



## 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 Permit (PD) Case No. PL21-0055
2. **Applicant's Name:** Paul Kelejian
3. **Applicant's Address:** 3254 Redwood Road, Napa, CA 94558
4. **Location:** 3548 and 3550 Pacific Coast Highway (also known as Old Coast Highway, State Route 1 (SR-1)) Ventura County (See the attached USGS map.)
5. **Assessor Parcel Nos.:** 060-0-420-035 and 060-0-420-025
6. **Project Title:** Carey-Hammar-Kelejian Seawall Replacement Project
7. **Project Description:** The applicant requests approval of a Coastal PD Permit for the construction of a replacement shoreline protection device. The project includes the removal of an existing steel sheet pile seawall and construction of a replacement concrete seawall (located landward of the steel sheet pile wall). The development activities extend 100 feet across the length of two lots, APNs 060-0-420-025 and 060-0-420-035, addressed as 3550 and 3548 Pacific Coast Highway, respectively. A reinforced concrete seawall will be constructed landward of the location of the existing steel sheet pile seawall. The proposed seawall will have a horizontal footing of 8 feet, a width of 24 inches, and a 51-inch by 42-inch pile cap with a height elevation datum of 16.3 ± above the North America Vertical Datum of 1988 (NAVD88). The replacement wall will be backfilled with imported fill. New patio slabs will be constructed from the seaward face of the existing dwelling to the landward face of the new concrete seawall, and the remaining sheet steel piles will be removed following the construction of the concrete seawall.

The proposed repair activities are located 60 feet landward of the Mean High Tide Line and outside of the landward boundary of the State's sovereign land ownership (Jurisdictional Determination Letter, State Lands Commission, April 2021) (Exhibit 3).

**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), Class 3 (New Construction or Conversion of Small Structures) and Class 4 (Class 4 – Minor Alterations to Land)**

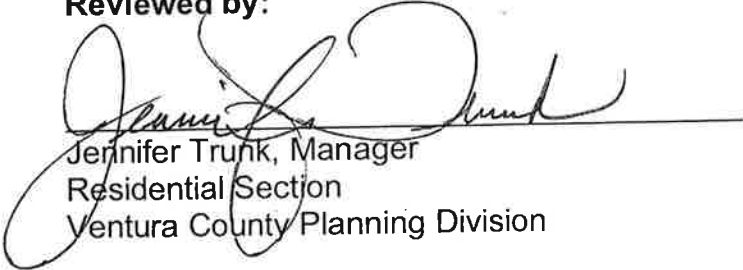
**D. Justification for Exemption:**

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The project, Coastal PD Permit Case No. PL21-0055 was found to be exempt pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), Section 15302 (Class 2 – Replacement or Reconstruction), Section 15303 (Class 3 – New Construction or Conversion of Small Structures), and Section 15304 (Class 4 – Minor Alterations to Land). The proposed project involves the construction of a shoreline protection device that replaces an existing failing steel sheet pile revetment. The project is in a previously disturbed area that contains no biological resources, and the approved seawall replacement is more landward of the existing to-be-demolished steel sheet pile revetment. Best management practices were incorporated into the project description, ensuring no impacts upon public access to the shore, sand supply, and water quality. Additionally, standard requirements of development require construction activities to cease construction activities in the event of accidental discovery of paleontological and archaeological resources during grading to ensure no significant impact upon historic or cultural resources. Based on analysis presented in the Planning Director Hearing Staff Report dated August 8, 2024, none of the exceptions to exemptions listed under CEQA Guidelines Section 15300.2 apply. Therefore, no further environmental review is required.

