



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Coastal Planned Development (PD) Permit
2. **Applicant:** Mark Lloyd, 3 West Carrillo Street, Suite 205, Santa Barbara, CA 93101
3. **Location:** 12233 Cotharin Road, Malibu, CA 90265
4. **Assessor's Parcel Nos.:** 701-0-030-350 and 701-0-030-360
5. **Parcel Size:** 154 acres
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** COS-10 ac-sdf/M
8. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife
9. **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:

POSTED
JAN 31 2025

MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____ Deputy

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Michelle Ascencion
Ventura County Clerk-Recorder
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CEIRP Pages: 5 Fee: \$0.00 VICUNLU

- 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.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

Ventura County Initial Study Assessment Guidelines Item 4A. Biological Resources - Species, Item 4D. Ecological Communities - ESHA, Item 4E. Habitat Connectivity, Item 8A. Cultural Resources-Archaeological.

The public review period is from January 31, 2025, to March 3, 2025. The Initial Study/Mitigated Negative Declaration is available for public review on-line at <https://vcrma.org/divisions/planning/ceqa-environmental-review/> (select "Mitigated Negative Declarations") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Noe Torres, no later than 5:00 p.m. on March 3, 2025, to the address listed above. Alternatively, you may e-mail your comments to the case planner at noe.torres@ventura.org.


Jennifer Trunk, Manager
 Permits Administration Section


Date



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development Permit

Applicant: Mark Lloyd

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Assessor's Parcel Nos.: 701-0-030-350 and 701-0-030-360

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Zoning Designation: COS-10 ac-sdf/M

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife

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.

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B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED: Ventura County Initial Study Assessment Guidelines Item 4A. Biological Resources -Species, Item 4D. Ecological Communities - ESHA, Item 4E. Habitat Connectivity, Item 8A. Cultural Resources-Archaeological.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: January 31, 2025, through March 3, 2025.

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning/ceqa-environmental->

[review/](#) (select "Mitigated Negative Declarations") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Noe Torres, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at noe.torres@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:


Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:



Noe Torres, Case Planner
(805) 654-3635

Reviewed for Release to the Public by:



Jennifer Trunk, Manager
Permits Administration Section