



# Pending Projects as of February 06, 2024

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

*Pending Projects include the following entitlement types with an "open" status: Conditional Use Permit, Land Conservation Act Contract, Conditional Certificates of Compliance, Continuation of Non-Conformity, Planned Development Permit, Permit Modification, Variance, Subdivision, General Plan Amendment and Zone Change. Source: Ventura County Planning Division Accela Database, as of 2/6/2024.*

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
LU10-0003	2340060220	2052 HOWARD RD, VENTURA COUNTY UNINCORP	Major Modification	Environmental Doc Prep	<p>Admin Draft Environmental Impact Report for Major Modification to CUP 3817-3 in order to extend a hard rock mining operation and processing facility for:</p> <ul style="list-style-type: none"><li>• a time extension to the permit for an additional thirty (30) years,</li><li>• expansion of the mining and reclamation areas,</li><li>• extended operations from six to seven days per week with limited 24-hour operations,</li><li>• allow for construction equipment storage,</li><li>• concrete and asphalt recycling including mobile recycling crushing plant,</li><li>• importation and processing of earthen materials up to 100,000 CY per year for sale or for reclamation fill, and</li><li>• installation of a 24-hour mobile security trailer.</li></ul> <p>Access and haul routes to and from the site will remain the same (see application for details). Water used at the site is taken from an existing agricultural irrigation pond which is feed by the Camarillo Sanitary District's waste water treatment plant via an existing pipeline. Two 12,000 gallon tanks and one 5,000 gallon tank draw water from the agricultural pond to fill water trucks for dust suppression on a continuous basis. Potable water is brought on site. Two portable toilets are made available for employees of the site. The expansion of the mine would necessitate the removal of 35 acres of native vegetation. A detailed project description is provided by the applicant. *Reclamation Plan processed concurrently</p>	John Novi; (805) 654-2462	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0101	2310040315	6859 ARNOLD RD, OXNARD, CA 93033	Major Modification	Prep for Hearing	<p>Major Modification to Conditional Use Permit 5001-1 (As established by CUP 5001 and Amended by CUP 5001 PAJ1 and CUP 5001 PAJ 2) (Case No. PL13-0101) for a time extension to allow for the continued operation of a composting and soil amendment facility for a period of ten years plus the interim operational period (CUP 5001-1 was scheduled to expire on April 21, 2013) with additional modifications to the existing operations[Revised]. After this date, the Applicant will be required to restore the site in accordance with Title 14 California Code of Regulations (CCR) Section 17870. The Applicant is requesting approval to:</p> <p>-Revise the boundary of CUP 5001-1 from approximately 9.77 acres to 11.44 acres. The project site includes portions Tax Assessor's Parcel Numbers (APN) 231-0-080-085 and 231-0-080-070. The applicant proposes the removal of approximately 1.52 acres (66,211 square feet) located within the Ventura County Coastal Zone on parcels 231-0-040-085 and 231-0-080-070 from the existing CUP area. The applicant proposes the addition of approximately 3.19 acres of APN 231-0-040-315 to the CUP area to accommodate an additional fire access road and compost expansion area.</p> <p>- Increase maximum onsite feedstock and active compost storage volume limit from 10,000 cubic yards to 12,500 cubic yards. Feedstock and active compost stored onsite would consist of up to 12,500 cubic yards of green material (wood, paper, agricultural waste). The Applicant is not proposing to increase the limitation on green material feedstock accepted in a single year above the currently allowed 60,000 tons per year. [Revised]</p> <p>-Construct fire access roads that would align with the modified CUP boundary, to provide internal circulation and delineate storm runoff areas, which would be provided with detention basins. Install two new fire hydrants on APN 231-0-080-085; one fire hydrant located approximately 50 feet west of the existing masonry bagging/packaging building and the second hydrant 140 feet north of the existing scale house [Revised]. These two new fire hydrants would be fed by approximately 1,150 feet of new on-site water pipelines connected to an existing water line in Arnold Road. The existing three fire water tanks would be removed from the site, once the fire hydrant system becomes operational.</p> <p>- Other proposed facility changes include the following: the construction of a storm water management system comprised of a single stormwater retention basin and other related improvements to retain the 85th percentile 24-hour rain event, the application of soil cement on a 0.7-acre area to be used for active composting to reduce the potential for infiltration of leachate and storm water runoff, the authorization of the continued use of one onsite trailer (540-square feet in size) on APN 231-0-080-085 for storage, and the installation of a 30-foot high mesh litter screen along Arnold Road on the eastern boundary of APN 231-0-080-085, 231-0-080-070, and 231-0-040-165.</p> <p>-And permit the relocation wholesale of compost and soil amendments activities from 231-0-040-165 to the south east portion of the site on APN 231-0-080-085. Concrete block bunkers, associated compost, and amendments will be relocated to APN 231-0-080-085. Mixing operation will move to existing A/C surface south of the existing masonry building. Storage of bagged amendments will be moved into the existing masonry building.</p> <p>Water is supplied to the site by the Port Hueneme Water Agency.</p>	John Oquendo; (805) 654-3588	Bill Camarillo 201 Kinetic Drive Oxnard, CA 93030 805-485-9200
PL13-0114	0430020015	2377 GRAND AV, VENTURA COUNTY UNINCORP 2401 GRAND AV, VENTURA COUNTY UNINCORP	Lot Line Adjustment	Prep for Hearing	<p>SD11-0002 a four lot lot line adjustmemt to clean up a setback violation, 4 legal non-conforming parcels, 2 with dwellings expired</p> <p>Replace project number ( PL13- and continue project under old billing number</p>	Debbie Morrisset; (805) 654-3635	Doll Lanie T Surv Tr 2377 Grand Av Fillmore, CA 93015 805-524-3821
PL13-0114	0430020015	2377 GRAND AV, VENTURA COUNTY UNINCORP 2401 GRAND AV, VENTURA COUNTY UNINCORP	Lot Line Adjustment	Prep for Hearing	<p>SD11-0002 a four lot lot line adjustmemt to clean up a setback violation, 4 legal non-conforming parcels, 2 with dwellings expired</p> <p>Replace project number ( PL13- and continue project under old billing number</p>	Debbie Morrisset; (805) 654-3635	Doll Lanie T Surv Tr 2377 Grand Av Fillmore, CA 93015 805-524-3821

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0116	5000100055		Major Modification	Environmental Doc Prep	<p>This proposed modification to the existing CUP4571-5 would authorize several changes that will allow the land owner/mine operator to continue to develop the property's natural resources into commercial products.</p> <p>The requested changes in the permit include:</p> <ol style="list-style-type: none"><li>Changes to the permit boundary including the expansion of sand and gravel mining areas. The permit boundary would be expanded from 80 to 200 acres and the excavation area would be expanded from approximately 48 acres to 134 acres.</li><li>Extension of the life of the CUP to 2043 (30 years). The existing permit was scheduled to expire in 2012. It remains in effect while the operator diligently processes a CUP modification application.</li><li>Continued operations at existing facilities including the processing of materials by such means as crushing, grinding, washing, dry screening, wet screening, flotation, mechanical separation and batch plant.</li><li>Allow an increase in sand and gravel mining and plant throughput production rate from 270,000 tons/year to 700,000 tons/year.</li><li>Allow 24-hour onsite operations.</li><li>Establish Truck Traffic Limits as follows: Average daily trips (ADT) of 240 and max. peak of 300 one way trips on any one day. Of the 240 average daily trips, 186 trips per day (avg.) will be for delivery of sand and gravel products and 54 trips per day (avg.) will be for the import and export of recyclable materials and the products derived from them.</li><li>Allow import and storage of recyclable asphalt, inert C&amp;D materials, concrete and clean fill dirt for processing and reuse or resale in bulk or in bags.</li><li>Allow for overnight parking of 20 trucks to reduce the traffic burden of off-site truck staging.</li><li>Aggregate extraction, in limited areas, below the final reclamation surface as shown on sheet 12, and detail 'N' sheet 14.</li><li>Bulk sampling.</li><li>Production and sale of ready mix concrete, concrete products, asphalt plant mix, sand soil mix, crushed and Natural base mix including the importation of such supplemental materials as aggregate, asphalt, ground rubber, and related admixtures.</li><li>Accessory structures which are necessary and appurtenant to the above described uses.</li></ol>	Mindy Fogg; (805) 654-5192	Jones Brett-laurie Et Al Po Box 27 Moorpark, CA 93020-0027 805-529-1355

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0014	1630010795	3100 SOMIS RD, CAMARILLO, CA 93012	Planned Development	Environmental Doc Prep	<p>The Applicant is requesting approval of a Major Modification for Development Plan DP-244-1 (Case No. PL15-0014) for the continued use, operation and expansion of a wholesale lumber yard located at 3100 Somis Road, Somis, California. The project site includes Tax Assessor Parcels 163-0-010-795 and 163-0-010-850, totaling 46.4 acres.</p> <p>Proposed project components include the following:</p> <p>(1) General Plan Amendment (GPA) to change the land use designation for an approximately 12.44-acre area on APN 163-0-010-795 from Agricultural (40 acre minimum) to Existing Community and Rezone the same acreage from Agricultural Exclusive (AE 40) to Limited Industrial (M2). The GPA must be approved by a majority countywide vote pursuant to the Save Open-Space and Agricultural Resources (SOAR) Ordinance, which is part of the County General Plan. The Applicant will attempt to comply with this voter-approval requirement by requesting that the County Board of Supervisors place the GPA on the ballot;</p> <p>(2) Expansion of DP 244 1 permit boundary from 7.63 acres to 18.9 acres gross (16.2 acres net);</p> <p>(3) Legalization of approximately 22,326 cubic yards of imported, crushed asphalt fill, compacted and paved with asphalt on APN 163-0-010-795. The Applicant is proposing an Agricultural Conservation Easement on approximately 25.83 acres of APN 163-0-010-795 to mitigate for the permanent loss of agricultural soils that were covered by the unpermitted importation of fill and asphalt paving which are the subject of NOV Case No. PL10-0011;</p> <p>(4) Legalization of a 6,000 square foot steel frame canopy shed with a height of 25 feet high and constructed without the required County permits or approvals;</p> <p>(5) Construction of a 94-foot-wide by 340-foot-long (31,960 sf) and ten-foot-deep storm water detention basin. Area to be graded is approximately 31,960 square feet with 7,440 cubic yards of cut. Salvageable (soil) cut material would be used to supplement fill for proposed landscape screening. Surface asphalt and compacted base will be exported to an approved land fill as necessary;</p> <p>(6) Construction of a new on-site waste water treatment system, to replace the existing undersized system. The new system will consist of a 2,000-gallon septic tank and two 30 feet deep seepage pits. The existing 1,500-gallon tank will be removed and replaced with the new 2,000-gallon tank. The existing seepage pit will be abandoned in place;</p> <p>(7) Reconfiguration of the 57 existing parking spaces to 61 spaces including two designated carpool and two handicapped parking spaces and a bicycle rack;</p> <p>(8) Designation of a new truck storage area (16 spaces);</p> <p>(9) Installation of additional landscaping (as shown on the preliminary landscape plan) totaling approximately 38,019 sf. combined with 3,418 of existing landscaping for approximately 41,437 sf or 5.87 percent of the net permit area after installation.</p> <p>(10) Establishment of a 30-foot “Perimeter Access and Fuel Modification Zone” providing clearance from all grass and brush from combustible material within the project site;</p> <p>(11) Legalization of a six foot high chain link fence topped with three strands of barbed wire around the perimeter of the expanded planned development permit area for security purposes; and</p> <p>(12) Construction of 440 linear feet of water line from an existing source on the property to the 6,000 sf canopy shed.</p>	John Oquendo; (805) 654-3588	Ralph Hagle P.O. Box 120 Somis, CA 93066-0120 (805) 987-3887

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0014	1630010795	3100 SOMIS RD, CAMARILLO, CA 93012	Zone Change	Environmental Doc Prep	<p>The Applicant is requesting approval of a Major Modification for Development Plan DP-244-1 (Case No. PL15-0014) for the continued use, operation and expansion of a wholesale lumber yard located at 3100 Somis Road, Somis, California. The project site includes Tax Assessor Parcels 163-0-010-795 and 163-0-010-850, totaling 46.4 acres.</p> <p>Proposed project components include the following:</p> <p>(1) General Plan Amendment (GPA) to change the land use designation for an approximately 12.44-acre area on APN 163-0-010-795 from Agricultural (40 acre minimum) to Existing Community and Rezone the same acreage from Agricultural Exclusive (AE 40) to Limited Industrial (M2). The GPA must be approved by a majority countywide vote pursuant to the Save Open-Space and Agricultural Resources (SOAR) Ordinance, which is part of the County General Plan. The Applicant will attempt to comply with this voter-approval requirement by requesting that the County Board of Supervisors place the GPA on the ballot;</p> <p>(2) Expansion of DP 244 1 permit boundary from 7.63 acres to 18.9 acres gross (16.2 acres net);</p> <p>(3) Legalization of approximately 22,326 cubic yards of imported, crushed asphalt fill, compacted and paved with asphalt on APN 163-0-010-795. The Applicant is proposing an Agricultural Conservation Easement on approximately 25.83 acres of APN 163-0-010-795 to mitigate for the permanent loss of agricultural soils that were covered by the unpermitted importation of fill and asphalt paving which are the subject of NOV Case No. PL10-0011;</p> <p>(4) Legalization of a 6,000 square foot steel frame canopy shed with a height of 25 feet high and constructed without the required County permits or approvals;</p> <p>(5) Construction of a 94-foot-wide by 340-foot-long (31,960 sf) and ten-foot-deep storm water detention basin. Area to be graded is approximately 31,960 square feet with 7,440 cubic yards of cut. Salvageable (soil) cut material would be used to supplement fill for proposed landscape screening. Surface asphalt and compacted base will be exported to an approved land fill as necessary;</p> <p>(6) Construction of a new on-site waste water treatment system, to replace the existing undersized system. The new system will consist of a 2,000-gallon septic tank and two 30 feet deep seepage pits. The existing 1,500-gallon tank will be removed and replaced with the new 2,000-gallon tank. The existing seepage pit will be abandoned in place;</p> <p>(7) Reconfiguration of the 57 existing parking spaces to 61 spaces including two designated carpool and two handicapped parking spaces and a bicycle rack;</p> <p>(8) Designation of a new truck storage area (16 spaces);</p> <p>(9) Installation of additional landscaping (as shown on the preliminary landscape plan) totaling approximately 38,019 sf. combined with 3,418 of existing landscaping for approximately 41,437 sf or 5.87 percent of the net permit area after installation.</p> <p>(10) Establishment of a 30-foot “Perimeter Access and Fuel Modification Zone” providing clearance from all grass and brush from combustible material within the project site;</p> <p>(11) Legalization of a six foot high chain link fence topped with three strands of barbed wire around the perimeter of the expanded planned development permit area for security purposes; and</p> <p>(12) Construction of 440 linear feet of water line from an existing source on the property to the 6,000 sf canopy shed.</p>	John Oquendo; (805) 654-3588	Ralph Hagle P.O. Box 120 Somis, CA 93066-0120 (805) 987-3887

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0014	1630010795	3100 SOMIS RD, CAMARILLO, CA 93012	General Plan Amendment	Environmental Doc Prep	<p>The Applicant is requesting approval of a Major Modification for Development Plan DP-244-1 (Case No. PL15-0014) for the continued use, operation and expansion of a wholesale lumber yard located at 3100 Somis Road, Somis, California. The project site includes Tax Assessor Parcels 163-0-010-795 and 163-0-010-850, totaling 46.4 acres.</p> <p>Proposed project components include the following:</p> <p>(1) General Plan Amendment (GPA) to change the land use designation for an approximately 12.44-acre area on APN 163-0-010-795 from Agricultural (40 acre minimum) to Existing Community and Rezone the same acreage from Agricultural Exclusive (AE 40) to Limited Industrial (M2). The GPA must be approved by a majority countywide vote pursuant to the Save Open-Space and Agricultural Resources (SOAR) Ordinance, which is part of the County General Plan. The Applicant will attempt to comply with this voter-approval requirement by requesting that the County Board of Supervisors place the GPA on the ballot;</p> <p>(2) Expansion of DP 244 1 permit boundary from 7.63 acres to 18.9 acres gross (16.2 acres net);</p> <p>(3) Legalization of approximately 22,326 cubic yards of imported, crushed asphalt fill, compacted and paved with asphalt on APN 163-0-010-795. The Applicant is proposing an Agricultural Conservation Easement on approximately 25.83 acres of APN 163-0-010-795 to mitigate for the permanent loss of agricultural soils that were covered by the unpermitted importation of fill and asphalt paving which are the subject of NOV Case No. PL10-0011;</p> <p>(4) Legalization of a 6,000 square foot steel frame canopy shed with a height of 25 feet high and constructed without the required County permits or approvals;</p> <p>(5) Construction of a 94-foot-wide by 340-foot-long (31,960 sf) and ten-foot-deep storm water detention basin. Area to be graded is approximately 31,960 square feet with 7,440 cubic yards of cut. Salvageable (soil) cut material would be used to supplement fill for proposed landscape screening. Surface asphalt and compacted base will be exported to an approved land fill as necessary;</p> <p>(6) Construction of a new on-site waste water treatment system, to replace the existing undersized system. The new system will consist of a 2,000-gallon septic tank and two 30 feet deep seepage pits. The existing 1,500-gallon tank will be removed and replaced with the new 2,000-gallon tank. The existing seepage pit will be abandoned in place;</p> <p>(7) Reconfiguration of the 57 existing parking spaces to 61 spaces including two designated carpool and two handicapped parking spaces and a bicycle rack;</p> <p>(8) Designation of a new truck storage area (16 spaces);</p> <p>(9) Installation of additional landscaping (as shown on the preliminary landscape plan) totaling approximately 38,019 sf. combined with 3,418 of existing landscaping for approximately 41,437 sf or 5.87 percent of the net permit area after installation.</p> <p>(10) Establishment of a 30-foot “Perimeter Access and Fuel Modification Zone” providing clearance from all grass and brush from combustible material within the project site;</p> <p>(11) Legalization of a six foot high chain link fence topped with three strands of barbed wire around the perimeter of the expanded planned development permit area for security purposes; and</p> <p>(12) Construction of 440 linear feet of water line from an existing source on the property to the 6,000 sf canopy shed.</p>	John Oquendo; (805) 654-3588	Ralph Hagle P.O. Box 120 Somis, CA 93066-0120 (805) 987-3887
PL15-0068	0410040365	3365 GOODENOUGH RD, FILLMORE, CA 93015	Lot Line Adjustment	Prep Decision Letter	<p>Lot line adjustment between two (2), existing, legal non-conforming lots under separate ownership. both parcels are in the OS-160 acre zoning designation.</p> <p>3365 and 3395 Goodenough Rd. Fillmore</p> <p>Parcel 1 consists of 1 APN 041-0-050-010. It will start as 26.21 acres and end as 29.73 acres .</p> <p>Parcel 2 consists of 3 APN's 041-0-040-365, 041-0-040-375, and 041-0-040-415. It will start as 14.28 acres and end as 10.76 acres.</p> <p>Parcel 1 is currently developed, Parcel 2 is vacant.</p>	Noe Torres; (805) 654-3635	Steve Perlman 10 Risilla Street Rancho Mission Viejo, CA 92694-1859 805.551.0050
PL15-0095	0000000000		General Plan Amendment	Submittal In Progress	Santa Rosa Valley Trail Plan General Plan Amendment	Chris Stephens;	Chris Stephens 800 South Victoria Ventura, CA 93009 805-654-2661



