

**CITY OF SANTA PAULA
NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION
2014-CDP-02; VTTM No. 5928**

The City of Santa Paula, serving as the CEQA lead agency, has prepared and is recirculating for 30-day public review an Initial Study / Mitigated Negative Declaration (IS/MND) for the project defined below. This proposed IS/MND was posted with the Ventura County Clerk on February 8, 2016 and recirculated for public review beginning on that date and ending March 8, 2016. Copies of the Draft IS/MND and all documents referenced therein are available at the City of Santa Paula Planning Department at 200 South 10th Street, Santa Paula, CA 93060 during regular business hours. These materials are also available for public review online at the City of Santa Paula website: <http://www.ci.santa-paula.ca.us/>

Project Title: River Rock / Hardison House (Project No. 14-CDP-02; VTTM No. 5928)

Project Location: 1226 Ojai Road, Santa Paula, CA 93060 (APN: 100-0-040-015)

Applicant: Williams Homes, Santa Clarita, CA

Proposed Project: Request to redevelop the 19.27-acre "Hardison House" property located at 1226 Ojai Road by retaining and restoring the historic 1884 Hardison House in place and relocating and converting the 1885 barn into a garage; subdividing the lower 10 acres into 53 lots for construction of 53 one- and two-story single-family homes in three architectural styles and three common area lots; development of four streets with sidewalks, drainage, and landscaping; and establishment of the upper 9.18 acre hillside as a common area open space with a walking trail. The proposed project will require demolition of two small existing structures. Approximately 9.18 acres of the project site will remain as open space on lots A-C on the proposed Vesting Tentative Tract Map No. 5928. The project also requires approval of a Planned Development Permit and 53 Growth Management Allocations.

Requested Permits / Approvals: Approval of: 1) Vesting Tentative Tract Map No. 5928; 2) Planned Development Permit; and 3) 53 Growth Management Allocations.

Previous 30-Day Circulation: Persons or agency representatives who commented on the November 2015 version of the IS/MND are being asked to either: 1) submit new comments, or 2) state that their previous comments are to be considered, again, for this public comment process.

Deadline for Comments: Written comments must be submitted to the lead agency by no later than 5:00 pm on March 8, 2016. Please direct your responses to:

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
P.O. Box 569
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