

October 25, 2018

Mr. Martin Newton
2011 Hall Canyon Drive
La Canada, CA 91011

Subject: Tentative Approval of Parcel Map Waiver/Lot Line Adjustment (PMW/LLA)
Case No. PL17-0145
Ventura Ave and Encino Road in Oak View
Assessor's Parcel Numbers 034-0-240-015 and 034-0-240-025

Dear Mr. Newton:

The Planning Division received your application dated November 15, 2017, for a ministerial PMW/LLA Case No. PL17-0145. More specifically, the PMW/LLA will result in the reconfiguration of two legal lots. Parcel 1 will decrease in size from 5.93 acres to 5 acres and Parcel 2 will increase in size from 10.01 acres to 10.94 acres.

Pursuant to the Ventura County Subdivision Ordinance (VCSO) [§8201-6(b)], the Planning Director is the Advisory Agency (decision maker) for the requested PMW/LLA.

California Environmental Quality Act (CEQA) Compliance:

As stated above, the project consists of a request for a ministerial PMW/LLA. Pursuant to CEQA [Public Resources Code, Division 13, §21080(b)(1)] and the CEQA Guidelines [Title 14, California Code of Regulations, Division 6, Chapter 3, §15268(a)], ministerial projects approved by public agencies are not subject to CEQA. Therefore, the proposed PMW/LLA is not subject to CEQA environmental impact review.

Subdivision Ordinance Compliance and Supporting Evidence:

The Planning Director must verify certain facts in order to approve the proposed ministerial PMW/LLA. The factual evidence is as follows:

1. The proposed PMW/LLA involves only legal lots [VCSO §8202-3(a)]; and

The proposed PMW/LLA involves existing parcels that were legally created as lots 67 and 68 of Tract 3044-3 as found in Book 92 pages 93 to 96 of Miscellaneous Records with the Ventura County Recorder.

2. All of the resulting lots will conform to all applicable zoning requirements or no conforming lot will be made nonconforming with applicable zoning requirements and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designations[VCSO §8202-3(a) and §8202-3.2(a)].



Parcel 1 is zoned RE-5 ac/TRU and Parcel 2 is zoned RE-10 ac/TRU, the resulting parcels will consist of a 5 acres Parcel 1 and a 10.94 acres Parcel 2. No conforming lot will be made nonconforming with applicable zoning requirements and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designation.

Decision:

By the authority granted to me by the Ventura County Administrative Supplement to the State CEQA Guidelines (2010, Chapters 3 and 8), the Ventura County Subdivision Ordinance (2005, §8201-6), and based on the information provided above, I hereby:

1. **CERTIFY** that I have reviewed and considered the findings above and all attachments to this approval letter;
2. **FIND** that PMW/LLA Case No. PL17-0145 is Statutorily Exempt from CEQA pursuant to CEQA [Public Resources Code, Division 13, §21080(b)(1)] and the CEQA Guidelines [Title 14, California Code of Regulations, Division 6, Chapter 3, §15268(a)];
3. **FIND** that PMW/LLA Case No. PL17-0145 complies with the VCSO approval standards for a PMW/LLA, based on the substantial evidence presented in this letter and the entire record;
4. **APPROVE** PMW/LLA Case No. PL17-0145; and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

Appeals:

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the PMW/LLA has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday (VCSO §8201-6). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

The effective date of this decision is November 6, 2018 (i.e., the expiration of the 10 calendar day appeal period after accounting for weekends and holidays), unless an appeal is properly filed within the specified appeal period. You may file a CEQA Notice

of Exemption. The filing of a Notice of Exemption is subject to a \$50.00 fee and will reduce the statute of limitations period (from 180 days to 35 days) on legal challenges to the Planning Director's determination that the project is exempt from environmental review. Please contact the case planner in order to submit the required fee and file the Notice.

Recordation:

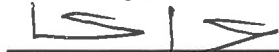
This tentative approval expires on October 25, 2019 (i.e., one year following the tentative approval of the PMW/LLA), if the associated PMW/LLA legal descriptions, sketch map, grant deeds, and trust deeds (as necessary) are not recorded simultaneously with the tentatively-approved PMW/LLA. Pursuant to VCSO §8202-3.3, there are no provisions for a time extension. For assistance with the preparation of the recordation documents, please contact Noe Torres, your case planner, using the information provided below. Do not sell, transfer, or refinance the new, tentatively approved parcels prior to the recordation of the PMW/LLA.

Additionally, prior to recordation of the PMW/LLA the following must be paid:

- a. Pursuant to the VCSO (§8202-3.3), all current property taxes are due prior to recordation of the PMW/LLA. The Tax Collector must sign a "Certification of Tax Status" no earlier than 10 days prior to recordation of the PMW/LLA. Please contact Noe Torres for the "Certification of Tax Status" form.
- b. All current processing fees for the PMW/LLA shall be paid, as agreed to in the "Fee Reimbursement Agreement" form that Martin Newton signed and submitted with the PMW/LLA application. Please contact Ms. Anne Clayton in the Resource Management Agency-Operations Division at (805) 654-3670 or at anne.clayton@ventura.org to obtain the fees that are currently owed for this project.

If you have any questions concerning the information presented above, or when you are ready to record the PMW/LLA and associated documents, please contact Noe Torres at (805) 654-3635 or noe.torres@ventura.org.

Sincerely,



Winston Wright, Manager
Permits Administration Section
Ventura County Planning Division

Encl.: Attachment 2 – Tentatively-approved sketch map and legal descriptions
c: Public Works Agency, Surveyor's Office - Wayne Battleson
Case File