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant						
PL15-0195	1450153030	250 E COLLINS ST, OXNARD, CA 93036	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for an existing Assembly Use located in the Rural Exclusive-20,000 sq. ft. Zone Designation in the Urban Residential 1-2 Dwelling Unit El Rio/Nyeland Acres Area Plan Land Use Designation located at 250 East Collins Avenue (APN145-0-153-030). The Assembly Use includes 1,910 sq. ft. Assembly Hall/Chapel, a 1,218 sq. ft. Community Center, and a 1,502 sq. ft. Pason's Home. The site is also developed with 42 accessory parking space. The Assembly use was originally approved with Conditional Use Permit 3347 which has subsequently expired. Water is provided by the Vineyard Avenue Water Company and sewer service is provided by the County Community Service District.	Mindy Fogg; (805) 654-5192	James Armstrong 2300 Knoll Drive Ventura, CA 93003 805-644-8180						
PL16-0006	7000030065	9899 YERBA BUENA, MALIBU, CA 90265	Planned Development	Prep Decision Letter	The request includes a Planned Development Permit that includes the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment for Assessor's Parcel Numbers (APN) 700-0-030-065 (parcel A) and 700-0-170-300 (parcel B). Parcel A is currently 2.15 acres, and Parcel B is currently 68.78 acres. The applicant proposes to increase parcel A to 8.39 acres and decrease Parcel B to 62.54 acres. No development is proposed on the Project site. If the new water well is determined to be adequate in quantity and quality, the LLA would proceed with the additional submittal of two residences (one for each resulting lot).	Angela Georgeff;	Bruce Dickinson 606 N Larchmont Blvd # 4g Los Angeles, CA 90004 323-463-1188						
PL16-0006	7000030065	9899 YERBA BUENA, MALIBU, CA 90265	Lot Line Adjustment	Prep Decision Letter	The request includes a Planned Development Permit that includes the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment for Assessor's Parcel Numbers (APN) 700-0-030-065 (parcel A) and 700-0-170-300 (parcel B). Parcel A is currently 2.15 acres, and Parcel B is currently 68.78 acres. The applicant proposes to increase parcel A to 8.39 acres and decrease Parcel B to 62.54 acres. No development is proposed on the Project site. If the new water well is determined to be adequate in quantity and quality, the LLA would proceed with the additional submittal of two residences (one for each resulting lot).	Angela Georgeff;	Bruce Dickinson 606 N Larchmont Blvd # 4g Los Angeles, CA 90004 323-463-1188						
PL16-0086	0640110075		Land Conservation Act	Prep for Hearing	<p>A LCA Contract rescission of Contract No. 12-3.2 and re-entry into a new 10 year LCA contract so that the contract follows the legal lot boundaries, as determined by the lot line adjustment being processed as PL16-0064. This LCA contract is associated with two APNs - APN 064-0-280-060 and 064-0-120-045.</p> <p>A legal lot determination needs to occur before the processing of the LCA contract and lot line adjustment. Only one of the APNs is associated with the Lot Line Adjustment. However, both APNs need to have a legal lot status in order for the LCA contract to record.</p> <p>Under PL16-0064 -- The lot line adjustment would be between two lots both within the Agricultural Exclusive Zone District and the Agricultural general plan land use designation.</p> <table><tr><td>Existing lot size</td><td>Proposed Lot Size</td></tr><tr><td>Parcel 1: 13.18 acres</td><td>19.03 acres</td></tr><tr><td>Parcel 2: 376.71 acres</td><td>370.86 acres</td></tr></table>	Existing lot size	Proposed Lot Size	Parcel 1: 13.18 acres	19.03 acres	Parcel 2: 376.71 acres	370.86 acres	Tess Harris; (805) 654-2453	Hollee King 7584 Eisenhower Street Ventura, CA 93003 805-901-2261
Existing lot size	Proposed Lot Size												
Parcel 1: 13.18 acres	19.03 acres												
Parcel 2: 376.71 acres	370.86 acres												

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL16-0090	0330440105	1152 SERENIDAD PL, OAK VIEW, CA 93022	Lot Line Adjustment	Completeness Rev In Progress	<p>Parcel Map Waiver/Lot Line Adjustment between three parcels:</p> <p>Assessor Parcel Number 033-0-440-105 is addressed as 1152 Serenidad was created in its current configuration as Lot 10 of Tract No. 2662 in Misc. Record Book 87 Page 68 at 42,260 sq. ft. This lot will becomes 43,859 sq. ft. as a result of the lot line adjustment. This property is located in Rural Exclusive 1-acre minimum lot size Zone District/Scenic Resource Protection Overlay (RE-1ac/SRP) and the Urban Residential 1-2 DU/ac (UR 1-2 DU/ac) Ojai Valley Area Plan land use designation. As a result of the lot line adjustment the property will have a split zone and land use designation with the majority of the property remaining in the RE-1ac/SRP and the UR 1-2 Ojai Valley Area Plan land use designation with a 1,599 sq. ft. being within the Open Space 10-acre minimum lot size Zone District/Scenic Resource Protection Overlay (OS-10 ac/SRP) and the Open Space Ojai Valley Area Plan land use designation.</p> <p>Assessor Parcel Number 033-0-440-095 is addressed as 1190 Serenidad was created in its current configuration as Lot 9 of Tract No. 2662 in Misc. Record Book 87 Page 68 at 27,241 sq. ft. This lot will become 27,241 sq. ft. as a result of the lot line adjustment. This property is located in Rural Exclusive 1-acre minimum lot size Zone District/Scenic Resource Protection Overlay (RE-1ac/SRP) and the Urban Residential Ojai Valley Area Plan land use designation. This parcel is non-conforming in size and is remaining the same non-conforming size as a result of the lot line adjustment.</p> <p>Assessor Parcel Number 033-0-270-575 is addressed as 11085 Creek Road was created in its current configuration as Parcel A of 29 PM 75 at 449,502 sq. ft. This lot will become 447,903 sq. ft. as a result of the lot line adjustment.This property is located in Open Space 10-acre minimum lot size Zone District/Scenic Resource Protection Overlay (OS-10 ac/SRP) and the Open Space Ojai Valley Area Plan land use designation.</p>	Winston Wright; (805) 654-2468	Pio James 1152 Serenidad Pl Oak View, CA 93022 847-942-8167
PL16-0114	6940170240	1050 POTRERO RD, VENTURA COUNTY UNINCORP	Minor Modification	Awaiting Resubmittal	The applicant, Mr. Michael Fowler requests a 20-year time extension to existing CUP 4301 and also requests to convert two Caretaker Units (700 S.F. each) into one Caretaker Unit (1,400 S.F.). The Applicant also requests to convert another Caretaker Unit (700S.F.) into an on-site ranch office (700 S.F.). This will result in a total of 4 caretaker units on the property where 6 were previously permitted, no change in square footage is proposed. The detailed list of existing permitted uses for this CUP include: 1,440 square foot utility barn; 14,000 square foot horse arena with 1,040 square foot viewing area; a 30,000 square foot horse stables with 70 stalls; two 1,323 square foot farm worker dwellings; three 700 square foot farm worker dwellings; and two 600 square foot carports. An existing main residence exists on this property (2,966 S.F. ) but does not require a CUP.	Noe Torres; (805) 654-3635	



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL16-0130	1380080055		Minor Modification	Environmental Doc Prep	<p>This CUP is for the Coastal areas only</p> <p>The applicant requests a modified CUP be granted to authorize the continued extraction and production of oil and gas via 16 existing wells, together with the continued operation and maintenance of accessory support facilities, structures and equipment, for an additional 30-years from the expiration date of CUP 12 (Modification 1) to September 30, 2046. The CUP also splits the existing CUP 12 into two areas, one for the Non-Coastal Zoned areas under PL23-0134, and this CUP in the Coastal Zoned areas.</p> <p>The project also consists of a reduction in the boundary authorized for CUP 12 to exclude areas annexed by the Cities of Oxnard and San Buenaventura. Thus, the CUP boundary under PL16-1030 would be exclusive to land within the unincorporated county. Additionally, the modified CUP would include authorization for an existing natural gas pipeline connection to the DCOR Mandalay Onshore Facility to transport and sell natural gas produced from wells within the CUP boundary.</p> <p>The approximately 251.55-acre CUP area is located to the east of Harbor Boulevard, south of Olivas Links golf course, west of the Coastal Zone boundary, and north of Gonzalez Road. There are two additional non-contiguous parcels west of Harbor Boulevard that surround McGrath Lake that are included in the CUP boundary. The CUP is located within the West Montalvo Oil Field.</p> <p>In addition to the existing oil and gas wells and associated facilities, structures and equipment, the CUP area primarily consists of undeveloped open space and agricultural production. No additional wells, equipment, structures, or support infrastructure is proposed with PL16-0130.</p> <p>Access is provided via private roads from Harbor Boulevard and Gonzales Road connecting to the various well and facility sites. The existing pedestrian coastal access, located at the vehicle gate on Harbor Boulevard north of Gonzales Road, will remain. Sanitation services are provided by portable toilet facilities and water is supplied via groundwater from two water wells within the CUP boundary.</p> <p>The Coastal area includes 16 active and idle wells. Any re-drilling or modification to the existing 16 wells requires a discretionary modification to this permit.</p>	John Novi; (805) 654-2462	John Billeaud 1746-f South Victoria Avenue, #245 Ventura, CA 93003 (805) 477-9805

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL17-0012	0290033240	1098 MC ANDREW RD, OJAI, CA 93023	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit to change the use of the Krishnamurti Foundation of America from a retreat to a camp on a 11.12 acre property in the Residential Exclusive Zone and the Rural Institutional Ojai Valley Area Plan land use designation. The following items are requested by the applicant:</p> <p>1. A 20 year time extension of CUP 3697;</p> <p>2. A change of use from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes. A camp is defined in the County of Ventura's Non-Coastal Zoning Ordinance (NCZO) as "a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which is used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment."</p> <p>3. An increase in the size of the CUP boundary to include all of APNs 029-0-030-24, -25, -26, -27 and -28 for a total of 11.12 acres. All of the APNs are zoned R-E 5 acre;</p> <p>4. The addition of the following new structures to the property:</p> <p>a. A 6,738 s.f. Retreat/Canteen building that will have overnight accommodations for 12 guests and 3 full-time staff and will include a kitchen and dining area;</p> <p>b. A 3,168 s.f. solar array roof structure built approximately 17 ft above grade, that will provide shade for a 700 s.f. informational display area;</p> <p>c. A 1,000 s.f. maintenance/garage building;</p> <p>d. A 180 s.f. ADA accessible public restroom built adjacent to the Pine Cottage;</p> <p>e. A 400 s.f. shade structure;</p> <p>f. A 120 s.f. storage building and a hand washing station adjacent to the yoga pavilion;</p> <p>g. Three 25,000 gallon underground, rainwater capture tanks placed in strategic locations on the property in order to best capture rainwater to use for landscape irrigation purposes;</p> <p>5. The relocation of the historically significant 450 s.f. Lawrence Cottage from its existing location near the Ayra Vihara building to another location on the property. The 410 s.f. laundry/storage building near the Ayra Vihara building was not deemed to have any historical significance and will be demolished to allow for the construction of the new Retreat/Canteen building. In looking at the CUP 3697 site plan, it appears that this laundry/storage structure was identified as part of the Ayra Vihara structure, but it has always been an adjacent, separate structure from the Ayra Vihara residence.</p> <p>6. The Ayra Vihara, Pine Cottage Annex, Archives Building (now called the Administration Building), Garage/Storage Building and the Yoga Pavilion will all remain in the Retreat Camp CUP. The Pine Cottage will be converted from a residence to a library/study hall/meeting room. Please see the CUP site plan for locations of all of the existing and proposed structures.</p> <p>7. There is a mobile office shown on the CUP site plan. It is not a permanent structure, it is on wheels and is stored on the property at the location shown on the CUP site plan.</p> <p>The number of staff and daytime visitors will not change as a result of this CUP modification. KFA will continue to employ 16 staff, five will be permanent staff living on site. Three staff members will have overnight accommodations in the Retreat/Canteen building, one will have overnight accommodations in the Arya Vihara building and one will live in the relocated Lawrence Cottage. The remaining 11 staff members will work at the camp from the hours of 10:00am to 4:00pm. All of the daytime staff members currently work at KFA, so there will not be an increase in traffic.</p> <p>The KFA retreat/camp anticipates no change in the number of daytime visitors to the site. They anticipate up to 8 visitors a day Monday through Friday, and between 35 - 40 daytime visitors on the weekends. These visitors arrive at the site anytime between the hours of 11:00 and 4:00 pm and usually stay an average of 2 – 4 hours at a time.</p> <p>Additional details submitted with the application.</p>	Kristina Boero; (805) 654-2467	Jacob Sluijter Po Box 1560 Ojai, CA 93024-1560 805-646-2726

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL17-0083	0000000000		Zoning Ordinance Amendment	Completeness Rev In Progress	Reorganization and substantial revisions to the Environmentally Sensitive Habitat Areas (ESHA) chapter of the Coastal Area Plan and Coastal Zoning Ordinance. Additional revisions to the CAP and CZO (Articles 1 through 14) were done to reference the revised ESHA policies and regulations. This project consists of an update to the Coastal Zoning Ordinance and Coastal Area Plan for consistency with the Coastal Act, to update sensitive habitat maps for the Santa Monica Mountains, and to clarify and add detail to existing environmentally sensitive habitat regulations. Planning staff conducted public outreach in May 2018 with a series of public workshops held in the North, Central, and South coastal areas of the County, along with an interagency meeting for stakeholders. The LCP amendments were then presented to the Planning Commission (PC) on August 23, 2018. Due to the Woolsey Fire in November 2018, the project was placed on hold to allow the community time to focus on recovery and to provide residents sufficient time to comment on the proposed regulations. Planning Staff scheduled the project for a Board of Supervisors (BOS) hearing in June of 2020, which was cancelled due to staff resource constraints and Covid. Because of the several year delay, a Dark Sky Ordinance (a 2016 BOS directive) for the Santa Monica Mountains overlay zone was added to this amendment package in 2021. The revised project was then brought back to the PC on August 19, 2021 (motion passed, 5-0 vote), to the Board of Supervisors on 10-19-2021 (motion passed, 5-0 vote), the CCC filed a staff time extension request to the California Coastal Commission (CCC) on 3-10-22 for an 4-6-22 CCC Hearing date where the amendments were approved with modifications, they returned to the BOS 7-26-2022 (motion passed, 5-0 vote), and the CCC for Final Certification acknowledgement in the CCC Deputy Directors Report presented to the CCC on 9-9-2022 when they went into effect.	Abigail Convery; (805) 654-2489	Ventura County 800 S. Victoria Avenue Ventura, CA 93009 805-654-2489
PL17-0088	7010030350		Planned Development	Environmental Doc Prep	Coastal Planned Development Permit for the construction of a new swimming pool, pool deck, and covered, open-air, non-habitable pool cabana on a 30.43 acre property within the Open Space Coastal Plan land use designation and the Coastal Open Space Zone addressed as 12233 Cotharin Road. The subject property is developed with an existing single family dwelling that predates the Coastal Act.	Noe Torres; (805) 654-3635	
PL18-0027	6680070045		Planned Development	Awaiting Resubmittal	Planned Development Permit to retroactively address a grading violation issued in August 1989 (UN-0013) that was related to the Falconridge Estates development in the La Cam Road area within the Thousand Oaks Area Plan. The principal reason to process this request is to clear the grading violation recorded on APN 668-0-070-265. No development is proposed for the subject property or any of the related parcels within what is commonly known as the Falconridge Estates development. This parcel was part of a larger grading violation and it was determined that a California Environmental Quality Act document needed to be prepared that covers the entire grading that occurred as part of the Falconridge Estates development. A pre-submittal analysis was prepared for the request (AD14-0045) which has been provided	John Oquendo; (805) 654-3588	Daniel Clingo 4165 East Thousand Oaks Blvd Westlake Village, CA 91362 805-712-1586
PL18-0047	0600030040	7401 SANTA SUSANA PASS RD, SIMI VALLEY, CA 93063	Modification	Awaiting Resubmittal	Master CUP site plan adjustment for various emergency communications facilities for Ventura County IT Services: LU07-0075, LU07-0091, LU06-0140, LU07-0079, LU07-0080, LU07-0092, LU07-0081, LU07-0093. The modification is related to a time extension for equipment on towers, not the towers themselves.	Thomas Chaffee; (805) 654-2406	Scott Allison 1957-a Eastman Ave Ventura, CA 93003 805-654-3333
PL18-0048		CA	Zoning Ordinance Amendment	Prep for Hearing	Subdivision ordinance text amendments.	Kim Uhlich;	Kim Uhlich 800 S. Victoria Ave Ventura, CA 93009 8056542492

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL18-0052	0100060030	385 FAIRVIEW RD, OJAI, CA 93023	Major Modification	Prep for Hearing	<p>Major Modification to Conditional Use Permit 3048 to add 3 new parcels and a new Machon Building and six 432 sq. ft. cabins to Camp Ramah.</p> <p>Camp Ramah consists of 27 buildings containing utilities (and various small sheds dating back to Orchid Town) comprised of various uses including a library, cabin housing, administrative offices, medical care, dining hall, arts, prayer chapel, restrooms and maintenance/housekeeping. In addition to cabins included above, there are 33 tent structures for camper housing. Finally, there are several ancillary and appurtenant structures including sports courts, an amphitheater, an outdoor sanctuary, storage, trellises, shade structures and gazebos. These structures are more fully described below and are depicted in the accompanying photo archive.</p> <p>The primary goal for the Modification is to construct a new 10,609 SF Machon “village” space to serve the new leadership training program for campers entering the 11th grade. The “village” would consist of six (6) new cabins (four of the cabins would have a 2nd story) for campers and a central gathering area which would include counselor sleeping quarters, prep kitchen, meeting spaces, storage and restrooms.</p> <p>Secondary goals for Camp Ramah include certifying all existing development and:</p> <ul style="list-style-type: none"> <li>Adding a ~1,151 SF reception and storage area to the Dining Hall,</li> <li>Reconfiguring the drop off area for campers to reduce bus traffic and traffic noise around the Camp, and</li> <li>Adding recently purchased parcels into the CUP.</li> </ul> <p>Water to the project site is provided by Casitas Municipal Water Districts and sewer is provided by the Ojai Valley Sanitation District.</p> <p>Based on historic use of the property and the existing entitlement, the applicant is contending that no increase in camp activities or the number of camp attendees is proposed. Additional land is being added to the Conditional Use Permit Boundary to increase bring the site into compliance with the Non-Coastal Zoning Ordinance regulations relating to allowed building coverage intensity and the number of camp attendees for Camps pursuant to Section 8107-17.</p> <p>A thorough project description has been downloaded in the Acella Document Tab.</p>	Kristina Boero; (805) 654-2467	Steve Welton 1625 State Street Suite 1 Santa Barbara, CA 93101 805-966-2758
PL18-0090	2060263230		Merger	Submittal In Progress	PMW Voluntary Merger	Noe Torres; (805) 654-3635	Steven Small 3529 Ocean View Blvd Glendale, CA 91208 818-653-8076
PL18-0096	0000000000		Zone Change	Submittal In Progress	County-Initiated Proposal to Amend Articles 2, 4, 5, 7, 9, 14 and 18 of the Non-Coastal Zoning Ordinance (PL17-0138) to Regulate Temporary Rental Units within the Temporary Rental Units Regulation Overlay Zone.	Kim Uhlich;	Kim Uhlich 800 S. Victoria Avenue Ventura, CA 93009 (805) 654-2478
PL18-0105	2170020015		Conditional Use Permit	Environmental Doc Prep	The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of an existing oil and gas production facility for an additional 20-year term.	Charles Anthony; (805) 654-3683	Anterra Energy Services 918 Mission Rock Road Suite C2 Santa Paula, CA 93060 805-981-4246

