



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: 25-112324

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	1
	Document #	2025100014311
	Document Info:	VENTURA COUNTY PLANNING DIVISION
	Filing Type	NOE
	State Fee Prev Charged	false
	No Handling Fee	false
Total		\$50.00
Tender (Check)		\$50.00
Payor	SPH DESIGN ARCHITECTURE INC	
Check Number	162.	
Paid By		

Thank you for your order.

1

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

12/18/25, 10:50 AM PST QUELLRA
VENTURA



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

56-12182025-231

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY VENTURA COUNTY PLANNING DIVISION	LEAD AGENCY EMAIL KRISTINA.BOERO@VENTURACOUNTY.	DATE 12/18/2025
COUNTY/STATE AGENCY OF FILING VENTURA	DOCUMENT NUMBER 2025100014311	
PROJECT TITLE COASTAL PLANNED DEVELOPMENT PERMIT (PD) CASE NO. PL24-0118		

PROJECT APPLICANT NAME MICHAEL LARSEN	PROJECT APPLICANT EMAIL DRMIKE137@GMAIL.COM	PHONE NUMBER (818)223-1069
PROJECT APPLICANT ADDRESS P O BOX 292	CITY EPHRAIM	STATE WI
		ZIP CODE 54211

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <u>Raylene Quelli, Deputy County Clerk</u>
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POSTED
DEC 18 2025
MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____, Deputy

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

2025100014311

12/18/2025
10:50 AM

Pages: 3

VEN
DocType: FISH
QUELLRA

Fees: \$50.00





CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

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

From: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
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. PL24-0118
2. **Applicant's Name:** Michael Larsen
3. **Applicant's Address:** P.O. Box 292, Ephraim, WI 54211
4. **Location:** undeveloped lot, south of the intersection of Sunland Avenue and Vista Del Rincon, in the community of La Conchita, Ventura County (See the attached USGS map.)
5. **Assessor Parcel Nos.:** 060-0-064-220 and 060-0-064-230
6. **Project Title:** Coastal Planned Development Permit (PD) Case No. PL24-0118
7. **Project Description:** The applicant requests that a Minor Modification to Coastal PD Permit No. PL20-0108 be granted for the construction of a new single-family dwelling on an undeveloped lot in the community of La Conchita, totaling 2,773 square feet (sq. ft.). The first-floor footprint will be 1,938 sq. ft. and include living space, a garage, workshop and covered porches. The second floor will include living space and a deck, totaling 1,705 sq. ft. The third floor will include a loft, deck and attic space, totaling 813 sq. ft. Casitas Municipal Water District (CMWD) provides potable water service and wastewater disposal will be provided by an onsite wastewater treatment system (OWTS) with advanced treatment. 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 is raised by two feet and utilizes an engineered impact wall at least 5 feet in height on the slope facing the east side of the property. Access to the project site is made available from a driveway adjacent to Sunland Avenue.

B. Lead Agency Contact:

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** Kristina Boero, Senior Planner
3. **Telephone No.:** (805) 654-2467
4. **E-mail Address:** Kristina.Boero@venturacounty.gov

C. Exempt Status:

Categorical Exemption pursuant to Section 15303

Class 3 (New Construction or Conversion of Small Structures)

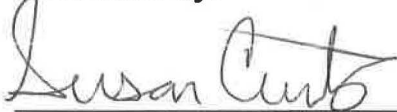
D. Justification for Exemption:

Coastal Planned Development Permit (PD) Case No. PL24-0118 is exempt pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures) as the applicant is proposing to construct a 2,773 square foot (sq. ft.) single-family dwelling on a 4,791 sq. ft. lot.

Project Approval: December 16, 2025

Prepared by: Kristina Boero, Senior Planner

Reviewed by:



Susan Curtis, Assistant Planning Director
Ventura County Planning Division