



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: 25-55284

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	3
	Document #	2025100007302
	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	Donald Younger	
Check Number	3695	

Thank you for your order.

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



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: 01 — 6-24-25 —
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.gov	DATE 6-24-25
COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER	

PROJECT TITLE

Coastal Planned Development Permit (PD) No. PL24-0058

PROJECT APPLICANT NAME Penn Hsu, SPH Design	PROJECT APPLICANT EMAIL pennarch@att.net	PHONE NUMBER (805) 415-0910
PROJECT APPLICANT ADDRESS 1507 Callens Road, Suite G	CITY Ventura	STATE CA
		ZIP CODE 93001

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) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <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
 \$ 0.00

SIGNATURE X <i>Kristina Boero</i>	AGENCY OF FILING PRINTED NAME AND TITLE Kristina Boero, Senior Planner, Ventura County Planning Division
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POSTED

JUN 24 2025

MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 Yvonne Cabral, Deputy

FILED

DATE: JUN 24 2025
 MICHELLE ASCENCION
 Ventura County Clerk-Recorder
 Deputy

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

2025100007302

06/24/2025 Pages: 3
 08:26 AM
 VEN Fees: \$50.00
 DocType: FISH
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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) No. PL24-0058
2. **Applicant's Name:** Donald Younger
3. **Applicant's Address:** 695 W. Highland Drive, Camarillo, CA 93010
4. **Location:** 7026 Oxnard Avenue, La Conchita
5. **Assessor Parcel Nos.:** 060-0-065-295
6. **Project Title:** Coastal Planned Development Permit (PD) No. PL24-0058
7. **Project Description:** The applicant requests a PD Permit be granted for the construction of a new 1,716 square foot (sq. ft.) single-family dwelling on an undeveloped lot in the community of La Conchita. The first floor will include living space, a garage, carport and covered porch (1,083, sq. ft.). The second floor will include living space and a deck (1,007 sq. ft.) and the third floor will include a loft and balcony (595 sq. ft.). Casitas Municipal Water District (CMWD) will provide 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 2 feet in height on the slope facing the northeast side of the property. Access to the project site is made available from a driveway adjacent to Oxnard Avenue.

B. Lead Agency Contact:

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** Kristina Boero, Case Planner

3. **Telephone No.:** (805) 654-2467
4. **E-mail Address:** Kristina.Boero@venturacounty.gov

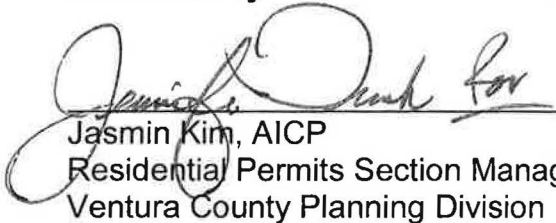
C. Exempt Status: Categorical Exemption (Class 3, Sec. 15303,)

D. Justification for Exemption: The project is exempt from the CEQA Guidelines pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) as the applicant is proposing to construct a 1,716 sq. ft. single-family dwelling on a 3,484 sq. ft. lot. Further, the project will not trigger any exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Project Approval: June 18, 2025

Prepared by: Kristina Boero, Case Planner

Reviewed by:



Jasmin Kim, AICP
Residential Permits Section Manager
Ventura County Planning Division