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL18-0154	6490161150	724 WEBB ST, CHATSWORTH, CA 91311	Lot Line Adjustment	Prep for Hearing	<p>Applicant submitted deed rescissions recorded with Ventura County Recorder document # 20181220-00142589-0 Pgs. 1-5 and 20181220-00142590-0 Pgs. 1-5. The rescissions were a requirement before the submittal of PMW/Merger and subsequent PMW/LLA.</p> <p>PMW/Merger to merge 20 ft. strips of land acquired by quite title. Parcel A of PMW 511 will be merged with a 20 ft strip Parcel B of PMW 511 will be merged with two 20 ft strips Unit TT, Unit VV and APN 649-0-183-080 will be merge with a 20 ft strip to create 1 legal lot.</p> <p>A PMW/LLA is contingent on completion and recordation of the voluntary merger. Parcel map waiver between 4 existing legal lots: Par. 1: .68 acres Par. 2: .87 acres Par. 3: .62 acres Par. 4: 8.97 acres</p> <p>**applicant must provide updated title report no more than 1 year old to the county surveyor</p>	Noe Torres; (805) 654-3635	Phil Pfister 724 Webb Rd Chatsworth, CA 91311-7035 818-421-0342
PL18-0154	6490161150	724 WEBB ST, CHATSWORTH, CA 91311	Merger	Prep for Hearing	<p>Applicant submitted deed rescissions recorded with Ventura County Recorder document # 20181220-00142589-0 Pgs. 1-5 and 20181220-00142590-0 Pgs. 1-5. The rescissions were a requirement before the submittal of PMW/Merger and subsequent PMW/LLA.</p> <p>PMW/Merger to merge 20 ft. strips of land acquired by quite title. Parcel A of PMW 511 will be merged with a 20 ft strip Parcel B of PMW 511 will be merged with two 20 ft strips Unit TT, Unit VV and APN 649-0-183-080 will be merge with a 20 ft strip to create 1 legal lot.</p> <p>A PMW/LLA is contingent on completion and recordation of the voluntary merger. Parcel map waiver between 4 existing legal lots: Par. 1: .68 acres Par. 2: .87 acres Par. 3: .62 acres Par. 4: 8.97 acres</p> <p>**applicant must provide updated title report no more than 1 year old to the county surveyor</p>	Noe Torres; (805) 654-3635	Phil Pfister 724 Webb Rd Chatsworth, CA 91311-7035 818-421-0342
PL19-0021	0000000000		Zoning Ordinance Amendment	Prep for Hearing	NCZO Update	Franca Rosengren; (805) 654-2045	Franca Rosengren 800 S. Victoria Avenue Ventura, CA 93009 805-654-2045
PL19-0088	0000000000		Zoning Ordinance Amendment	Environmental Doc Prep	Board of Supervisors initiated General Plan and NCZO amendments to establish a Wildlife Crossing Structure overlay zone on private land inholdings within the Los Padres National Forest and to promulgate regulations therein. Location of crossing structures are based on the critical habitat corridors, or "linkages", identified in a report titled: "South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion" by South Coast Wildlands. This action was initiated by the Board on March 12 and 19, 2019 as part of the approval of the HCWC overlay zone project.	Kim Uhlich;	Kim Uhlich 800 S. Victoria Ave Ventura, CA 93009 8056542492
PL19-0088	0000000000		General Plan Amendment	Environmental Doc Prep	Board of Supervisors initiated General Plan and NCZO amendments to establish a Wildlife Crossing Structure overlay zone on private land inholdings within the Los Padres National Forest and to promulgate regulations therein. Location of crossing structures are based on the critical habitat corridors, or "linkages", identified in a report titled: "South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion" by South Coast Wildlands. This action was initiated by the Board on March 12 and 19, 2019 as part of the approval of the HCWC overlay zone project.	Kim Uhlich;	Kim Uhlich 800 S. Victoria Ave Ventura, CA 93009 8056542492



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL19-0088	0000000000		Zone Change	Environmental Doc Prep	Board of Supervisors initiated General Plan and NCZO amendments to establish a Wildlife Crossing Structure overlay zone on private land inholdings within the Los Padres National Forest and to promulgate regulations therein. Location of crossing structures are based on the critical habitat corridors, or "linkages", identified in a report titled: "South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion" by South Coast Wildlands. This action was initiated by the Board on March 12 and 19, 2019 as part of the approval of the HCWC overlay zone project.	Kim Uhlich;	Kim Uhlich 800 S. Victoria Ave Ventura, CA 93009 8056542492
PL19-0091	1080170080	10150 STOCKTON RD, MOORPARK, CA 93021 12000 STOCKTON RD, MOORPARK, CA 93021	Lot Line Adjustment	Completeness Rev In Progress	Request for ministerial lot line adjustment between three legal lots found in the unincorporated portion of Moorpark. Parcel 1 will reconfigure lot lines to be moved nearest Stockton Road. Parcel 2 will grant approximately 10 acres to Parcel 3 to result in the following configurations:  Parcel 1: 15.27 AC Parcel 2: 30.74 AC Parcel 3: 30.39 AC	Aman Patheja; (805) 654-2476	
PL19-0120	0000000000		Zone Change	Environmental Doc Prep	Preparation of Coastal Zoning Ordinance amendments to allow decks to extend into the rear and side setbacks of homes on small lots.  This project was closed and the proposed amendments were included in Related Record PL20-0039.	Aaron Engstrom; (805) 654-2936	County Of Ventura 800 Shouth Victoria Ave. Ventura, CA 93009 805-654-2936
PL20-0030	1520072085	366 AVOCADO PL, CAMARILLO, CA 93010 372 AVOCADO PL, CAMARILLO, CA 93010	Lot Line Adjustment	Completeness Rev In Progress	Lot line adjustment between two legal lots referenced as 366 and 372 Avocado Place in the unincorporated area outside of Camarillo. Parcel A (372 Avocado Place), a 54,454 sq. ft. lot will grant 7,465 sq. ft. to Parcel B (366 Avocado Place). The resulting lots shall measure 46,989 sq. ft. for Lot 1 (366 Avocado Place) and 78,476 sq. ft. for Lot 2 (372 Avocado Place). Each lot contains an existing single family dwelling. This LLA serves to correct lot configurations that are inconsistent with NCZO Sec. 8106-3.	Noe Torres; (805) 654-3635	Ryan Amaya 3350 Scott Blvd. Bldg 22 Santa Clara, CA 95054 408-727-6665
PL20-0039	0000000000		General Plan Amendment	Environmental Doc Prep	During this Phase II of VC Resilient, the County will form and convene an interagency working group to coordinate regional sea level rise adaptation planning efforts, and to prepare policies, programs, and zoning development standards for future consideration and potential adoption by your Board. In particular, preliminary sea level rise policies that were drafted during Phase I will be further evaluated by the interagency working group and updated; the hazards sections of the Coastal Area Plan will be updated; and the County's relevant Climate Action Plan policies and programs that are being developed for the 2040 General Plan Update project (GPU) will be incorporated into the Coastal Area Plan once they are adopted by your Board as part of the GPU. Finally, the Coastal Area Plan reorganization that has progressed over the past decade would continue with sea level rise, coastal hazards, and climate action policies being combined into one section.	Aaron Engstrom; (805) 654-2936	County Of Ventura 800 South Victoria Ave. Ventura, CA 93009 805-654-2936
PL20-0046	0560242115	176 N MAIN ST, VENTURA COUNTY UNINCORP 3965 TELEGRAPH RD, VENTURA COUNTY UNINCORP	Lot Line Adjustment	Submittal In Progress	Lot Line Adjustment (LLA) to adjust the common property line between Lot 40 (APN 056-0-242-11)and Lot 41 (APN 056-0-242-12) of Tract 5553. See also Case No. PL20-0040, TPM for Lot 40.	Noe Torres; (805) 654-3635	Jensen, Donald M 1672 Donlon Street Ventura, CA 93003 805-633-2272
PL20-0047	0560242095	176 N MAIN ST, VENTURA COUNTY UNINCORP 3965 TELEGRAPH RD, VENTURA COUNTY UNINCORP	Lot Line Adjustment	Submittal In Progress	Lot Line Adjustment (LLA) to adjust the common property line between Lot 39 (APN 056-0-242-10)and Lot 38 (APN 056-0-242-09) of Tract 5553. See also Case No. PL20-0041, TPM for Lot 39.	Noe Torres; (805) 654-3635	Jensen, Donald M 1672 Donlon Street Ventura, CA 93003 805-633-2272
PL20-0052	0000000000	CA	Zoning Ordinance Amendment	Submittal In Progress	Oil and Gas Development text amendments	Mindy Fogg; (805) 654-5192	Dave Ward 800 S. Victoria Ave. Ventura, CA 93009 805-654-2481



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL20-0064	2180011085		Land Conservation Act	Submittal In Progress	New 10-year LCA Agricultural Contract for the 26.6 acre property located east of Rice Road and south of Wooley Road, Oxnard CA. APN 218-0-011-085	Justin Bertoline;	Robert Ganaden 4424 Libbit Ave Encino, CA 91436 3108018901
PL20-0065	0110190305		Land Conservation Act	Submittal In Progress	New 10-year Agricultural LCA Contract for the 106.57 acre property located at 10999 Santa Ana Road, Oak View, CA. APN 011-0-190-305	Justin Bertoline;	Abbott Bruce Trust 10999 Santa Ana Rd Ventura, CA 93001 3105087265
PL20-0066	1520120065		Land Conservation Act	Submittal In Progress	New 10-year Agricultural LCA Contract for the 131.70 acre property located near the intersection of Central Avenue and Beardsley Road, Oxnard CA. APNs 152-0-120-065 and 152-0-170-115.	Justin Bertoline;	Triple J & G Ranch Ltd 2238 Melford Ct Thousand Oaks, CA 91361 805981-8555
PL20-0067	5020030040		Land Conservation Act	Submittal In Progress	Rescission of existing LCA Contract No. 76-5.17 into new 10-year Agricultural LCA Contract on the 113 acre property located on the north side of Broadway Road between Fruitvale and Happy Camp Road, Moorpark, CA. APNs: 502-0-030-040; 502-0-031-095; 502-0-031-105; 502-0-040-025; -075; -085; -095; -105; 502-0-050-075 and 502-0-040-025.	Justin Bertoline;	David Schwabauer Po Box 4278 Saticoy, CA 93007-0278 805-432-9375
PL20-0073	1830030125		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract application for the 72.66 acre property located near the intersection of Victoria Avenue and Gonzalez Road, Oxnard. APNs: 183-0-030-125 and 183-0-030-145.	Justin Bertoline;	Triple J & G Ranch 2238 Melford Ct Thousand Oaks, CA 91361 8059818555
PL20-0080	1440110305		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract application for the 368.26 acre property located at the southwest corner of Rice Road and Central Avenue, Oxnard, CA. APNs:144-0-110-305 and -575	Justin Bertoline;	Friedrich Family L P 2238 Melford Ct Thousand Oaks, CA 91361 818-981-8555
PL20-0081	2180030305		Land Conservation Act	Submittal In Progress	New 20-year FSZA/LCA Contract application for the 139.5 acre property located at 3165 Pleasant Valley Road Oxnard, CA. APN: 218-0-030-305	Justin Bertoline;	Araich Limited A G 333 Salinas St Salinas, CA 93901-2751 831-424-1414
PL20-0104	6490285010		Lot Line Adjustment	Completeness Rev In Progress	Proposed Lot Line Adjustment (LLA) between to legal lots found in the Box Canyon area of South Santa Susana. Both lots are vacant.	Aman Patheja; (805) 654-2476	Lari Bright 313 Box Canyon Road West Hills, CA 91304 818-317-1004

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0015	2180042180		Conditional Use Permit	Submittal Pending	<p>Request for planning director approval for conditional use permit authorizing an agricultural contractor's service and storage yard operating from a parcel referenced as 3150 Hailes Rd, Oxnard and Assessor's identification number (APN) 218-0-042-180. The approximately 31.81 acre parcel takes access off a private easement originating off of Hailes Rd, a County-maintained right-of-way, and just south of Pleasant Valley Road, an arterial thoroughfare for the City of Oxnard. This request addresses code violations associated with CV19-0069.</p> <p>Currently, there is an existing 2250 square foot agricultural shed along with ancillary uses that serve the greater agricultural property. Items stored in the shed include; hoop plastic, drip tape, mulch, equipment, hoop systems, trellis materials and wind fence. These materials are stored at this location, for our growers to provide enhanced security and control over inventory.</p> <p>Because of the interest from other growers, we believe it would be beneficial to grant them access to make use of the items in the storage shed. We would allow for the trade of materials among 10 farmers. There will be no public sales from the property.</p> <p>The request includes after-the-fact authorization of a non-permitted above ground-fuel storage tank, 10 6,000 gallon liquid fertilizer tanks, an agricultural office, solid fertilizer storage, and vermi-composting operation. Water is provided by an individual water well state reference number 01N21W07P01S.</p>	Justin Bertoline;	
PL21-0019	0320201195	655 BURNHAM RD, VENTURA COUNTY UNINCORP 655 BURNHAM RD, OAK VIEW, CA 93022	Minor Modification	Awaiting Resubmittal	<p>Minor Modification to Conditional Use Permit 3929 for a 25 year time extension. This permit was last modified by Minor Modification LU08-0090 which is describe below. No physical or operational changes are proposed aside from adding a cargo container to the site and updating ADA parking areas. All supporting documents including the application are downloaded in the Accela Document Tab.</p> <p>Forest Home proposes to continue the operation and maintenance of the Forest Home camp and retreat that was originally approved by the means of CUP 3929, located at 655 Burnham Road, Live Oak Acres, west of the Ventura River and adjacent to Oak Park. Conditional Use Permit No. 3929 was approved on December 13, 1979, Minor Modification No. 2, approved on September 9, 1998, extended the expiration date of the permit to December 13, 2009. The facility consists of two caretaker dwellings, group tents, cabins, meeting rooms, recreational facilities, barns, storage buildings and parking for the camp and recreational facility.</p>	Jennifer Butler; (805) 654-2495	Gary Wingerd 40000 Valley Of The Falls Dr Forest Falls, CA 92339 (909) 389-3480
PL21-0021	6850060275	46 BELL CANYON RD., BELL CANYON, CA 91307	Planned Development	Awaiting Resubmittal	<p>The applicant requests approval of a Residential Planned Development Permit (PD) to authorize construction of a new 3,805 sq. ft. two-story single-family dwelling (SFD) unit and pool on an existing, vacant parcel located in the Rural Exclusive (RE-20,000 sq. ft.) Zone. This subject property is within the Habitat Connectivity, Wildlife Corridor and Critical Wildlife Passage Area Zone Overlay and within mapped area of a surface water feature, Bell Creek (Ventura County Geographic Information System, 2023).</p> <p>The proposed dwelling will be comprised of a 1,207 sq. ft. on the first floor, 2,598 sq. ft. on the second floor, an attached 616 sq. ft. garage, a 548 sq. ft. deck, and an approximately 396 sq. ft. rectangular-shaped swimming pool.</p> <p>The approximately 19,600 sq. ft. lot is situated on Assessor's Parcel Number (APN) 685-0-060-27 which was created by Parcel Map (PM). The Parcel map was recorded on May 27, 1976 and can be referenced in Book 20 Page 99 of Parcel Maps in the Office of the Ventura County Recorder. The Parcel map created 4-lot subdivision approved by the Ventura County Planning Division and references a flowage easement observed by the Ventura County Flood Control District. All conditions of this subdivision apply to the continued development of the subject parcel, Parcel 3.</p> <p>Access to the subject parcel is provided by its positional frontage to the Ventura County-maintained right-of-way Bell Canyon Road. Potable water supply will be provided by Ventura County Waterworks District No. 17 for water service. The District has an existing 8" water line within Bell Canyon Road, north of the property. Wastewater will be serviced by Triunfo Sanitation, a sewer purveyor, who expresses its willingness to serve the above mentioned project, subject to applicant complying with and meeting all of the district's requirements.</p> <p>Land development of the subject parcel will entail 178.8 cubic yards of cut &amp; fill (58.8 cubic yards of import soil).</p>	Jennifer Butler; (805) 654-2495	Andranik Ognayan 13324 Wixom St. North Hollywood, CA 91605 8189159651

