendo, Case Planner
3. **Telephone No.:** (805) 654-3588
4. **E-mail Address:** John.Oquendo@Ventura.org

**C. Exempt Status:**

Categorical Exemption

Type: Class 1 (Existing Facilities) Class 2 (Replacement or Reconstruction Projects) and Class 3 (New Construction or Conversion of Small Structures)

**D. Justification for Exemption:**

As discussed in the Staff Report for the Planning Director Hearing for the project (Dated June 6, 2024), the Project was found to be exempt from CEQA under Class 1 (Existing Facilities) Class 2 (Replacement or Reconstruction Projects) and Class 3 (New Construction or Conversion of Small Structures).

The key consideration in determining applicability of the Class 1 Categorical Exemption is whether the project involves negligible or no expansion of use. The proposed Project results in the demolition of one existing single family dwelling and the construction of a replacement dwelling.

With respect to Class 2 projects, the proposed scope of work is comprised of the replacement of one single-family dwelling located on the same site as the demolished structure. The Project does not include any additional development on

adjacent lots and will utilize existing utilities and infrastructure to facilitate the proposed development. The Project is located on the same lot as the demolished dwelling and will have substantially the same purpose (dwelling) and capacity (one) as the structure replaced.

Similarly for Class 3, the proposed Project consists of the construction of one single-family dwelling, following the demolition of an existing single-family dwelling located on the same property. The project site is located within an existing community area, as defined by the Ventura County General Plan and will utilize existing public infrastructure and utilities for a range of necessary improvement associated with the development of residential land uses (i.e., sewer and water service, access).

Further, the Project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

**Project Approval:** July 11, 2024

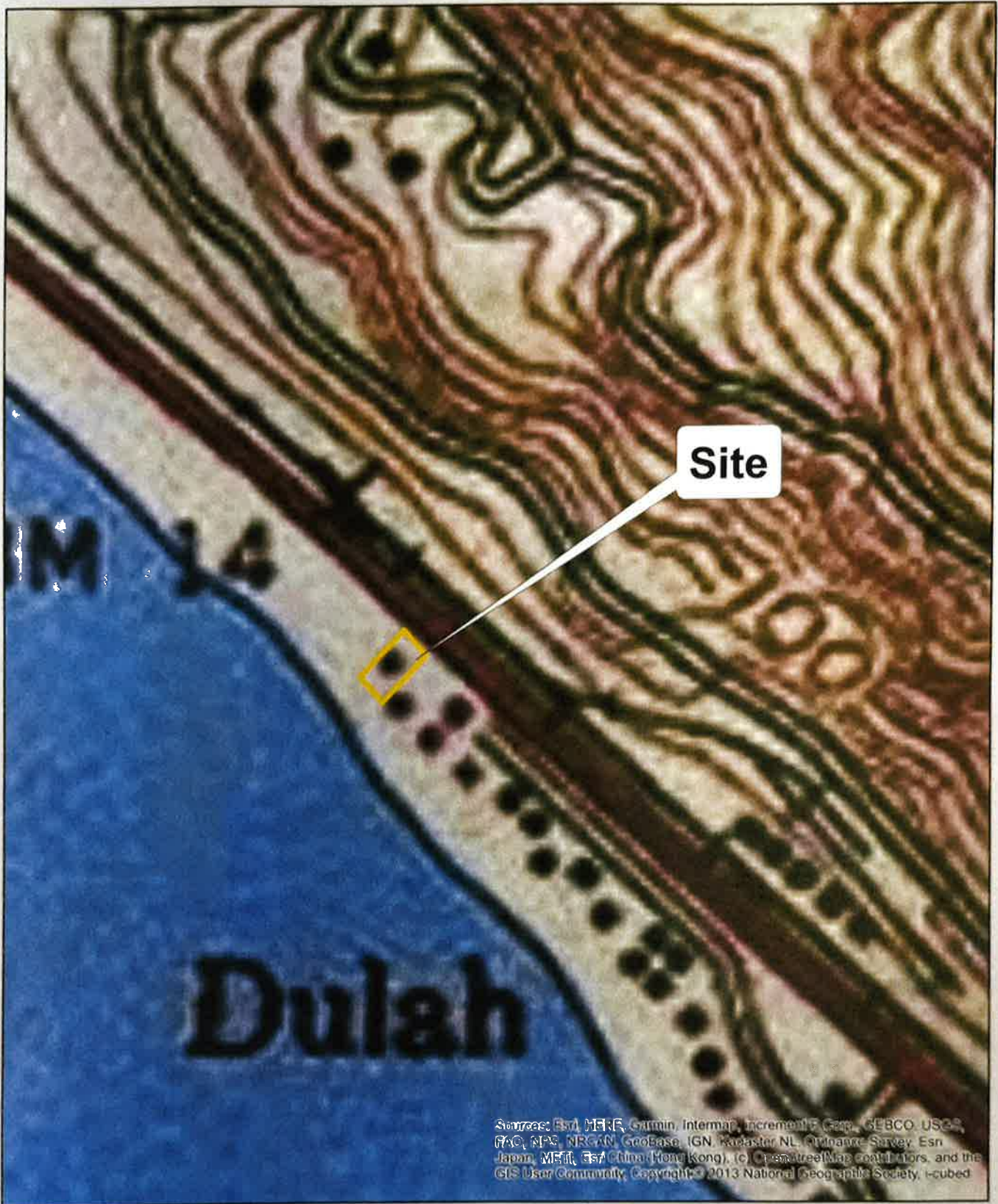
**Prepared by:** John Oquendo, Case Planner

**Reviewed by:**



---

John Novi, Manager  
Commercial and Industrial Permits Section  
Ventura County Planning Division



Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, DeLorme, NAVTEQ, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed



County of Ventura  
Resource Management Agency  
Development & Mapping Services  
Map created on 05-23-2013  
Source: Ventura U.S.G.S.  
7.5 Minute Quadrangle  
Contour Interval = 20 ft



**County of Ventura  
Planning Director Hearing  
PL23-0043  
Topo Map**

0 100 200 Feet



Disclaimer: This Map was created by the Ventura County Resource Management Agency Mapping Services. GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of the map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



**Ventura County**

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters  
800 S. Victoria Ave.  
Ventura, CA 93009  
(805) 654-2263 (Clerk/Vitals)  
(805) 654-3665 (Recorder)

**Receipt: 24-61808**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	5
	Document #	2024100008586
	Document Info:	VENTURA COUNTY RESOURCE MANAGEMENT AGENCY PLANNING DIVISION
	Filing Type	NOE
	State Fee Prev Charged	false
	No Handling Fee	false
<b>Total</b>		<b>\$50.00</b>
Tender (Check)		\$50.00
Payor	Ventura County Resource Management Agency Planning Division	
Check Number	1083	

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

7/23/24 11:27 AM JJACKSON  
VENTURA