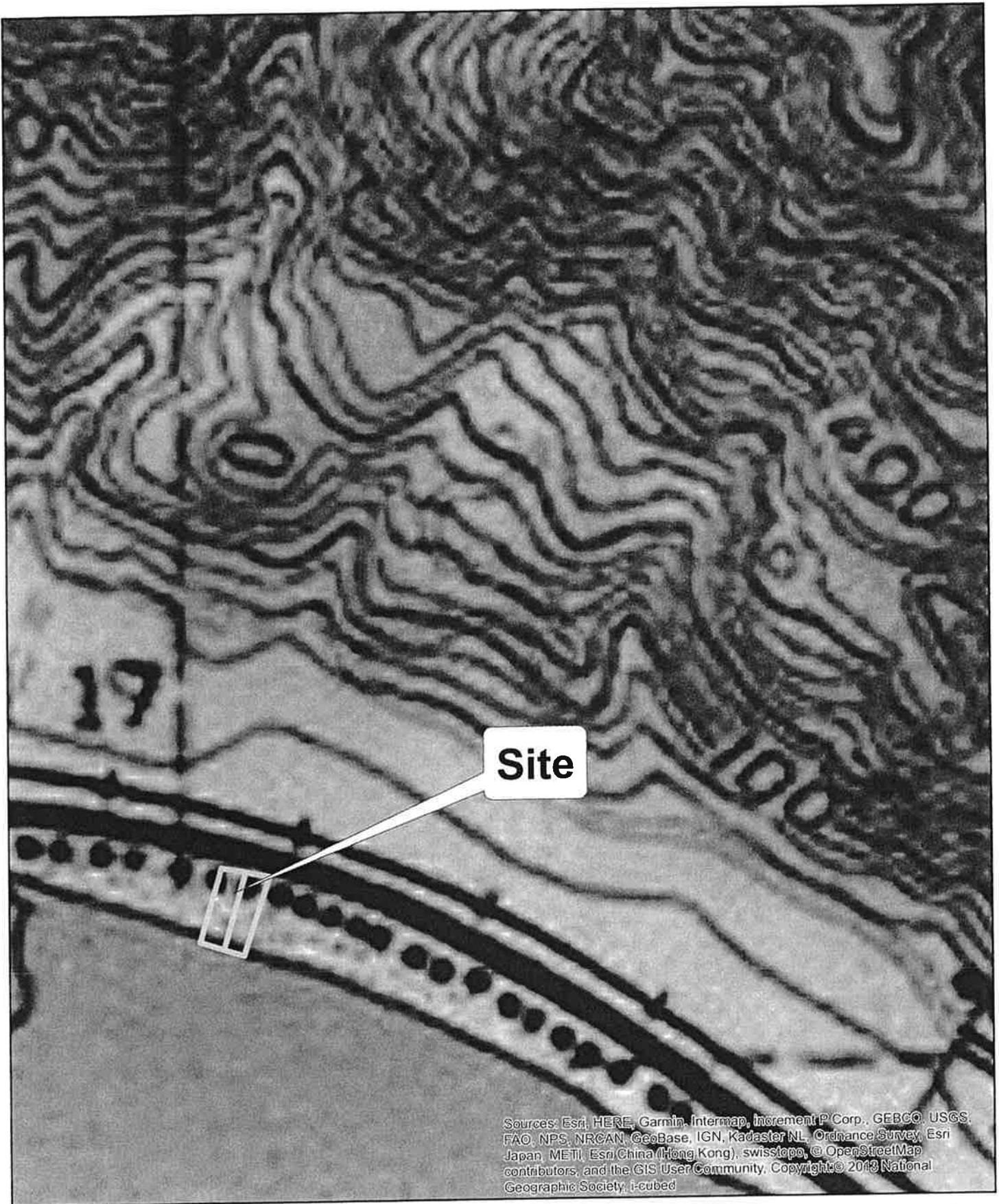
**Project Approval:** September 12, 2024

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

**Reviewed by:**



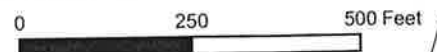
Jennifer Trunk, Manager  
Residential Section  
Ventura County Planning Division



County of Ventura  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 04-21-2022  
Source: Venturat, U.S.G.S.  
7.5 Minutes Quadrangle  
Contour Interval = 20 ft



**County of Ventura  
Planning Director Hearing  
PL21-0055  
Topo Map**



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 this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





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 [ ] Save [ ]

RECEIPT NUMBER:  
 01 — 09/26/2024 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY County of Ventura, Resource Management Agency - Planning Div	LEAD AGENCY EMAIL John.Oquendo@Ventura.org	DATE 09/26/2024
COUNTY/STATE AGENCY OF FILING Select County/State Agency	DOCUMENT NUMBER	

PROJECT TITLE

**Coastal Planned Development Permit (PD) Case No. PL21-0055**

PROJECT APPLICANT NAME Paul Kelejian	PROJECT APPLICANT EMAIL pkeleji@genre.com	PHONE NUMBER (415) 271-4196
PROJECT APPLICANT ADDRESS 3254 Redwood RD	CITY Napa	STATE CA
		ZIP CODE 94558

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 checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50<sup>00</sup>

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE John Oquendo, Planner IV
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**FILED**  
 DATE: SEP 26 2024  
 MICHELLE ASCENCION  
 Ventura County Clerk-Recorder  
 By: Deputy

POSTED  
 SEP 26 2024  
 MICHELLE ASCENCION  
 Ventura County Clerk and Recorder  
 By: \_\_\_\_\_ Deputy

Filed in County Clerk's Office  
 Michelle Ascencion  
 Ventura County Clerk-Recorder  
**2024100011383**  
 09/26/2024    Pages: 5  
 02:41 PM    Fees: \$50.00  
 VEN  
 DocType: FISH  
 SOLORCI





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

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE)** *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**  
 California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090



**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: 24-81545-C1**

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

**Receipt corrected 9/26/24 3:01 PM by SOLORCI**

**24-81545-C1 - PG CORRECTION**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	5
	Document #	2024100011383
	Document Info:	COUNTY OF VENTURA, RESOURCE MANAGEMENT AGENCY-PLANNING DIV
	Filing Type	NOE
	State Fee Prev Charged	false
	No Handling Fee	false
<b>Total</b>		<b>\$50.00</b>
Tender (Check)		\$50.00
Payor	PAUL OR MARLENE KELEJIAN	
Check Number	4402	

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

Thank you for your order.

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

**9/26/24 2:41 PM SOLORCI**

**VENTURA**