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0041	0380100030		Lot Line Adjustment	Completeness Rev in Progress	Request for ministerial lot line adjustment between the listed parcels: 038-0-100-030, 038-0-100-145, 038-0-100-165, 038-0-100-0155  Re-submittal on 11/23/2022 to Aman Patheja	Amanda Bonavida; (805) 654-2476	Jeremy Henry 619 Crestview Drive Camarillo, CA 93010 805-216-6124
PL21-0048	7000170415		Planned Development	Awaiting Resubmittal	Revised Project Description (September 12, 2023) The applicant requests a Coastal Planned Development (PD) Permit to authourize the development of a vacant parcel with a 2,107 SF single-family residence and detached 960 SF garage. Water will be provided by an existing on-site water well and sanitation will be provided by an advanced on-site waste water treatment system (AOWTS). Balanced grading (1,528 cut/ 1,528 fill) and on-site driveway improvements include road widening, turnaround and turnout pursuant to Fire Protection District Standards. Three 4,999 gallon water storage tanks will be provided to address fire suppression and on-site water storage requirements. No Landscaping proposed.  An ISBA was completed addressing the previous parcel improvements authorized by in record identification number LU05-0133. An initial study was conducted and a negative declaration adopted for Coastal Planned Development Permit LU05-0133. Said permit was effectuated with the drilling of the aforementioned waterwell reference: GW-2374. Preliminary grading was conducted reference: LU05-0133. The previous approval can be found in the "Documents" tab in Accela.	John Oquendo; (805) 654-3588	Stephen Montoya 30842 Monaco Court Westlake Village, CA 91362 818-277-5465
PL21-0050	1440110525		Land Conservation Act	Submittal In Progress	New FSZA/LCA Contract for Nitta Ranch.	Justin Bertoline;	Rancho Santa Clara Llc 20 Via Terrasol Camarillo, CA 93010 805-981-3060
PL21-0051	7000060140	11495 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	Conditional Use Permit	Environmental Doc Prep	Request for major modification to Conditional Use Permit (CUP) Case No. CUP 1321; LU10-0069 to rebuild the upper, lower, and middle areas of a recreational camp and campground cumulatively known as “Camp Hess Kramer,” a principally permitted land use operating on Assessor's Parcel Numbers (APN) 700-0-060-140, 700-0-060-260, 700-0-060-310, and 700-0-070-450. The rebuild follows a near-complete destruction of the existing facilities following the Woolsey Fire.  The applicant purchased the subject property in 1952 and subsequently established Camp Hess Kramer. CUP-1321 was established on April 17, 1961, as approved by the Planning Commission, to authorize the applicant to construct additional housing quarters for the camp staff. On October 4, 1967 a modification to CUP-1321 was authorized to construct the Gindling Hilltop Camp (Upper Area) for 180 campers and 12 staff members and to authorized continued operation of Camp Hess Kramer for an additional 10 year term. In 1978, the applicant requested modification of CUP 1321 to authorize additional construction to include a dining hall and housing for kitchen and staff. This 1978 modification was approved for continued operation (10 year term) and authorization of construction. Minor modifications occurred between 1987, 1990, 2000, and culminated in the previous authorization of LU10-0069 which can be found in the "Documents" tab in Accela.  The scope includes rebuild, reconstruction, and improvement of the camp facilities outside of the originally authorized use. Of the requested improvements, the applicant requests construction of new buildings, new landscaping, improvement of access roads, improvement of parking areas, new vehicle and pedestrian bridges/walkways, new potable water and wastewater facilities, new communication lines, electrical improvements, stormwater and drainage facilities, fuel modification changes, mitigation and restoration of Little Sycamore Creek, and new outdoor lighting. The full project description can also be found in the "Documents" tab in Accela.	Noe Torres; (805) 654-3635	Ginger Anderson 111 E Victoria St. Santa Barbara, CA 93101 (805)963-9532
PL21-0053	0400210020	10000 N OJAI RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	Permit Adjustment for Thomas Aquinas College for the construction of a 40'x40'x6' helicopter pad, resurfacing of existing road base for vehicular access to the pad and the installation of a 4" 160' water line with three wharf heads. Access to the helicopter pad is limited to Ventura County Sheriff Department and Ventura County Fire Protection District emergency operations only.	Justin Bertoline;	Mark Kretschmer 10000 Ojai Road Santa Paula, CA 93060 805-421-5919

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0054	2320031205		Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit pursuant the Ventura County Non-Coastal Zoning Ordinance, §8105-4, greenhouses and preliminary packing facilities greater than 100,000 s.f. in size and Agricultural Offices larger than 700 SF in the Agricultural Exclusive (A-E) zone require a Planning Commission-Approved CUP. A Sales Facility is also proposed, larger than 500 SF which requires a Planning Director-Approved CUP.</p> <p>The applicant, Westerlay Orchids, is requesting a Conditional Use Permit (CUP) for 24.29 acres of greenhouses on 39.07 acres pursuant to Section 8111-6.1.3 of the County of Ventura Non-Coastal Zoning Ordinance. The greenhouses are proposed for Phased Development (PHASES I-II). PHASE I includes 16.39 acres of greenhouses, preliminary packing facilities, and agricultural-offices and –sales facilities associated with orchid production. PHASE II includes an expansion area for greenhouses 7 acres in size.</p> <p>Additional details of greenhouse supportive facilities involves approximately 0.9 acres of new development including a proposed loading dock, cooler, preliminary packing facilities, office, sales facility, guard shack and 3 million gallons of water storage (three 1-million gallon tanks). The applicant requests a total of 107 parking spaces. Proposed roadways and parking areas are located outside of the new asphalt driveway from Hueneme Road and would be surfaced with gravel to retain as much pervious area on the site as possible (except for required disabled parking and the loading dock). Impervious pavement of 0.59 acres is provided and 0.92 acre of gravel surfaces for parking areas. Stormwater Detention and septic mound system would be constructed to accommodate needs for all phases of development during Phase 1.</p> <p>A 60 foot driveway from Hueneme Road (per County of Ventura road standards for commercial driveways) would be constructed to access the site. An existing secondary access to and from the site would be provided along Arnold Road. The existing farm worker dwelling units and barn facilities would remain or be replaced at the discretion of the Applicant.</p> <p>PROPOSED GREENHOUSES: The proposed greenhouses are each single-story greenhouses with a combined area of 24.29 acres. Phase 1 greenhouses are 17.29 acres in size. Phase II accommodates a 7 acre expansion area. The structures will be similar in construction to County approved greenhouses in the Oxnard Plain area. The foundation will be constructed of poured concrete. The greenhouse will have 21-foot high walls (6.4 Meters) constructed of high R value 16mm polycarbonate panels supported in a framework of 2 3/8-inch girder section aluminum. Roof panels are of 4mm tempered diffuse glass supported by rectangular posts 6 3/8 inch by 2 3/8 inch arranged in rows 42 feet on center and 12 feet apart. The structures will be heated by hot water circulated in pipes and cooled by evaporative cooling air blown through fabric tunnels running the length of the growing trough-like containers. The crops (orchids) are cultivated on a raised mobile table system such that direct labor is centralized and minimized. The orchids are grown in individual plastic grow pots filled with a high-grade mixture of bark, cocos, and sphagnum moss.</p> <p>A full project description and support documents including, a water use analysis, are located in the Accela Document Tab. In addition the project had a Development Review Committee meeting. The minutes are downloaded as well.</p>	John Novi; (805) 654-2462	Toine Overgaag 3504 Via Real Carpinteria, CA 93013 805-705-5341
PL21-0055	0600420025	3548 W PACIFIC COAST HY, VENTURA, CA 93001 3550 W PACIFIC COAST HY, VENTURA, CA 93001	Planned Development	Environmental Doc Prep	<p>Coastal Planned Development (PD) Permit for the replacement of an existing shoreline protection device. The development activities extend 100 feet across the length of two APNs 060-0-420-025 and 060-0-420-035 (single family dwellings addressed respectively as 3550 and 3548 West Pacific Coast Highway, Ventura). The proposed scope of work includes the installation of temporary erosion control measures, removal of existing patio panels/slabs and excavation between the existing sheet pile seawall and buried wooden seawall down within 12” of existing formation with a total disturbed area of 1,560 square feet consisting of 440 cubic yards of grading with approximately 32 cubic yards of cut. The proposed scope of work also includes construction of a reinforced concrete seawall behind the location of an existing steel sheet pile seawall. The proposed seawall will have a horizontal footing of 8 feet, a width of 24 inches, and a 51-inch by 42-inch pile cap with a height elevation datum of 16.1 ± above the North America Vertical Datum of 1988 (NAVD88). The replacement wall be backfilled with imported fill and patio slabs will installed following the construction of the replacement wall and the Existing steel sheet and piles will be removed following construction.</p> <p>The proposed repair activities are located 60 feet landward of the Mean High Tide Line and outside of the landward boundary of the State’s sovereign land ownership (Jurisdictional Determination Letter, State Lands Commission, April 2021).</p>	John Oquendo; (805) 654-3588	Walter Crampton 3890 Murphy Canyon Rd San Diego, CA 92123 858-573-8900

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0063	1100210190		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for parcel no. 110-0-210-190	Justin Bertoline;	Guzman Yeisi B 3939 Wheeler Canyon Rd Santa Paula, CA 93060 805-642-6702
PL21-0065	5030072055		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Santa Paula Hay and Grain and Ranches. APN 503-0-072-055	Justin Bertoline;	Santa Paula Hay-grain-ranch 3939 Wheeler Canyon Rd Santa Paula, CA 93060 805-642-6444
PL21-0066	0460201010		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Santa Paula Hay and Grain and Ranches. APN: 046-0-201-010	Justin Bertoline;	Guzman Guadalupe A 3939 Wheeler Canyon Rd Santa Paula, CA 93060 805-644-2107
PL21-0067	0900060065		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Cummings Ranch (Santa Paul Hay and Grain and Ranches). APNs: 090006006 and 0900060135	Justin Bertoline;	Guzman Trusts Et Al 3939 Wheeler Canyon Rd Santa Paula, CA 93060 805-642-6172
PL21-0068	0550180260		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Piru Ranch (Santa Paula Hand and Grain and Ranches). APN 055-0-180-260	Justin Bertoline;	Guzman Guadalupe Jr 3939 Wheeler Canyon Rd Santa Paula, CA 93060 805-642-6715
PL21-0069	0370012415	12400 OJAI-SANTA PAULA RD, OJAI, CA 93023	Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Upper Ojai Ranch (Santa Paula Hay and Grain and Ranches).	Justin Bertoline;	Guzman Guadalupe-ofelia E 3939 Wheeler Canyon Rd Santa Paula, CA 93060 805-642-6172
PL21-0070	5030040120		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Drain Ranch (Santa Paula Hay and Grain and Ranches)	Justin Bertoline;	Santa Paula Hay & Grain 3939 Wheeler Canyon Rd Santa Paula, CA 93060 8056426172
PL21-0071	0620031055		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Hampton Ranch.	Justin Bertoline;	Guzman Guadalupe A 3939 Wheeler Canyon Rd Santa Paula, CA 93060 8056426172
PL21-0072	5030060335		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Grimes Ranch (Santa Paula Hay and Grain and Ranches).	Justin Bertoline;	Guzman Guadalupe-ofelia 3939 Wheeler Canyon Rd Santa Paula, CA 93060 8056426172
PL21-0073	0410150030		Land Conservation Act	Submittal In Progress	New 20-year FSZA/LCA Contract for Ratto Ranch (Mark Ratto) APN 041-0-150-030	Justin Bertoline;	Ratto Jabour Prop Llc Et Al 6890 Balcom Canyon Rd Somis, CA 93066 3234593542



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0075	2180030170		Land Conservation Act	Submittal In Progress	New 20-year FSZA/LCA Contract for Araich Limited	Justin Bertoline;	Araich Limited A G 333 Salinas St Salinas, CA 93901-2751 8313727525
PL21-0076	2180030115		Land Conservation Act	Submittal In Progress	New 20-year FSZA/LCA Contract for Araich Limited.	Justin Bertoline;	Araich Limited A G Po Box 2510 Salinas, CA 93902 8314241414
PL21-0082	5030010040		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Apricot Lane Farms 2	Justin Bertoline;	Apricot Lane Farms Hld Llc 10700 Broadway Rd Moorpark, CA 93021 8055234444
PL21-0084	1080170025		Land Conservation Act	Submittal In Progress	New 10-year LCA Contract for Apricot Lane Farms 4	Justin Bertoline;	Apricot Lane Farms Hldgs Llc 10700 Broadway Rd Moorpark, CA 93021 8055234444
PL21-0085	1530122175	590 ALOSTA DR, CAMARILLO, CA 93010	Lot Line Adjustment	Completeness Rev In Progress	Request for Lot Line Adjustment between two parcels located within the Rural Exclusive - 20,000 sq. ft. minimum Zone District and found within the Camarillo Heights unincorporated Existing Community - Very Low Density Residential Land Use Designation. Parcel A, referenced in Assessor's Parcel Number 153-0-122-185 and addressed as 590 Alostá Drive, will acquire approximately 2,868 sq. ft. from Parcel B. Parcel B, referenced in Assessor's Parcel Number 153-0-122-175 and addressed as 550 Alostá Drive, exists as a conforming 23,704 sq. ft. parcel and will result in a zone conforming 20,836 sq. ft. parcel. Both parcels participating in this lot line adjustment comprise two-thirds of a three-lot Parcel Map subdivision recorded in Book 10, page 70 of Parcel Maps.	Noe Torres; (805) 654-3635	Jacob Lukiewski 4000 Calle Tecate, Suite 108 Camarillo, CA 93012 8054454404



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0091	5000090235		Major Modification	Awaiting Resubmittal	<p>Major Modification to Conditional Use Permit LU11-0030 to modify the following: 1) time extension for an additional 10 years; 2) increase current occupancy allowed at weekend paintball/airsoft events from 250 to 450 per day with no increase in the number of events per year (110 days currently permitted); 3) add 3 new paintball/airsoft play fields to the east, north, and northeast of the current play fields; 4) add 3 new parking lots for a 675 additional parking spaces; 5) add 6 weekend day 'mud run' events with a 1,000 participant maximum number of attendees; and 6) add a new the mud run course located in an adjacent agricultural area to the northwest of the current paintball/airsoft fields. A traffic study and plans are downloaded in the Accela Document Tab.</p> <p>The following is the current project description.</p> <p>Conditional Use Permit (LU11-0030) for Outdoor Periodic Sporting Events for a paintball and air-soft sports center. The proposed paintball and air-soft sporting center (sporting event) would be constructed on an existing agricultural facility commonly known as Egg City located at 8643 Shekell Road in the Moorpark Area. The development includes the removal of 267,073 sq. ft. of concrete and the removal of 74,593 sq. ft. of asphalt and the installation of dirt fields and 24,000 sq. ft. of un-engineered artificial turf in place of the removed material. The sporting events are proposed to occur on weekends and on occasional holidays for a maximum of 110 events a year. The maximum number of participants is proposed to be 250 at any one time with up to 6 and 10 employees on-site. The hours of operation would be from 8 am to 4 pm. No noise amplification or air horns are proposed. 130 parking spaces would be provided on an existing concrete pad for the participants. The applicant is requesting a waiver of the parking design requirements pursuant to Section 8108-5.6.1 based on the temporary nature of the proposed use. Three roll off containers are proposed to store supplies. Public Access to the site is provided by an existing 20 foot wide asphalt driveway via Shekell Road with a secondary access also via Shekell Road for emergency purposes. No water is proposed to be onsite though the developer has access to a water truck for dust control. Bottled water is proposed to be provided for drinking water. Portable toilets are proposed to provide waste water disposal. No native vegetation or specimen trees would be impacted by the proposed development. Trash dumpsters would be provided for trash control.</p>	Thomas Chaffee; (805) 654-2406	Glenn Forster 4215 Tierra Rejada Road #205 Moorpark, CA 93021 310-466-4093
PL21-0096	6680311095	559 KITTY ST, NEWBURY PARK, CA 91320	Merger	Submittal In Progress	Voluntary merger of a 9,452 sq ft parcel [APN# 6680311105] created as Lot 12 of Tract Map No. 1115 and a 400 sq ft parcel [APN# 6680311095] created as Well Parcel No. 14 of Tract Map No. 1115	Winston Wright; (805) 654-2468	Brandon & Renee Lodder 559 Kitty Street Newbury Park, CA 91320 7022964930
PL21-0097	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Initial Study Assessment Guidelines Amendments	Shelley Sussman; (805) 654-2493	
PL21-0098	0000000000		Zoning Ordinance Amendment	Submittal In Progress	General Plan COS-NN Study of Oil and Gas Setbacks	Shelley Sussman; (805) 654-2493	Shelley Sussman 800 S Victoria Ave Ventura, ca 93009 8056542493
PL21-0099	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Oil and Gas NCZO Amendments for Time Limits, Sureties and Idle Wells	Shelley Sussman; (805) 654-2493	Shelley Sussman 800 S Victoria Ave Ventura, ca 93009 8056542493
PL21-0100	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Oil and Gas CZO Amendments for Time Limits, Sureties and Idle Wells	Shelley Sussman; (805) 654-2493	Shelley Sussman 800 S Victoria Ave Ventura, ca 93009 8056542493
PL21-0101	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Administrative Supplement to the State CEQA Guidelines Amendments	Shelley Sussman; (805) 654-2493	Shelley Sussman 800 S Victoria Ave Ventura, ca 93009 8056542493

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0119	5200340035	8120 SANTA ROSA RD, CAMARILLO, CA 93012	?PERMIT	Prep for Hearing	<p>This Application by Porpoise Productions Ltd., Profit Sharing Plan and Trust (Porpoise) and Mark A. Burley, Trustee and Penelope A. Burley, Trustee of the Mark and Penelope Burley Living Trust dated January 25, 2001 (Burley Trust), brings forth a reversal of an approved single-family tract development and seek to maintain the land in agricultural and farming use and one lot as personal equestrian property by the removal of the Tract Conditions.</p> <p>Porpoise owns lots 3, 4 5, and 6 of Tract 5154 and Burley Trust owns lots 7 and 8 of Tract 5154. The Application seeks to have all the tract conditions for lots 3-8 removed and all fees held by the County of Ventura and its respective agencies/divisions returned to the Applicants, since the tract will not be residentially developed.. The Applicants are proposing to have a Deed Restriction recorded against the land to prohibit development of single-family homes, which were approved as part of Tract 5154. This Deed Restriction would be held by a nonprofit such as Conejo Open Space Conservation Agency (COSCA) or Pacific Coast Conservation Alliance to ensure that the property is not further residentially developed and will remain as agricultural and farming and the private personal equestrian property. Burley Trust .will be able to add equestrian facilities as needed to Lot 8. This will include, but is not limited, to stables, barns, storage sheds and horse shelters.</p> <p>The Tract was approved in August 1999 but lots 3, 4, 5, 6 and 7 have remained as agricultural and farming. Lot 8 has the private and personal equestrian facilities used by the Burley Trust only. The current zoning on the property OS-10 acre.</p> <p>The property owners will agree to a written agreement that the existing bridge will be maintained equally by the property owners to assure continued access to the land.</p> <p>The Applicants desire to retain the agricultural operations and the equestrian property and not pursue any future residential development of the tract. The Applicant wants the fees and funds paid as part of Tract approval be returned since the tract will not be developed. All tract condition will be removed from Lots 3-8 of Tract 5154. All existing agreements for the Tract Development will be terminated upon approval of this Application.</p>	Noe Torres; (805) 654-3635	Nancy Schreiner 400 Camarillo Ranch Road #102 Camarillo, CA 93012 805-248-9093
PL22-0004	7000150330	9895 HOUSTON RD, MALIBU, CA 90265	Planned Development	Completeness Rev In Progress	Planned Development Permit to abate CV18-0439 and CV18-0416 at situs address 9895 Houston Rd., Malibu located in the Coastal Open Space Zone and Coastal Plan land use designation. The project includes retroactively permitting a 995 sq. ft. accessory dwelling unit and a 690 sq. ft. covered patio at the main dwelling. No additional grading was identified in the plans and an initial study biological study was submitted that evaluates if any vegetation was removed. Water to the ADU is provided by a share water well and waste water is proposed to be handled by an onsite septic system. Access to the site is provided by a private driveway via Houston Road.	Jennifer Butler; (805) 654-2495	Ben Turner 2300 Knoll Dr Ventura, CA 93003 8054218174
PL22-0007	1120010065		Land Conservation Act	Prep for Screening	Rescission/Re-entry into a 10-year (LCA) Agricultural Contract (Contract No. 51-3.21)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 661-720-2446
PL22-0008	1120010075		Land Conservation Act	Prep for Screening	Rescission and Re-entry LCA Agricultural Contract (Contract No. 51-3.22)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 661-720-2446
PL22-0009	1120010125		Land Conservation Act	Prep for Screening	Rescission and Re-entry for a 10 year LCA Agricultural Contract (Contract No. 51-3.27)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 661-720-2446
PL22-0010	1120010115		Land Conservation Act	Prep for Screening	Rescission and Re-entry for a 10-year LCA Agricultural Contract (Contract No. 51-3.26)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6617202446

