

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: Taschen Ranch Coastal Planned Development Permit

Lead Agency: County of Ventura Planning Division Contact Person: Noe Torres
Mailing Address: 800 South Victoria Ave Phone: 805-654-3635
City: Ventura Zip: 93009 County: Ventura

Project Location: County: Ventura City/Nearest Community: Thousand Oaks
Cross Streets: Cotharin Road and Yerba Buena Road Zip Code: 90265
Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 43 " N / 118 ° 56 ' 57 " W Total Acres: 154
Assessor's Parcel No.: 701-0-030-350 and 701-0-030-360 Section: 11 Twp.: 01S Range: 20W Base: SBM
Within 2 Miles: State Hwy #: _____ Waterways: Little Sycamore Creek
Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Accessory Structure (Residential)</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Zoning: COS-10 ac-sdf/M / General Plan: Open Space / Coastal Area Plan: Coastal Open Space

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

See attachment for complete project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # _____
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

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

Starting Date February 3, 2025 Ending Date March 4, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Mark Lloyd</u>
Address: _____	Address: <u>3 West Carrillo Street Suite 205</u>
City/State/Zip: _____	City/State/Zip: <u>Santa Barbara, CA 93101</u>
Contact: _____	Phone: <u>8059624611</u>
Phone: _____	

Signature of Lead Agency Representative: *Mark Lloyd* **Date:** 2-3-2025

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

Project Description:

The Applicant requests a Coastal Planned Development (PD) Permit to construct a 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling.

The following accessory structures that were placed on the property without a permit will be removed:

800 sq. ft. plastic shade house wood framed structure
600 sq. ft. plastic shade house wood framed structure
800 sq. ft. plastic shade house wood framed structure
Three (3) 120 sq. ft. wood framed cooler sheds

Proposed accessory structures will be used for the existing farming operation:

160 sq. ft. Agricultural cargo container (AG container #1)
160 sq. ft. Agricultural cargo container (AG container # 2)

In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland was removed without a permit. The Permittee will be required to mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total).

Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road.