



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

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

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

From: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

A. **Project Description:**

1. **Entitlement:** Planned Development (PD) Permit Case No. PL23-0053
2. **Applicant's Name:** Sam Gorodistian
3. **Applicant's Address:** 120 Reef Mall, Marina del Rey, CA 90292
4. **Location:** 11600 Sulphur Mountain Road, Upper Ojai Valley, Ventura County (See the attached USGS map.)
5. **Assessor Parcel Nos.:** 037-0-012-575 and -595
6. **Project Title:** Gorodistian PD Permit
7. **Project Description:** PD Permit to authorize construction of a two-story single-family dwelling (4,900 sq. ft.) and a one-story accessory dwelling unit (922 sq. ft.) in the Scenic Resource Protection (SRP) and Habitat Connectivity and Wildlife Corridor (HCWC) overlay zones.

B. **Lead Agency Contact:**

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** Michael Conger, Case Planner
3. **Telephone No.:** (805) 654-5038
4. **E-mail Address:** Michael.Conger@ventura.org

C. Exempt Status: Categorical Exemption (Sec. 15303) – Class 3 (New Construction or Conversion of Small Structures)

D. Justification for Exemption: PD Permit No. PL23-0053 is exempt pursuant to CEQA Guidelines Section 15303 because the project involves the construction of a single-family dwelling and an accessory structure on a vacant parcel.

Project Approval: October 3, 2024

Prepared by: Michael Conger, Case Planner

Reviewed by:



Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division