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0011	1120010085		Land Conservation Act	Prep for Screening	Rescission and Re-Entry for a 10-year LCA Agricultural Contract (Contract No. 51-3.24)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6617202446
PL22-0012	1120010095		Land Conservation Act	Prep for Screening	Rescission and Re-entry for a 10-year LCA Agricultural Contract (Contract No. 51-3.23)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6267202446
PL22-0014	1120010105		Land Conservation Act	Prep for Screening	Rescission and Re-entry for a LCA Agriculture Contract (Contract No. 51-3.25)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6617202446
PL22-0015	1120010135		Land Conservation Act	Prep for Screening	Rescission and re-entry for a LCA agricultural contract for 10 years (Contract No. 51-3.28)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6617602446
PL22-0016	1120020015		Land Conservation Act	Prep for Screening	Rescission and re-entry for an LCA agriculture 10-year contract (Contract No. 51-3.31)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167602446
PL22-0017	1120020035		Land Conservation Act	Prep for Screening	Rescission and re-entry for a LCA agriculture 10-year contract (Contract No. 51-3.33)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0018	1120020055		Land Conservation Act	Prep for Screening	Rescission and re-entry for a LCA agriculture contract for 10 years (Contract No. 51-3.35)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0019	1120020075		Land Conservation Act	Prep for Screening	Rescission and re-entry LCA agriculture contract for 10 years (Contract No. 51-3.36)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0020	1120020085		Land Conservation Act	Prep for Screening	Rescission and re-entry for a LCA agriculture 10-year contract (Contract No. 51-3.37)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0021	1120020105		Land Conservation Act	Prep for Screening	Rescission and re-entry for an LCA agriculture contract for 10 years (Contract No. 51-3.30)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167602446

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0022	1120020025		Land Conservation Act	Prep for Screening	Rescission and re-entry into a LCA agriculture 10 year contract (Contract No. 51-3.32)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0023	1120020045		Land Conservation Act	Prep for Screening	Rescission and re-entry for a LCA agriculture 10-year (Contract No. 51-3.34)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0024	1120020095		Land Conservation Act	Prep for Screening	Rescission and Re-Entry for an LCA agriculture 10 year (Contract No. 51-3.29)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0025	1120010055	3805 BERYLWOOD RD, SOMIS, CA 93066	Land Conservation Act	Prep for Screening	Rescission and re-entry into a LCA agriculture contract (Contract No. 51-3.20)	Angela Georgeff;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0026	1120010045		Land Conservation Act	Prep for Screening	Rescission and re-entry into a LCA agriculture 10 year (Contract No. 51-3.19)	Justin Bertoline;	Dani Lopez 5001 California Ave #230 Bakersfield, CA 93309 6167202446
PL22-0029	6450143060		Lot Line Adjustment	Submittal In Progress	Project is a Lot Line Adjustment between a Lot 1 of Notice of Merger 84250 (minus Lot 1156 of 19MR16), Lot 2 of Notice of Merger 84250, Lot 1132 Santa Susana Knolls Tract resulting in a Parcel A of 13,482 Sq Ft and a Parcel B of 13,827 SqFt, located in a Rural Exclusive Zone 10,000 minimum, with APN numbers: 645014609, -08, -10, -01, -02, -03	Aman Patheja; (805) 654-2476	Holmes Steve-alicia U Tr 1028 Gaston Rd Simi Valley, CA 93063-4616 805-236-3973
PL22-0032	6850051040	1101 PEPPERTREE LN, VENTURA COUNTY, CA 93063	Conditional Use Permit	Awaiting Resubmittal	<p>Modification of CUP1776 for the Brandeis Bardin Campus located on a 2,558 acre property located at 1101 Peppertree Lane adacent to the City of Simi Valley and the Santa Susanna Knowles Area. The proposed project includes the construction of approximately 41,000 sq. ft. of new accessible camper housing and bathrooms at a new location, outside of the floodplain. Existing camper housing to remain and be repurposed at a later date, under a separate permit. Also, replacing existing administration buildings and staff lounge with a new Welcome Center (6,000 sq. ft.) which will include central offices, resource center, staff lounge and restrooms. The Welcome Center will be the new arrival area for the camp; and will include a parking lot and drop off area. And the addition of an exterior open-air shaded pavilion to the back if the existing art pavilion. This new pavilion to be a detached extension of the art pavilion with a couple of storage rooms. Lastly, the existing central lawn to be landscaped and designed to connect existing spaces such as the dance pavilion, amphitheater, dining hall, and art center. The application requests the removal of several protected trees.</p> <p>Access to the site is provided by the two lane asphalt private road known as Peppertree Lane which commences at the Guardian Road and Tapo Canyon Road intersection. Water to the site is provided by the Calleguas Municipal Water District and waste water disposal is provided by the City of Simi Valley. The water provided by Calleguas is feed into two onsite reservoirs which are utilized for domestic and fire suppression via the Brandeis Mutual Water Company. No physical changes are proposed to the campus grounds.</p>	Michael Conger; (805) 654-5038	Jonathan Friedman 612 Lone Oak Drive Thousand Oaks, CA 91362 805-338-1151
PL22-0036	5040021245		Land Conservation Act	Prep for Screening	Request for a 10-year LCA agricultural contract	Justin Bertoline;	Kate Neiswender Po Box 1225 Blue Jay, CA 92317 805-320-2520

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0041	0000000000		General Plan Amendment	Submittal In Progress	County-initiated General Plan changes as an Amendment to the 2040 General Plan that was adopted September 15, 2020. The General Plan sets forth the goals, policies and implementation programs that guide future growth, development and resource protection.	Todd Davis; (805) 654-2498	Todd Davis 800 S Victoria Ave Ventura, CA 93009 8056542498
PL22-0044	8010310065	855 DEERHILL RD, OAK PARK, CA 99999	Conditional Use Permit	Prep for Hearing	<p>A Conditional Use Permit to permit an existing fire station known as the Oak Park Fire Station No. 36. The project includes a proposed 60’ non-stealth public safety radio tower with a 21’ whip antenna mounted at the highest point, totaling 81’ feet tall, as an accessory use. The proposed permit would authorize the following construction activities:</p> <ol style="list-style-type: none"><li>60’ non-stealth public radio tower</li><li>One (1) 21’ whip antenna</li><li>One (1) 4’ lightening rod mounted at 60’</li><li>One (1) 4’x18" copper ground bus bar</li><li>Six (6) 10’ OMNI whip antennas mounted at 37’</li><li>Two (2) 48” dish antennas mounted at 60’</li><li>Tower FAA light mounted at 60’</li><li>Four (4) 6"x48” bollards</li><li>One (1) 4’x18’ communication shed</li></ol> <p>The associated telecommunication equipment is proposed to be enclosed in cabinets within the proposed 4’x18’ communication shed. The proposed project also includes the deconstruction of an existing 36 foot tall tower located on the roof of the existing onsite fire station. The proposed project site is a 0.64-acre property located in the Oak Park area of Ventura County. The site is accessed via Deerhill Road which is a publicly maintained road. No native vegetation or protected trees are affected by the proposal.</p>	John Novi; (805) 654-2462	Breann Apalategui 165 Durley Avenue Camarillo, CA 93010 805-914-3658



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0048	0140100100	4209 THACHER RD, OJAI, CA 99999	Planned Development	Completeness Rev in Progress	<p>Planned Development Permit for a Cultural Heritage Site. Applicant's project description follows:</p> <p>Cultural Heritage Sites Designation: Section 8107-37 of the NCZO was established to promote the enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of sites and structures of historical or cultural heritage value through the imposition of design standards. Since fulfillment of this purpose can be impeded by strict adherence to various standards in the NCZO, this section of the ordinance creates a mechanism whereby appropriate deviations can be granted. Section 8107-37.2 allows for deviations from a variety of development standards and regulations for sites of merit – one such being for non-conforming uses and structures (Section 8107-37.3-k). Per Section 8107-37.4, we are applying for a Planned Development Permit for a Cultural Heritage Site for the Cottages property as shown on the attached Site Plan Exhibit. The Thacher School proposes to use these residences as housing for current staff and faculty so there will not be any traffic impacts to State Route 33.</p> <p>Proposed Site Design: The proposed complex includes eight existing cottages, one proposed rebuilt cottage, a proposed new cottage, and the reconstruction of a two-story, four-unit building with rehabilitation and reuse of portions of the previously burned down two-story, eight-unit hotel building. The proposed fourplex (former hotel) will have two downstairs units, 1,036 square feet each. Unit 3 (upstairs north) will be 1,256 square feet and Unit 4 (upstairs south) will be 1,228 square feet. The proposed entrance porch of the fourplex is 470 square feet. The proposed rebuilt cottage is located in the middle of the property, identified as Cottage #9 on the site plan. The building dimensions of the proposed rebuilt cottage are 610 square feet of living area and 36 square feet of a covered entrance. On the northwest end of the property, the proposed new, one-story cottage consists of 1,056 square feet of living area, a 35.5 square foot covered entrance, 115.76 square feet of a covered deck area, and 345 square feet of an uncovered deck area. There are also two service buildings on the property along with a pool and wood deck. The basement of cottage #8 will be converted to a community laundry room.</p> <p>Historically, the property consisted of 9 cottages and the 8 unit hotel for a total of 17 residential units. We are proposing a Cultural Heritage Site PD permit to allow 10 cottages (8 existing, one rebuild and one new construction) and a 4 unit multi-family building to replace the hotel for a total of 14 residential units. Future repairs, maintenance, alterations, and additions to the property, including buildings, structures, features, hardscapes, and landscaping, shall implement the Design Standards developed specifically for this project (Exhibit “A”) and shall follow the guidance set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties.</p>	Jennifer Butler; (805) 654-2495	Ed Gardner Bennett 5025 Thacher Road Ojai, CA 93023 805-640-2331
PL22-0054	1440110605	4500 N ROSE AV, OXNARD, CA 99999	Conditional Use Permit	Awaiting Resubmittal	Minor Modification to extend the CUP an additional 10 years. Project consists of a wireless communication facility with a 109 foot tall monopole with 12 panel antennas in three sectors. The center of the panel antennas is located 109 feet up the pole with the tips extending to 111 feet tall. The associated telecommunication equipment cabinets are located immediately east of the monopole enclosed within a 44 foot by 16 foot fenced lease area. The facility is unmanned except for routine maintenance, requires no water to operate and has no emergency generator or batteries. The subject property is located at 4500 N. Rose Avenue at the southeast corner of N. Rose Avenue and Central Avenue. The property has an Agriculture land use designation and is zoned AE-40 ac.	Thomas Chaffee; (805) 654-2406	Scott Dunaway 1114 State Street Santa Barbara, CA 93101 805-637-0339



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0055	1380190490	4255 GONZALES RD, VENTURA COUNTY UNINCORP	Minor Modification	Prep for Hearing	<p>The applicant requests a Minor Modification to Conditional Use Permit Case No. LU11-0082 to authorize the continued operation of an existing agricultural facility (currently Topstar Floral Nursery) for an additional 20 years. The project site includes existing greenhouses, an existing office/packing/storage structure, an existing maintenance/workshop/storage building and employee breakroom, an existing caretaker's mobile home, an existing shelter structure for the water system infrastructure, and other existing structures identified in the Project Components Table (below). The site also includes previously approved stormwater and sediment control basins associated with the adjacent Bailard Landfill facility (the landfill is now closed). Access to the site is provided via an existing 25 feet wide asphalt driveway to Gonzales Road. Water to the site is provided by two existing water wells (2N22W30P03S and 02N22W30Q02S) and stored in two 40,000 gallon water tanks. The wells and tanks are part of a private water system (Santa Clara Resources Water System). Domestic water is allocated through the Fox Canyon Groundwater Management Agency. The site has two approved private septic systems for wastewater disposal.</p> <p>In addition, the applicant would obtain a building permit for a boiler system within an existing boiler shelter structure included in one of the greenhouse structures (this would abate Code Compliance violation Case No. CV21-0216). Also, eight existing 5,000 gallon water tanks would require approval/permits. Additional agricultural shade structures and other accessory structures have been added to the project site since CUP LU11-0082 was approved and these structures would be included in the modified CUP. Other structures have been identified for removal. (See table). No grading or earth movement is proposed.</p> <p>The hours of operation and the number of employees and trips would remain the same. The greenhouse operation employs 40 employees working Monday through Saturday from 6:00 a.m. to 5:00 p.m. Office hours are from 7:00 a.m. to 5:00 p.m. with 3 employees. There are 10 deliveries/shipments using small loading trucks (Bobtails) for the greenhouse operation during the hours of 6:00 a.m. to 5:00 p.m. In addition, approximately 10 customers come to the site per day during the hours of 7:00 a.m. to 5:00 p.m.</p>	Adams Bernhardt; (805) 654-3436	Fred Van Wingerden 3813 W. Doris Avenue Oxnard, CA 93036 1-805-382-8070
PL22-0056	0000000000	800 VICTORIA, VENTURA, CA 93009	Zone Change	Completeness Rev In Progress	<p>During a General Plan Update Work Session on November 6, 2018, the Board of Supervisors directed Planning Division staff to allow more flexibility when establishing park and recreational facility uses for vacant land within existing communities, specifically the El Rio/Nyland Acres area. Currently, there is no zoning use category in NCZO Section 8105-4 that can be directly applied to process a privately developed publicly accessible parks and recreation facility as a principally permitted use on vacant land that is not County-initiated. Landowners such as developers, non-profits, and other community interest groups should be allowed to develop parks and recreational facilities.</p> <p>On September 15, 2020 the Board of Supervisors adopted the 2040 General Plan which contained a new Parks and Recreation land use designation. At the time of adoption, there were no parcels assigned this land use designation.</p> <p>According to the Land Use and Community Character Element, the purpose of this land use designation is to provide for parks and recreation facilities and associated recreational uses characterized by open spaces and a limited number of buildings. These facilities typically include sports fields, playground equipment, picnic areas, sitting areas, natural areas, trails, and even concession businesses and golf courses.</p> <p>Policy LU-12.1 also supports the development of a REC Zone: “The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest.”</p>	Donald Nielsen; (805) 650-4047	Rma Planning Division 800 S. Victoria Ventura, CA 93009 805 654 4047

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0057	0000000000		Zone Change	Submittal In Progress	<p>During a General Plan Update Work Session on July 31, 2018, the Board of Supervisors directed Planning Division staff to develop a zone that would limit allowed uses to only parks and recreational purposes and would apply only to publicly owned parcels (excluding those parcels owned by the federal government and the State of California). This will require an amendment to the NCZO to insert an OS-REC zone under Section 8105-4 and identify the allowable land uses and the applicable types of permits. The directive also requires identification of which parcels would be eligible to be included in this new zone , but it does not specify that this project would actually rezone those parcels.</p> <p>On September 15, 2020, the Board of Supervisors adopted the 2040 General Plan which contained a new OS-REC zone that, according to the Compatibility Matrix in Table 2-1 of the Land Use Element, was only compatible with the General Plan land use designations of Open Space and ECU -Open Space. At the time of adoption, there were no parcels assigned this zoning designation.</p> <p>The General Plan’s Public Facilities, Service, and Infrastructure (PFSI) Element contains Program “N” which requires the County to amend the NCZO to create the OS-REC zone for public lands that is limited to parks and recreation. PFSI Program “N” reads as follows: Open Space Zone for Parks and Recreation The county shall amend the Non-Coastal Zoning Ordinance to create a new Open Space zone for public lands that will be limited to parks and recreation uses.</p>	Donald Nielsen; (805) 650-4047	Rma Planning 800 S. Victoria Avenue Ventura, CA 93009 8056504047
PL22-0059	0970030455	14545 TELEGRAPH RD, VENTURA COUNTY UNINCORP	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit to replace CUP 5121 (as modified by LU10-0016) to operate a 213,129 sq. ft. greenhouse operation with an approximately 296,000 sq. ft. of area for steel frame 'high tunnel' "agricultural shade structures" that are installed and removed as needed, a 22,000 sq. ft. office/shipping/loading dock building, a 4,800 sq. ft. shop building, a 12,000 production room and breakroom building (with restrooms), and a 2,100 sq. ft. pump room which is part of the pre-existing water reclamation system), open storage at 9 feet to account for prepackage crated materials that are used for the nursery business, and 65 parking spaces. Access to the site would remain as a 30-foot wide private drive via Telegraph Road with two additional 20-foot wide driveways at Briggs Road. Water used for irrigational is provided by Farmer's Irrigation Mutual Water Company and potable water is provided by the Santa Paula Water District. Waste water is handled by an on-site septic system. The number of employees is unchanged from the original approval at a maximum number of employees of 90/day working in 3 shifts. The hours of operation remain unchanged. No ground disturbance will occur. The site has an approved drainage plan with a detention basin as well as a concrete bottom reservoir used to mix and reuse reclaimed water. The storage of fertilizer remains unchanged. All Fire Department Permits are current.</p> <p>The 28.17 acre property is addressed as 14545 West Telegraph located in the Agricultural Exclusive 40-acre min. zone and the Agricultural General Plan land use designation. All of the support documents are in the Accela Document Tab.</p>	Thomas Chaffee; (805) 654-2406	Davis Dudley 14545 West Telegraph Road Santa Paula, CA 93060 (805) 525-2155
PL22-0065	0300030540	11818 OJAI SANTA PAULA RD, VENTURA COUNTY UNINCORP	Modification	Prep for Hearing	<p>Minor Modification to an existing Wireless Communication Facility (WCF) for a 10-year time extension. The existing facility consists of:</p> <p>Four (4) approximately 15-foot tall antenna support structures Twelve (12) panel antennas Equipment shelter housing cabinets Approximately 2,650 square foot lease area Emergency backup generator.</p> <p>No changes are proposed with this time extension.</p>	Benjamin Reinert; (805) 654-2466	Scott Dunaway 1114 State Street Santa Barbara, CA 90274 8056370339
PL22-0066	2170012145	1557 A S RICE AV, VENTURA COUNTY UNINCORP	Conditional Use Permit	Awaiting Resubmittal	<p>Reinstatement of a Conditional Use Permit for an existing wireless communication facility for a 10-year time period.</p> <p>Minor Modification for a 10 year time extension to Conditional Use Permit LU08-0070 (CUP No. 5139) for an existing wireless communication facility located at the southwest corner of Rice and Wooley Roads east of Oxnard. Site is Cingular Wireless No. SB0V74.</p>	Thomas Chaffee; (805) 654-2406	Scott Dunaway 1114 State Street, Suite 234 Santa Barbara, CA 93101 8056370339

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0075	1630020210		Land Conservation Act	Prep for Screening	Application for Rescission/Re-entry for 10-year LCA agricultural contract (Contract No. 53-5.3)	Justin Bertoline;	Jesus And Maribel Aguilera 214 Bellafonte Court Camarillo, CA 93012 805-797-5577
PL22-0080	1330040015		Permit Adjustment	Submittal In Progress	Permit Adjustment to PL19-0076 for as built site plan changes.	Charles Anthony; (805) 654-3683	Greg Patzer 8800 N Gainey Center Drive Scottsdale, AZ 85258 602-739-0590
PL22-0085	2170030035		Land Conservation Act	Prep for Screening	Application for a new 10 year LCA Agricultural contract	Justin Bertoline;	Kelly Cruz 411 Walker Street Watsonville, CA 95076 949-899-2819
PL22-0086	1440150115		Land Conservation Act	Prep for Screening	Application for a new 10 year LCA Agricultural contract	Justin Bertoline;	Kelly Cruz 411 Walker Street Watsonville, CA 95076 949-899-2819
PL22-0088	2180070240		Land Conservation Act	Prep for Screening	Application for a new 10 year LCA Agricultural Contract	Justin Bertoline;	Kelly Cruz 411 Walker Street Watsonville, CA 95076 949-899-2819
PL22-0091	1080170115		Land Conservation Act	Prep for Screening	Application for a new 10 year LCA Agricultural Contract	Justin Bertoline;	Melissa Haws 1000 Paseo Camarillo Camarillo, CA 93010 805-485-2919
PL22-0092	1080170105		Land Conservation Act	Prep for Screening	Application for a new 10 year LCA Agricultural Contract	Justin Bertoline;	Melissa Haws 1000 Paseo Camarillo Suite 112 Camarillo, CA 93010 805-432-2316
PL22-0102	0410300210		Land Conservation Act	Prep for Screening	Application for Rescission/Re-entry to LCA Contract No. 3-2.22 for a 10 year LCA Agricultural Contract	Justin Bertoline;	David Boger 7922 Casaba Avenue Winnetka, CA 91306 818-635-8561
PL22-0103	0410300220		Land Conservation Act	Prep for Screening	Application for a Rescission/Re-entry for LCA Contract No. 3-2.21 for a 10 year LCA Agricultural Contract.	Justin Bertoline;	David Boger 7922 Casaba Avenue Winnetka, CA 91306 818-635-8561
PL22-0104	0410300230		Land Conservation Act	Prep for Screening	Application for Rescission/Re-entry to LCA Contract No. 3-2.20 for a 10 year LCA Agricultural contract	Justin Bertoline;	David Boger 7922 Casaba Avenue Winnetka, CA 91306 818-635-8561

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0105	0330130105		Land Conservation Act	Prep for Screening	Application for Rescission/Re-entry to LCA Contract No. 11-1.3 for a 10 year LCA Agricultural contract	Justin Bertoline;	Mark Lloyd 3 W. Carillo Street, Suite 205 Santa Barbara, CA 93101 805-680-0771
PL22-0106	0460150280		Land Conservation Act	Prep for Screening	Application for Rescission/Re-entry for LCA Contract No. 3-12.7 for a 10 year LCA Agricultural Contract	Justin Bertoline;	Sukhinderpal Gill 20555 Devonshire Street #521 Chatsworth, CA 91311 213-675-1656
PL22-0108	1090050135		Land Conservation Act	Prep for Screening	Application for Rescission/Re-entry for LCA Contract No. 75-4.1 for a 10 year LCA Agricultural Contract	Justin Bertoline;	Joseph Chrisman 5450 Telegraph Road, Suite 200 Ventura, CA 93009 805-644-7111
PL22-0111	2060145250	202 OCEAN DR, OXNARD, CA	Planned Development	Completeness Rev In Progress	<p>Coastal Development Permit and Administrative Variance for a new mixed use 3 story structure on a 20 foot by 70 foot generally level 1400 square foot vacant corner lot. The project consists of 280 square feet of ground level retail/office space including a 62 square foot single occupancy accessible restroom; second and third floor dwelling totaling 1,350 square feet; Roof deck and terraces totaling 1,010 square feet; 140 square foot stacked 2 car carport with ground level access.</p> <p>ADMINISTRATIVE VARIANCE REQUEST: 10% building coverage increase (40% increase to 50%) Sec. 8181.4.4 c.</p> <p>DIRECTORS WAIVER REQUEST PER Sec 8176.4.6.1: Waiver of 20 foot carport setback from property line (Sec. 8175.3.12) to zero.</p> <p>Scope Of Work Property Data: A.P.N: 206-0-145-250 Zone/Gen Plan/Area Plan: CC / Commercial / Central Coast Area Plan Use of Building: Retail/Office, Single Family Residence; R-3/U Building Type: V-B Number of Stories: 3+Roof Deck Fire Sprinklers: Yes Site Data: Existing: Proposed: Site [net=gross]: 1,400 Sf 100% 1,400 Sf 100% Building Coverage: 0 Sf 0.0% 700 Sf 50.0% Drive/Parking Surfaces: 0 Sf 0.0% 142 Sf 10.2% Landscape/Terrace: 0 Sf 0.0% 558 Sf 39.8% Building Data: Retail/Office: Dwelling: Carport: Decks: Ground Floor: 280 Sf 0 Sf 140 Sf 0 Sf Second Floor: 0 Sf 700 Sf 0 Sf 214 Sf Third Floor: 0 Sf 650 Sf 0 Sf 214 Sf Roof Level: 0 Sf 0 Sf 0 Sf 640 Sf Totals [gross]: 280 Sf 1,350 Sf 140 Sf 1,068 Sf Parking: Proposed: 1 Accessible (Retail, 218/250~1 req'd), 2 Covered (Dwelling)</p> <p>The subject property is1,400 square feet and is located in the Coastal Commercial Planned Development Zone and the Commercial Coastal Plan land use designation. Water and sewer is provided by the Channel Islands Service District. No specimen trees or native vegetation will be impacted by the development.</p>	Michael Conger; (805) 654-5038	Juan Lugo 5016 Amalfi Way Oxnard, CA 93035 (626) 991-0447

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0111	2060145250	202 OCEAN DR, OXNARD, CA	Variance	Completeness Rev In Progress	<p>Coastal Development Permit and Administrative Variance for a new mixed use 3 story structure on a 20 foot by 70 foot generally level 1400 square foot vacant corner lot. The project consists of 280 square feet of ground level retail/office space including a 62 square foot single occupancy accessible restroom; second and third floor dwelling totaling 1,350 square feet; Roof deck and terraces totaling 1,010 square feet; 140 square foot stacked 2 car carport with ground level access.</p> <p>ADMINISTRATIVE VARIANCE REQUEST: 10% building coverage increase (40% increase to 50%) Sec. 8181.4.4 c.</p> <p>DIRECTORS WAIVER REQUEST PER Sec 8176.4.6.1: Waiver of 20 foot carport setback from property line (Sec. 8175.3.12) to zero.</p> <p>Scope Of Work Property Data: A.P.N: 206-0-145-250 Zone/Gen Plan/Area Plan: CC / Commercial / Central Coast Area Plan Use of Building: Retail/Office, Single Family Residence; R-3/U Building Type: V-B Number of Stories: 3+Roof Deck Fire Sprinklers: Yes Site Data: Existing: Proposed: Site [net=gross]: 1,400 Sf 100% 1,400 Sf 100% Building Coverage: 0 Sf 0.0% 700 Sf 50.0% Drive/Parking Surfaces: 0 Sf 0.0% 142 Sf 10.2% Landscape/Terrace: 0 Sf 0.0% 558 Sf 39.8% Building Data: Retail/Office: Dwelling: Carport: Decks: Ground Floor: 280 Sf 0 Sf 140 Sf 0 Sf Second Floor: 0 Sf 700 Sf 0 Sf 214 Sf Third Floor: 0 Sf 650 Sf 0 Sf 214 Sf Roof Level: 0 Sf 0 Sf 0 Sf 640 Sf Totals [gross]: 280 Sf 1,350 Sf 140 Sf 1,068 Sf Parking: Proposed: 1 Accessible (Retail, 218/250~1 req'd), 2 Covered (Dwelling)</p> <p>The subject property is1,400 square feet and is located in the Coastal Commercial Planned Development Zone and the Commercial Coastal Plan land use designation. Water and sewer is provided by the Channel Islands Service District. No specimen trees or native vegetation will be impacted by the development.</p>	Michael Conger; (805) 654-5038	Juan Lugo 5016 Amalfi Way Oxnard, CA 93035 (626) 991-0447



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0112	7000070470	11300 YERBA BUENA RD, VENTURA COUNTY UNINCORP	Planned Development	Awaiting Resubmittal	<p>Application for a Minor Modification for the construction of a detached garage with storage above to Coastal Planned Development Permit Case No. LU06-0088. The supporting documents and previously adopted conditions of approval and negative mitigation are in the PL22-0112 document tab.</p> <p>LU06-0088 Project Description: Construction of a 6,233 square foot (s.f.) single family dwelling with a 720 s.f. attached garage. The single family dwelling with the attached garage would be 23 feet in height. The project includes the construction of 2,854 s.f. of patios, loggias, decks, and entryways either attached to, or located around, the single family dwelling and attached garage. The proposed project also includes the construction of: a 700 s.f. detached garage, which would be 12 feet in height; a 720 s.f. gazebo, which would be approximately 18 feet in height; and, a tennis court that would be 6,600 s.f. in size.</p> <p>A new 15-foot wide, 2,200-foot long driveway with a motorcourt and fire department turnarounds would provide access to the project site from Yerba Buena Road. The proposed project would involve approximately 4.95 acres of ground disturbance and approximately 39,500 cubic yards (c.y.) of grading (24,300 c.y. of cut, 15,200 c.y. of fill, and 9,100 c.y. of export) to construct the driveway and building pad. Vegetation clearance would be required within 100 feet of the proposed buildings and structures, and within 10 feet of the proposed driveway in order to meet the Ventura County Fire Protection District's requirements. The project also would include: the restoration of approximately 2.07 acres of mixed sage scrub habitat on the subject property; the recordation of a conservation easement(s) to preserve Western dichondra and supporting habitat; and, the recordation of a restrictive covenant to restrict ground disturbance and vegetation removal to 4.95 acres included as part of the proposed project.</p> <p>An existing private well would provide water and a new individual sewage disposal system would provide sewage disposal services for the proposed residential use of the property. The applicant has prepared a conceptual landscape plan that includes a mix of native and non-native species for the revegetation and restoration of exposed soils and landscaping around the proposed buildings and structures.</p>	Michael Conger; (805) 654-5038	Dawn Lindsay Po Box 1025 Santa Paula, CA 93061 805-525-6400
PL22-0114	0600310105		Planned Development	On Appeal	The California Department of Transportation proposes to replace the entirety of the Ventura Overhead Bridge (Bridge #52-0040) on State Route 1 Post-Mile 21.54 in Ventura County. The new bridge will include upgraded bridge rails that meet the requirement of the Coastal Zone Management Act of 1972. A Class 1 Bike Lane (Measuring 8 feet in with with a barrier) will also be built on the southbound of the bridge facing the ocean from PM21.3 to 21.8.	Noe Torres; (805) 654-3635	Joben Penuliar 100 S. Main Street Los Angeles, CA 90012 213-266-3817
PL22-0116	1100091020		Land Conservation Act	Prep for Screening	Rescind and Re-entry for LCA Contract No. 51-5.6 for a 10 year LCA Contract for agricultural.	Justin Bertoline;	Patrick Loughman 300 E. Esplanade Drive #850 Oxnard, CA 93036 805-981-8555
PL22-0117	0460195120		Land Conservation Act	Prep for Screening	Rescission and re-entry for LCA Contract No. 3-4.3 for a 20 year FSZA LCA contract	Angela Georgeff;	Ernesto Vidaari 618 Conlinela Ave Inglewood, CA 90302 310-770-8226
PL22-0118	1100091010		Land Conservation Act	Prep for Screening	Application for a Rescind and Re-entry for LCA Contract No. 51-5.6 for a new stand alone 10 year LCA contract for a 10-year agricultural	Angela Georgeff;	Patrick Desmore 300 E Esplanade Drive, Suite 850 Oxnard, CA 93036 805-981-8555

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0119	1440010185	1 VINEYARD AV, VENTURA COUNTY UNINCORP 3756 VINEYARD AV, OXNARD, CA	Minor Modification	Awaiting Resubmittal	<p>Minor Modification to extend CUP 5089. CUP 5089, as modified by LU09-0081 allows the ongoing operation of three outdoor contractor service yard areas. One of the contractor services yards has no structures or bathrooms (Detail Area "B"). Within the second contractor service yard (Detail Area "C") is a "Milk Barn" which has a single bathroom which is used operator of this service yard and the first service yard that has no bathroom. The third service yard has a small office with its own bathroom (see Detail "D"). Water is provided by a private well for service yards denoted as Detail "B" and Detail "C". The service yard denoted as Detail "D" has water provided by the Rio Plaza Water Company. A water quality test has been submitted for the water well and a water bill has been provided from Rio Plaza. Portable toilets are provided in each Contractor Yard. Continued access to the site is provided by private drives via Vineyard Avenue. No new structures or improvements are proposed.</p> <p>The site contains eight existing legal non-conforming residences that are not part of this discretionary review.</p>	Thomas Chaffee; (805) 654-2406	John Fenske 275 San Clemente Street Ventura, CA 93001 805-558-2431
PL22-0122	1100010075		Land Conservation Act	Prep for Screening	Rescission and Re-entry contract to be processed with new contracts with a new contract no from 51-9.2 (a-d)	Justin Bertoline;	Jon Devan 7735 Coyote Canyon Road Somis, CA 93066 805-630-1140
PL22-0123	1330200035	3815 VINEYARD AV, OXNARD, CA 93036	Permit Adjustment	Awaiting Resubmittal	Permit Adjustment to a install new 2,000 gallon fuel tank, Fuel Dispensers, Piping & Related Equipment Including Electrical, Mechanical & Plumbing at an existing keylock gas station addressed as 3815 Vineyard Avenue.	Thomas Chaffee; (805) 654-2406	Robert Velasco 28405 Sand Canyon Road, Suite "b" Canyon Country, CA 91387 6612509300
PL22-0136	0780071040	4755 FOOTHILL RD, VENTURA, CA	Lot Line Adjustment	Completeness Rev In Progress	Lot Line Adjustment between two legal lots (Lot 4 and Lot 5 of the Foothill Orchard Tract 17 MR 39). Both lots are non-conforming to the minimum lot area of the OS-10 ac zoning designation. Parcel 1 (Lot 5) is 0.38 acres and Parcel 2 (Lot 4) is 0.54 acres, the interior lot lines will modified to create a 0.38 Parcel A and a 0.54 Parcel B. Per section 8902-4 (b) of the VC Subdivision Ordinance the LLA will not cause an existing nonconforming lot to become smaller than the smallest nonconforming lot involved in the LLA. The existing SFD will be entirely in proposed Parcel A.	Piper Smith; (805) 654-2434	Randall Hromadik 156 St. Thomas Drive Ojai, CA 93023 805-443-7815
PL22-0138	0000000000		Zoning Ordinance Amendment	Submittal In Progress	<p>The Board of Supervisors adopted the 2040 General Plan on September 15, 2020 with a work program under Land Use Element Program F, (LU- F), which ensures that the County shall review and periodically prepare a comprehensive update to each of the Area Plans to ensure that they reflect community needs and expectations. General Plan program LU-F directed staff to begin work on the El Rio/ Del Norte comprehensive Area Plan Update, with a scheduled completion date before 2025.</p> <p>The project will include visioning and community outreach throughout the project. The Area Plan Update will cover topics such as Housing, Water, Land Use Compatibility, Healthy Communities, Environmental Justice and more.</p> <p>The specific purposes for updating the El Rio/ Del Norte Area Plan are to:</p> <ol style="list-style-type: none"> <li>Update the Plan's technical information and goals, policies and programs in light of changing conditions</li> <li>Ensure consistency with State law and the Countywide General Plan.</li> </ol>	Donald Nielsen; (805) 650-4047	Rma Planning Division 800 South Victoria Avenue Ventura, CA 93009 8056544047

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0151	7000030115	12815 YELLOW HILL RD, MALIBU, CA 90265	Major Modification	On Appeal	<p>Major Modification to Planned Development Permit 1576 to add a new 2000 sf Storage Structure (U Occupancy) to be situated on the hillside between the existing Main Residence and existing Guest House adjacent to the existing Auto Court. The 1-story Structure will be tucked into the hill to minimize its exposure and integrate with the existing structures on the property. Vehicular and Pedestrian access will be from the existing Auto Court. There will also be a parallel retaining wall on the uphill side of the structure to allow for service access.</p> <p>There will be NO Propane Service, NO Septic Connection, NO Electrical Grid Connections and NO new Driveways. Electrical Service will be Off-Grid from a new proposed Roof Mounted Solar Array with Battery Storage.</p> <p>The Structure is sited adjacent to a Sandstone Rock outcrop. Any Boulders encountered during excavation will be distributed throughout the property and integrated into the landscape. Three NON-NATIVE tress will be removed to accommodate the new structure...these are a combination of Fire Prone Eucalyptus and Fir.</p>	Noe Torres; (805) 654-3635	George Wittman 9027 Se 37th Street Mercer Island, WA 98040 20622904066
PL22-0157	0000000000	6672 OLD PACIFIC COAST HIGHWAY, CA	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit for a 10-year time extension related to an existing wireless communication facility (WCF). The WCF is located on an existing wood utility pole in the Caltrans Right-of-Way near the intersection of Ocean Avenue and Old Pacific Coast Highway. The existing site consists of:</p> <p>33'-9" wood utility pole 2 existing panel antennas mounted on 7-foot long cross arms at 32'-9" above grade 2 Equipment cabinets on ground near base of utility pole</p>	Thomas Chaffee; (805) 654-2406	Lynda Mcclung 7543 Woodley Avenue Van Nuys, CA 91406 714-328-3385
PL22-0168	1440110590	2600 ROSE AV, VENTURA COUNTY, CA 93009	Zoning Ordinance Amendment	Prep for Hearing	Pursuant to Public Resources Code § 21151.2 and Government Code § 65402, the Rio School District requests that the Planning Commission investigate and report on the acquisition of an 11.31-acre portion of property in unincorporated Ventura County identified as Assessor Parcel No. (APN) 144-0-110-590 and, specifically, to report on conformity of the proposed acquisition with the County's General Plan and Non-Coastal Zoning Ordinance.	Donald Nielsen; (805) 650-4047	Wael Saleh 1800 Solar Drive Oxnard, CA 93030 8054853111
PL22-0170	0640270165	10352 FOOTHILL BL, VENTURA, CA 93004	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit to constructing a 5,650 sq. ft. office building and a 4,200 sq. ft. shop building at a Southern California Edison substation on Assessor's Parcel Number 064-0-270-21 located in the Open Space General Plan land use designation and the Open Space 160 ac minimum lot size zone. Access to the project site is via a gated private road labeled as Elizabeth Road and water is provided by the City of Ventura. The substation currently has some employee facilities which are nonconforming. Expanding the facility will necessitate the conditional use permit. Water is provided by Ventura Water and wastewater is handled by a new onsite septic system. The development footprint is within an existing concrete surfaced yard adjacent and around the Foothill Substation. Therefore no recontouring of the building pad is needed and no native vegetation or specimen trees would be impacted by the proposed development.</p> <p>This project is related to a Development Review Committee pre-submittal analysis that the reviewing agencies commented on (AD22-0083) which is attached in the PL22-0170 Document Tab.</p>	Thomas Chaffee; (805) 654-2406	Joshua Merten 451 Clovis Avenue, Suite 200 Clovis, CA 93612 559-326-1400
PL22-0175	0000000000	8880 PACIFIC COAST, CA	Conditional Use Permit	Prep for Hearing	Conditional Use Permit to establish to allow the installation of wireless communication equipment placed on an existing utility pole along an existing developed roadway on the north side of the Pacific Coast Highway immediately above Point Magu State Park Beach. Existing antennas will be replaced with larger models installed with shorter arms closer to the pole. The antennas are proposed to be mounted by arms at 29' the utility poles. The associated equipment will also be replaced with an increase in volume on the pole. The associate equipment is placed parallel to the street as to not increase the "width of the pole." Equipment and risers will be painted to blend in with the pole.	Thomas Chaffee; (805) 654-2406	Robin Pendley 9275 Corbin Avenue Northridge, CA 91324 714-296-3942

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0178	6730280210	1000 S VENTU PARK RD, VENTURA COUNTY UNINCORP	Modification	Prep for Hearing	<p>Mlnor Modification of CUP No. 4577 to authorize the continued operation and maintenance of the existing wireless communications facilittles on Rasnow Peak ("the Peak") for an addtlional 10-year perlod. The existing bulldings, tower antennas, and equipment previously authorized by CUP No. 4577, as modified by Minor Modification LU09-0158 are subject to the modified explration as this entitlement acts like a Master Conditional Use Permit that covers all of the towers and telecommunication equipment within the permit boundary. The subject property is addressed as 1000 South Ventura Park Road and is located in the Unicorporated Area of Ventura Park located on the mountain ridge of the City of Thousand Oaks. The subject property is located within the Open Space 20-acre Zone, the Scenic Resource Protection Overly Zone, and the Open Space Thousand Oaks Area Plan land use designation. No physical or operational changes are proposed.</p> <p>All of the materials the applicant submitted to support the conditional use permit time extenstion are located in the PL22-0178 Accela Document Tab along with the previous minor modification approval and mitigated negative declaration.</p>	John Novi; (805) 654-2462	Tina Rasnow 1000 S Ventu Pk Rd Newbury Park, CA 91320 (805) 236-0266
PL22-0179	0080160470		Planned Development	Awaiting Resubmittal	<p>The applicant requests a Coastal Planned Development (PD) Permit be granted to authorize restoration of a 38,116 square foot (sq. ft.) area impacted by 7,000 cubic yards of unpermitted grading. The unpermitted grading is located within an area of the subject property restricted under a Declaration and Agreement to Restrict the Use of Property – Biological Restrictive Covenant (Document No. 20131204-00195542-0), dedicated as a part mitigation implementation for Parcel Map Waiver/Large Lot Subdivision Case No. SD08-0045/LU10-0062 (Brown). The Property Owner is proposing to restore the area of unpermitted grading as detailed in the submitted Revegetation Plan (Padre Associates, Inc., May 2022) Grading and Drainage Plan (Padre Associates, Inc., August 2022). The project consists of regrading and revegetation activities within the area of unpermitted grading, which include the following:</p> <ul style="list-style-type: none"><li>• Restoration of 0.8 acres (34,8348 sq. ft.) at an impact to mitigation ratio of 2:1 resulting in 1.6 acres (69,696 sq. ft.) of area to be restored.</li><li>• Regrading of slope to 2:1 (Horizontal to Vertical) and hand broadcast revegetation seed mix on slope;</li><li>• Placement of rock rip rap along toe of slope to mitigate erosion of fill material (estimated width of rip rap to be 12 – 24 inches);</li><li>• Construction of a compacted earthen berm 18 inches high and 4 foot wide at the top of the unpermitted grading area to prevent surface flows over the slope face;</li><li>• Construction of a 12-inch drainpipe to carry surface water off pad away from the fill slope area;</li><li>• Construction of a 6 foot by 6-foot rock rip rap energy dissipater on filter fabric at the outlet of drainpipe;</li><li>• Fine grading of the area of above slope to provide drainage to drain inlet;</li><li>• Track walk finished slope area and hand broadcast with native seed mix; and</li><li>• Revegetation activities per an approved revegetation plan.</li></ul> <p>The 0.88-acre project site is located at 3810 Bates Ranch Road in unincorporated Ventura County (APNs 008-0-160-470). The site is developed with an existing single-family dwelling that is not proposed to be modified with this action. Access would be provided by a private road connecting to Bates Ranch Road. Earthwork will consist of cut and fill of 1,650 cubic yards of material (removal and recompaction).</p>	John Oquendo; (805) 654-3588	Jeff Damron 1861 Knoll Dr. Ventura, CA 93003 805-644-2220 X 011

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0182	6940240040	1430 HIDDEN VALLEY RD, VENTURA COUNTY UNINCORP	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit for Outdoor Events (The following is an excerpt from the applicant's application. The full description along with all support documents are in the PL22-0182 Document Tab):</p> <p>The proposed project includes up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. Amplified music will be turned off at 10:00 pm and guests will be required to leave the property by 11:00 pm. Clean-up and tear down of the event site will occur no later than 12:00 am (midnight) on the day of the event. Set-up of the site will occur as early as, but no earlier than, 8:00 am. All staff will be required to vacate the property by 12:00 am. Events requiring set-up and/or break-down on a day separate from the event day will be counted towards one of the allowed 60 event days unless such activity occurs between the hours of 8:00 am and 5:00 pm consistent with the provisions of NCZO Sec. 8107-46.3 (b)(3). The proposed project will allow for tenting of the outside area of the property for temporary events, and the tents will be taken down within 24 hours of the event start time.</p> <p>The proposed events may occur on any day throughout the year. However, the majority of the events are likely to occur between March 1st and November 1st due to expected fair weather. The majority of events will be weddings.</p> <p>No grading is required to facilitate the proposed project. The main access road is will be provided off of Hidden Valley Road. It is an approximately half-mile long road, leading to a gated entrance on APN 694-0-240-050. Additionally, another gated access point is located on the western property line of APN 694-0-240-050.</p> <p>Water for Temporary Outdoor Events will be brought on-site for each event. There are five domestic water wells on Ash properties, however these wells will not be utilized for the events:</p> <ul style="list-style-type: none"> <li>SWN: 01N20W25H03S (domestic)</li> <li>SWN: 01N20W25H02S (domestic)</li> <li>SWN: 01N19W30E03S (domestic)</li> <li>SWN: 01N19W30E02S (domestic)</li> <li>SWN: 01N19W30D02S (domestic)</li> </ul> <p>For fire fighting purposes, there are a total of 140,000 gallons of water onsite. These existing water tanks provide water to the site:</p> <ul style="list-style-type: none"> <li>50,000 gallon water tank located in the southern corner of APN 694-0-240-050</li> <li>25,000 gallon water tank located in the southeastern corner of APN 694-0-240-060</li> <li>50,000 gallon water tank located in the southeastern corner of APN 694-0-240-060</li> <li>Three (3) 5,000 gallon water tank located on APN 694-0-240-050</li> <li>Additional 40,000 gallons of water in the pool</li> </ul> <p>Septic systems provide existing on-site wastewater treatment to the residences; however the applicant will be providing portable restrooms rather than using the existing septic system, for sewage disposal for the events. An existing access road off of Hidden Valley Road leads to a private gate on the eastern side of APN 694-0-240-050. Another access point is located on the west side of APN 694-0-240-040 at the end of Hidden Valley Road.</p> <p>GUESTS COUNT The applicant is proposing to limit attendance to a maximum of 325 guests per event (300 guests and 25 staff).</p> <p>NOISE The proposed project includes the use of a PA system for DJs and/or bands and will be monitored and regulated by a designated staff member with a decibel reader.</p> <p>PARKING, TRANSPORT &amp; CIRCULATION: Guest parking will be located in a parking area within the north portion of APN 694-0-240-060 as depicted on the proposed site plan.</p>	Thomas Chaffee; (805) 654-2406	Ryan Ash 1430 Hidden Valley Rd Thousand Oaks, CA 91361 805-558-0557

PL23-0003	1090340090	5050 NORTHRIDGE DR, CAMARILLO, CA	Lot Line Adjustment	Completeness Rev In Progress	<p>Lot line adjustment between two legal lots so that APN 109-0-340-090 (Parcel 1) is 40.21 acres and APN 109-0-340-100 (Parcel 2) is 61.38 acres.</p> <p>Existing parcel sizes: 109-0-340-090 is 41.61 acres (Parcel 1) 109-0-340-100 is 61.38 acres (Parcel 2)</p>	Amanda Bonavida; (805) 654-2476	Arnold Meyerstein 23500 Long Valley Road Hidden Hills, CA 91302 3109257764
-----------	------------	-----------------------------------	---------------------	------------------------------	--	------------------------------------	---



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0004	0100150230	1352 FOOTHILL RD, OJAI, CA 93023 1330 FOOTHILL RD, OJAI, CA 93023	Lot Line Adjustment	Completeness Rev In Progress	Lot line adjustment between two legal lots (010-0-150-230 and 010-0-150-240). LLA will be an even swap of land of 1.0 acres and 5.4 acres (parcels 010-0-150-230 and 010-0-150-240 respectively). This LLA will correct a non-conforming setback issue with a structure labeled "Ag Winery" previously bisected by property lines. The LLA the "Ag Winery" structure will be wholly contained on parcel 010-0-150-240.	Amanda Bonavida; (805) 654-2476	Chris Brandstrom 111 W Topa Topa St. Ojai, CA 93023 8056468485
PL23-0007	5500060265	10733 SANTA ROSA RD, VENTURA COUNTY, CA 93009	Tract Map	Awaiting Resubmittal	<p>Tentative Parcel Map No. 6082 to subdivide 3 legal lots totaling 24.21 acres into 8 parcels ranging in size from 2.65 acres to 3.14 acres in size for residential purposes. The subject property is located in the Rural Agricultural 1-acre minimum lot size zone and the Very Low Density Residential General Plan land use designation in the Santa Rosa Valley east of the City of Camarillo. The project includes developing a 32-foot wide private road that directly accesses Santa Rosa Rosa. The road is proposed to be named Akaski Court. Grading to prepare the site for the proposed development would require 5,600 cubic yards of cut balancing with 5,600 cubic yards of compacted fill. Water to the subdivision is proposed to be provided by the Camrosa Water District and waste water would be handled within each newly created parcel with an individual wastewater disposal system. No native trees or environmentally sensitive habitat would be impacted by the development.</p> <p>All of the supporting documents are located in the Accela Document Tab.</p>	Noe Torres; (805) 654-3635	Robert Akashi 10584 Summer View Circle Camarillo, CA 93012 805-444-1085
PL23-0009	0370080115	11820 TOPA VISTA RD, OJAI, CA 99999	Conditional Use Permit	Environmental Doc Prep	<p>Planned Development Permit and Conditional Use Permit to legalize request for existing structures including a 2,780 square foot (sq ft) agricultural storage building, a 1,320 sq ft carport, three sheds of 88 sq ft, 490 sq ft, and 105 sq ft, a 160 sq ft shipping container, and animal shade structures of 288 sq ft, 2,352 sq ft, and 240 sq ft. The request includes a proposed 1,493 sq ft residence. The project is serviced by Sisar Mutual Water Company for domestic and fire protection purposes. Domestic wastewater will be handled by an on-site septic system. No initial study biological assessment has been provided.</p> <p>PD is because site is within surface water feature. CUP for accessory structures over 5,000 SF related to animal husbandry.</p>	Michael Conger; (805) 654-5038	Keeley Mircetic 11820 Topa Vista Rd Ojai, CA 93060 805-340-2128
PL23-0011	1490061050	3565 ORANGE DR, OXNARD, CA 93036	Parcel Map	Completeness Rev In Progress	Tentative Parcel Map for a 2 lot subdivision from one legal 21,860 sq. ft. lot APN 149-0-060-050: Lot A will be 10,003 SF and Lot B will be 11,778 SF. Lot A has an existing garage that will be removed in order to meet the setback and fire access road requirements, and an existing single-family dwelling. Lot B has an existing mobilehome and a detached patio cover/carport. The subject property is located within the Rural Exclusive 10,000 sq. ft. minimum zone and the Urban Residential 2-4 Dwelling Units/Acre El Rio/Del Norte Area Area Plan land use designation. Water would be provided by the Garden Acres Mutual Water District and sewer services would be provided by the Ventura County Service Area 30. Each of the resulting parcels would retain one each of the legally existing dwellings that existing on the parcel parcel.	Noe Torres; (805) 654-3635	Rafael Lopez 631 Palm Drive Oxnard, CA 93033 805-775-7001
PL23-0013	1510140155	504 MESA DR, CAMARILLO, CA	Parcel Map	Completeness Rev In Progress	Tentative Parcel Map to legalize a 22,000 sq. ft. illegal lot located within the Rural Exclusive 20,000 Zone and the Very Low Density General Plan Land Use Designation in the Unincorporated Area of Camarillo (APN 151-0-140-155). Water for domestic and fire suppression purposes is provided by the Pleasant Valley Water District and wastewater discharge will be accommodated by an onsite septic system.	Jennifer Butler; (805) 654-2495	Aaron Fujino 504 Mesa Dr Camarillo, CA 93010 808-216-4989
PL23-0014	1630010795	3100 SOMIS RD, CAMARILLO, CA	Zoning Ordinance Amendment	Prep for Screening	Zoning Ordinance Text Amendment to allow timber product storage in the AE Zone on property contiguous to M2 Zone Property and adjacent to an active rail spur with a Planning Director approved PD Permit.	John Oquendo; (805) 654-3588	Ralph Hagle 3100 Somis Rd Somis, CA 93003 805-987-3887

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0016	2320010090		Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit (CUP) for a new wireless communication facility proposed by Anthemnet. The proposed facility consists of:  -2500 square foot lease area -60-foot tall faux monopine tree -12 Verizon Wireless panel antennas -4-foot microwave dish -2 equipment cabinets -30kw diesel backup generator -8-foot tall chain link fence surrounding facility	Thomas Chaffee; (805) 654-2406	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203 714-328-3385
PL23-0018	1440061315	3280 VINEYARD AV, OXNARD, CA 93036	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit (CUP) for a new wireless communication facility proposed by Anthemnet. The proposed facility consists of:  -1582 square foot lease area -80-foot tall faux monopine tree -18 panel antennas -4-foot microwave dish -2 equipment cabinets -2 diesel backup generators -8-foot tall chain link fence surrounding facility	Thomas Chaffee; (805) 654-2406	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203 714-328-3385
PL23-0021	1090031025	721 W LA LOMA AV, SOMIS, CA 93066	Conditional Use Permit	Environmental Doc Prep	Minor Modification for an existing Wireless Communication Facility (WCF) for approval of a Conditional Use Permit (CUP) for AT&T Wireless for the continued use of the WCF located at 709 West La Loma in Saticoy. The facility was originally approved through CUP 4978 approved on January 13, 1997 for construction of an 80' monopole with eight panel antennas and two 4' x 9.5' equipment cabinets in a 1,500 sq. ft. lease area of a 173 acre parcel zoned Agricultural Exclusive. Modification No. 1 was approved on October 29, 2003, for the addition of one 2' flat panel microwave dish. CUP 4978 expired on January 9, 2007 and PL12-0078 expired in January 2023.	Adams Bernhardt; (805) 654-3436	Scott Dunaway 1114 State Street #234 Santa Barbara, CA 93101 805-637-0339
PL23-0024	5000393025	2182 TIERRA REJADA RD, MOORPARK, CA 93021	Lot Line Adjustment	Awaiting Resubmittal	Lot Line Adjustment between two legal lots that were both created in their current configurations by previous lot line adjustments Parcel 1 is currently 122.800 (APNs 500-0-393-38, -23, -44) acres and Parcel 2 (APNs 500-0-293-22, -02) is currently 22.537 acres. Parcel 1 will transfer 2.275 acres to Parcel 2 resulting in a 120.525 acre Parcel A and a 24.812 Parcel B. Parcel 1 will become Parcel A and is address as 15190 Tierra Rejada and Parcel 2 will become Parcel B and is addressed as 2182 Tierra Rejada.	Winston Wright; (805) 654-2468	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0025	0610032010	555 MAHONEY AV, OAK VIEW, CA 93022	Minor Modification	Completeness Rev In Progress	<p>Minor Modification of Conditional Use Permit (CUP) No. 5264 for the continued use of the Oak View Park and Resource Center. The site is owned by the County of Ventura and managed by Barbara Kennedy Enterprises, Inc. The existing structures and assembly uses include the following:</p> <ul style="list-style-type: none"><li>•The offices, restrooms, and a staff lounge located in the Administration Building.</li><li>•The auditorium, stage, and community kitchen located in the Multipurpose Building 1. The request includes the use of the existing commercial kitchen to be used as a community kitchen that would be rented to small catering companies and related businesses. The community kitchen will be rented by businesses on an hourly basis. Food and goods will not be sold out of this kitchen as all food and/or goods prepared at the site will be transported to an off-site location for sale and consumption by the businesses that rent the kitchen. No retail or wholesale transactions from these catering businesses will occur on-site.</li><li>•The multipurpose room/meeting space is located in Multipurpose Building 2.</li><li>•The day care center is located in Building 2.</li><li>•The library (Oak View Library) is located in Building 3 (in Rooms 4, 5, and 6).</li><li>•The tenant spaces are located in Building 4 (in Rooms 7, 8, 9, and 10) and have lease agreements for the duration of one year or on a month-to-month basis. Day use fees are collected for temporary tenancy or one-time use, such as a private party, meeting or fundraiser events. Once a tenant terminates their lease, the vacant space can be leased to a similar business or organization with a Zoning Clearance and a new certificate of occupancy.</li><li>•The park area includes a community garden, a baseball field with a backstop and benches, a soccer area with goals, a tee ball area, a playground equipment area, a slide area, a play structure, tetherball and handball courts, and a basketball court.</li><li>•Combined parking for the site includes a total of 97 parking spaces including: striped parking lots with 42 parking spaces (14 parking spaces on the south lot, 5 parking spaces on the west lot, 4 parking spaces on the east lot, and 19 parking spaces on the lot across Mahoney Avenue), off-street parking with 53 parking spaces (located on Mahoney Ave., Prospect St., Santa Ana Rd., and Valley Rd.), and overflow parking area with 31 parking spaces (located on the paved surface/playground blacktop off of the entrance from Valley Rd.).</li></ul> <p>The days and hours of operation for the existing uses and proposed community kitchen use are limited to the following:</p> <p>Use Days and Hours of Operation</p> <p>Administrative Business Hours 8:00 AM to 9:00 PM, Monday to Friday.</p> <p>Boys and Girls Club 7:30 AM to 6:00 PM, Monday to Friday.</p> <p>Day Care Center 6:00 AM to 6:00 PM, Monday to Friday.</p> <p>Oak View Library 9:00 AM to 6:00 PM, Monday to Thursday. 10:00 AM to 2:00 PM, Saturday.</p> <p>Multipurpose Rooms 7:00 AM to 9:00 PM, Sunday to Thursday. 7:00 AM to 11:00 PM, Friday and Saturday.</p> <p>Parent Cooperative 8:00 AM to 9:00 PM, Monday to Friday.</p>	Jennifer Butler; (805) 654-2495	Barbara Kennedy 555 Mahoney Avenue Oak View, CA 93022 805-340-1883

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
					Park Hours 8:00 AM to dusk (or 8:00 PM during summer).  Community Kitchen Rental 9:30 AM to 3:00 PM, and 7:00 PM to 9:00 PM, Monday to Thursday. 9:30 AM to 3:00 PM, and 7:00 PM to 10:00 PM, Friday. 7:00 AM to 10:00 PM, Saturday. 8:00 AM to 9:00 PM, Sunday.		
PL23-0026	0900110175	1600 LOS ANGELES AV, VENTURA, CA 93004	Major Modification	Environmental Doc Prep	The applicant requests a Planned Development (PD) Permit for a 30-year term for the continued assembly and light manufacturing of metal and plastic to fabricate fences and gates. Small scale assembly-line work sometimes occurs on the existing project site. Sales of fences and gates would continue on-site. Storage of equipment, materials, fences, and gates would also continue on site (inside of structures and in open yard). No changes in the type or scale of the operations or uses are proposed. The applicant proposes demolition of existing structures and new construction at the project site. The applicant would remove an office showroom building, pole sign, vehicle parking spaces, storage yard fencing, small structures, and asphalt and concrete. The applicant proposes a new, 4,753 sq. ft. office building (with showroom and storage area), covered trash enclosure, and other new smaller structures. During the construction phase, two temporary office structures (with accessible ramps) and separate accessible temporary restroom/portable toilets with hand washing station would be temporarily installed and removed after completion of construction. The complete project description includes a table of the existing and proposed structures. The table may be obtained from the case planner.	Charles Anthony; (805) 654-3683	Ben Turner 2300 Knoll Dr Ventura, CA 93003 18054218174
PL23-0028	0330070125	12096 N VENTURA AV, OJAI, CA 93023	Permit Adjustment	Prep Decision Letter	The applicant requests a Permit Adjustment to modify Conditional Use Permit (CUP) 1880 which governs Villanova Preparatory School. This Permit Adjustment authorizes the construction of a new student lounge and office space within the footprint of an existing shade lunch structure (1,982 square foot (sq. ft.) former locker shelter and Building #26); reuse of two existing modular classroom buildings (Buildings #22 and #23), and a request to amend the project description to permit instruction of middle school age children (non-boarding with no change to the allowed maximum number of 340 students and 67 employees). The project also includes the construction of following site improvements: a 276 sq. ft. patio with landscape wall behind Building #26; construction of 2,780 sq. ft. of composite decking, 3,680 sq. ft. of pavers, 1,675 sq. ft. of decomposed granite, 1,373 sq. ft. landscaped planting area, 2,700 sq. ft. lawn play area, 132 sq. ft. raised vegetable garden planters and a 600 sq. ft. lunch area shade canopy in front Buildings #22 and #23. Site improvements will be located over existing asphalt surface (asphalt to be removed).  Water service is currently provided by Casitas Municipal Water District and wastewater disposal is provided by the Ojai Valley Sanitary District (no changes to plumbing fixtures are proposed).	John Oquendo; (805) 654-3588	Gerard Thurston 12096 North Ventura Avenue Villanova, CA 93023 805-207-8263
PL23-0029	1550180115	466 E HIGHLAND DR, CAMARILLO, CA 93010	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit for a Wireless Communication Facility for a DISH Wireless facility that consists of	Thomas Chaffee; (805) 654-2406	Adrian Culici Eukongroup Irvine, CA 92618 949-648-6995
PL23-0033	0000000000		General Plan Amendment	Submittal In Progress	Disadvantaged communities	Jessica Nguyen; (805) 654-5037	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0034	0600340205	3164 SOLIMAR BEACH RD, RINCON, CA	Planned Development	Prep for Hearing	The Applicants request authorization of a Coastal Planned Development (PD) Permit following the issuance of an Emergency Coastal Planned Development Permit to repair the rock revetment on the south side of 3164 and 3154 Solimar Beach Drive. The rock revetment is located on APN 060-0-330-080 and is owned by Solimar Beach Colony Trust. Property owners are required to maintain the portion of the revetment adjoining their homes. As a result of the recent high surf, significant rainfall, and floating debris in the water, many of the large rocks supporting the revetment have become dislodged and have fallen onto the adjacent sand. The objective is to make the rock revetment safe, return the revetment to its original configuration, and maintain its function and integrity. The work will serve to maintain the original footprint, location, design height and shape of the previously approved revetment and will not involve any significant reconstruction of the existing revetment.	John Oquendo; (805) 654-3588	Holmgren Robert-kathleen Tr 3164 Solimar Beach Dr Ventura, CA 93001 805-652-0552
PL23-0035	0170090325	190 E EL ROBLAR DR, OJAI, CA 93023	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit LU2550, as modified by PL13-0096, for the ongoing operation of an Assembly Use located at 190 El Roblar Drive, in the Unincorporated Area of the Ojai Valley. The request includes the addition of a proposed 5,500 square foot (S.F.) metal building consisting of 4 Sunday School rooms, 2 ADA compliant restroom and storage space.</p> <p>Currently located onsite is the Redemption Church of Ojai and associated Sunday School. The Church works with a program called CityServe that supplies churches with items such as nonperishable food (dry goods), furniture, apparel, and household necessities. The primary use of the building is for the storage of goods received from CityServe. The truck trailers and storage sheds that were included in Permit Adjustment PL13-0096 will be removed, and the storage area in the proposed metal building will accommodate the CityServe storage needs. Church volunteers pick up items from Bakersfield every 1 to 2 months and deliver them to the Church where they are stored in the proposed metal building. Volunteers will then distribute goods throughout the Ojai community to people in need.</p> <p>The Applicant is aware of the high volume of AM and PM peak hour trips on SR 33 through Casitas Springs. To avoid potential traffic impacts, the CityServe program directors will schedule pick-ups and drop-offs outside of peak hour periods. Additionally, the proposed Sunday School rooms will primarily be used as an expansion of the existing onsite Sunday school. However, an auxiliary program for homeschooling parents is also located here. The parents register with the state that they are homeschooling their children and the program offered at the church augments that arrangement. Redemption has an application process for this program and only accepts local students. Any potential additional trips associated with this program will be local and will not contribute to traffic on SR 33 through Casitas Springs.</p> <p>Water to the site is supplied by the Meiners Oaks Water District. Included in this application is a Water Availability Letter from the water district with the understanding that the existing water meter supplying the site is sufficiently sized to accommodate the addition of 2 restrooms. Sewer is provided by the Ojai Valley Sanitation District.</p> <p>Access and parking on the site will not be disrupted by the addition of the proposed metal building. The building will be located in the back of the property and no additional parking will be required for the proposed uses. The CityServe program and the school both operate outside of church service hours so the existing parking lot is adequate to meet the needs of these proposed uses.</p> <p>In order to screen the proposed metal building from the neighbors, trees have been planted along the property's perimeter. Please see the attached site plan and photos for additional details about the existing vegetative screening.</p> <p>Water to the site is provided by the Meiners Oaks Water District and waste water is handled by the Ojai Valley Sanitation District.</p> <p>All of the support materials are downloaded in the Accela Document tab under PL23-0035, including the operative conditions of approval and a description of the existing development on the property.</p>	Michael Conger; (805) 654-5038	Ron Triggs 190 East El Roblar Ojai, CA 93023 805-646-1296



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0039	0040030180	17410 LOCKWOOD VALLEY RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Environmental Doc Prep	<p>Permit Adjustment to Conditional Use Permit 212. as amended by LU,06-0045 and PL16-0144, to amend the existing 2010 Reclamation Plan for the lightweight aggregate mine which is permitted through Conditional Use Permit (“CUP”, record #'s PL16-0144, LU06-0045, CUP 212). Please note that no modifications to the existing CUP are proposed through PL23-0039.</p> <p>The proposed amendment to the existing Reclamation Plan will deepen the existing mining pit by approximately 60 vertical feet. Arcosa proposes to change the permitted pit bottom from 5170 feet above mean sea level (amsl) to 5110 feet amsl; the existing mine footprint and disturbance area will not change. The volume of additional material to be extracted is estimated to be 700,000 bank cubic yards, or approximately 1.1 to 1.3 million tons of material (assuming an average density of 1.6 to 1.9 tons/cubic yard). Mined minerals will continue to be processed at the on-site plant; no changes to the existing processing facility are proposed.</p> <p>The Amendment would be implemented concurrently with ongoing mining operations and would not extend the currently approved mine life, which is permitted through 2046. Additionally, this amendment does not propose any changes to the existing processing facilities, Conditional Use Permit, reclamation methods, or end use of the mine.</p>	Thomas Chaffee; (805) 654-2406	
PL23-0042	0410300100	2600 OLD TELEGRAPH, FILLMORE, CA 93015	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit (CUP) to replace expired CUP LU11-0040 for the continued operation and maintenance of an existing wireless communication facility consisting of:</p> <p>(1) 79-foot-tall faux Eucalyptus Tree (84-feet to top of branches)  (15) Panel antennas mounted at approx. 75-feet  Approx. 230 square foot equipment shelter with cabinets and batteries located inside  Chain link fence surrounding entire lease area</p>	Adams Bernhardt; (805) 654-3436	Stephanie Rudolph 1997 Annapolis Exchange Parkway, Suite 2000 Annapolis, MD 21401 714-414-9443
PL23-0043	0600340045	3120 SOLIMAR BEACH DR, VENTURA, CA 93001	Planned Development	Environmental Doc Prep	<p>The applicant requests a Coastal Development Permit to demolish an existing single-family dwelling and to construct a new single family dwelling. The Project includes a request to demolish an existing 3,250 sq. ft. three-story, single-family dwelling. The proposed single-family dwelling will be 7,100 square feet in total floor area (4,400 square feet of habitable space). The first horizontal member supporting the structure will be located at an elevation of 19 feet above the North American Vertical Datum of 1988 (NAVD88) (Base Flood Elevation is 18 feet NAVD88). The building will have a height of 28 feet, as measured from the from lowest elevation of the first floor as established by the Public Works Agency. The proposed dwelling is comprised of 5 bedrooms, a two-car garage and a two-car carport (combined 1,100 square feet), a 200 square foot second floor balcony, and a 95 square foot third floor balcony. Structural slabs for the dwelling will be supported on piles and grade beams which will elevate the dwelling in accordance with the recommendations provided in supporting Project background reports (Runup &amp; Coastal Hazards Analysis, GeoSoils, Inc., March 2022 and Soil Engineering Report, Solid Soils &amp; Geologic Consultants, June 2022). The Project includes the installation of a building elevator which extends from the ground level to the two habitable floors above the garage.</p> <p>The subject property includes a sewer easement on the northeast corner of the property (see Sheet A 001). An existing STEP system will be demolished, and a new 1,500 gallon STEP tank will be installed with a new electrical control panel. A new easement will be required to be recorded for the new STEP system. Upon recordation of the new easement, the existing easement will be quit claimed. Access to the Project site is provided by a new private driveway which connects to Solimar Beach Drive, a private road. Potable water for domestic use will be provided by Casitas Municipal Water District and wastewater will be handled by the new Septic Tank Effluent Pump (STEP) system proposed at the front of the subject property which will connect to the County of Ventura Service Area No. 29.</p>	John Oquendo; (805) 654-3588	Sharon Lieder Shimanovshky 9423 Beverlywood Street Los Angeles, CA 90034 310-890-7112

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0046	0600350245	3088 SOLIMAR BEACH DR, RINCON, CA 93001	Planned Development	Prep for Hearing	<p>The applicant requests a Minor Modification to PD1460 and a variance to construct a two-story addition to an existing 2,668 square foot (sq. ft.) single family residence. Proposed development includes 130 sq. ft. first floor addition, a 195 sq. ft. second floor addition and a 75 sq. ft. new covered portico/ entry. The addition adds a bedroom and bathroom and extends the living room. New bedroom and bathroom count will be 4 Bedrooms and 4 Baths. The request includes a variance from the Ventura County Coastal Zoning Ordinance development standards (Required Minimum Front Setback) prescribed under Section 8175-2 for lots zoned RB (Residential Beach). A portion of the addition encroaches within front yard setback pursuant to variance request of reduction of front yard setback from 10'-0" to 1'-7" in alignment with existing garage and second story as originally constructed in 1968 and subject to previously granted Variance 5235.</p> <p>The existing residence is served Casitas Municipal Water District for water and Ventura County Service Area 29 for sewer service.</p>	Michael Conger; (805) 654-5038	Sean L Foster 307 East Matilija Street Suite E Ojai, CA 93023 8058443331
PL23-0046	0600350245	3088 SOLIMAR BEACH DR, RINCON, CA 93001	Variance	Prep for Hearing	<p>The applicant requests a Minor Modification to PD1460 and a variance to construct a two-story addition to an existing 2,668 square foot (sq. ft.) single family residence. Proposed development includes 130 sq. ft. first floor addition, a 195 sq. ft. second floor addition and a 75 sq. ft. new covered portico/ entry. The addition adds a bedroom and bathroom and extends the living room. New bedroom and bathroom count will be 4 Bedrooms and 4 Baths. The request includes a variance from the Ventura County Coastal Zoning Ordinance development standards (Required Minimum Front Setback) prescribed under Section 8175-2 for lots zoned RB (Residential Beach). A portion of the addition encroaches within front yard setback pursuant to variance request of reduction of front yard setback from 10'-0" to 1'-7" in alignment with existing garage and second story as originally constructed in 1968 and subject to previously granted Variance 5235.</p> <p>The existing residence is served Casitas Municipal Water District for water and Ventura County Service Area 29 for sewer service.</p>	Michael Conger; (805) 654-5038	Sean L Foster 307 East Matilija Street Suite E Ojai, CA 93023 8058443331
PL23-0048	0330020395	11560 N VENTURA AV, OJAI, CA 93023	Permit Adjustment	Completeness Rev In Progress	<p>PL23-0048 is a request for a Permit Adjustment to Planned Development 1028A Former Wendy's restaurant tenant change to Habit Hamburger.</p> <p>Here is the applicant's description of the project:</p> <p>This is a conversion project of an existing 2,512 Sq Ft. Wendy's into a 2,315 sf. Habit Burger Grill. An existing 318 sq. ft. sunroom shall be removed and a new 550 sq. ft. patio to be built. Also, a new 102 sq ft. exterior walk-in cooler will be added. The exterior soffit/mansard shall be removed, and the parapets modified to accommodate Habit branding elements. The site landscaping shall be refreshed. Existing vegetation shall be trimmed, and any dead vegetation shall be replaced with the same species. The existing paving shall be patched and repaired and repainted. Installation of new drive through menu board and preview board. Existing roof equipment shall be removed, and new HVAC equipment, and hood shall be installed. Existing electrical service to remain. New electrical to be ran throughout the building. Existing plumbing to be disregarded and new ran. Existing grease interceptor to remain. New interior build-out, including all new framing, restrooms, lighting and finishes throughout the space.</p> <p>A sign programs has been submitted with the project. All of the submittal documents are in the Accela PL23-0048 Document Tab</p> <p>11560 Ventura Blvd. Ojai</p>	John Novi; (805) 654-2462	Tracy Cooper 1 Glen Bell Way Irvine, CA 92618 7605292678

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0051	0630110065	4884 N VENTURA AV, CA	Parcel Map	Completeness Rev In Progress	<p>Tentative Parcel Map to subdivide an 82.9 acre legal lot into 3 lots and 1 conservation parcel along with a Residential Planned Development for the construction of 328 farmworker dwelling units within the Agricultural Exclusive 40-acre minimum Zone and the Agricultural North Avenue Area Plan land use designation. Water for the project is provided by the City of Ventura and sewer service is provided by the Ojai Valley Sanitation District.</p> <p>The proposed Ventura Ranch project is a comprehensive residential community exclusively for farmworkers and their families, located north of the city of Ventura near the major agricultural regions of the Oxnard Plain. The community will consist of 328 apartments, along with community spaces such as two indoor community centers, play fields, community garden, dog park, walking paths, and playgrounds. The site will also contain infrastructure such as driveways and parking areas, utility improvements, and other associated infrastructure. The request also includes a 4 lot Tentative Parcel Map with a Conservation Subdivision parcel.</p> <p>Ventura Ranch is designed with the goal of providing a high quality, attractive, and safe environment for its residents. The community will consist of one, two, and three bedroom apartments in a Spanish Colonial style, ranging from approximately 570 sf to 1,095 s.f. in size. Each apartment will have a private outdoor living space, such as a patio or balcony. Apartment buildings will be oriented towards central outdoor spaces, creating a welcoming community atmosphere. Sustainability will also be emphasized, with all electric energy efficient appliances, native landscaping, and on-site stormwater treatment and management.</p> <p>This community will provide critical farmworker housing for Ventura County. In recent years, affordable, safe farmworker housing has been increasingly difficult to find in the county, hindering growth of the local agricultural industry and burdening local farmers and farmworkers. Ventura Ranch will help relieve these shortcomings by providing 328 new affordable dwelling units exclusively to farmworkers and their families in accordance with Ventura County Non-Coastal Zoning Ordinance Section 8107-41.1.</p>	John Novi; (805) 654-2462	Dave White Ventura Ranch Partners, Llc Oxnard, CA 93030 805-981-3877
PL23-0051	0630110065	4884 N VENTURA AV, CA	Planned Development	Completeness Rev In Progress	<p>Tentative Parcel Map to subdivide an 82.9 acre legal lot into 3 lots and 1 conservation parcel along with a Residential Planned Development for the construction of 328 farmworker dwelling units within the Agricultural Exclusive 40-acre minimum Zone and the Agricultural North Avenue Area Plan land use designation. Water for the project is provided by the City of Ventura and sewer service is provided by the Ojai Valley Sanitation District.</p> <p>The proposed Ventura Ranch project is a comprehensive residential community exclusively for farmworkers and their families, located north of the city of Ventura near the major agricultural regions of the Oxnard Plain. The community will consist of 328 apartments, along with community spaces such as two indoor community centers, play fields, community garden, dog park, walking paths, and playgrounds. The site will also contain infrastructure such as driveways and parking areas, utility improvements, and other associated infrastructure. The request also includes a 4 lot Tentative Parcel Map with a Conservation Subdivision parcel.</p> <p>Ventura Ranch is designed with the goal of providing a high quality, attractive, and safe environment for its residents. The community will consist of one, two, and three bedroom apartments in a Spanish Colonial style, ranging from approximately 570 sf to 1,095 s.f. in size. Each apartment will have a private outdoor living space, such as a patio or balcony. Apartment buildings will be oriented towards central outdoor spaces, creating a welcoming community atmosphere. Sustainability will also be emphasized, with all electric energy efficient appliances, native landscaping, and on-site stormwater treatment and management.</p> <p>This community will provide critical farmworker housing for Ventura County. In recent years, affordable, safe farmworker housing has been increasingly difficult to find in the county, hindering growth of the local agricultural industry and burdening local farmers and farmworkers. Ventura Ranch will help relieve these shortcomings by providing 328 new affordable dwelling units exclusively to farmworkers and their families in accordance with Ventura County Non-Coastal Zoning Ordinance Section 8107-41.1.</p>	John Novi; (805) 654-2462	Dave White Ventura Ranch Partners, Llc Oxnard, CA 93030 805-981-3877

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0053	0370012575	11980 SULPHUR MOUNTAIN RD, OJAI, CA 93023	Planned Development	Completeness Rev In Progress	Planned Development Permit for a new 4,900 square foot single family dwelling and a 922 square foot barn located in the Open Space 20-acre minimum lot size Zone, the Scenic Resource Protection Overlay, the Habitat Connectivity Wildlife Corridor Overlay, the Open Space General Plan land use designation (APN 037-0-012-595 & 037-0-012-575). Water is provided by Sulphur Mountain Pipe Association with private tanks for fire suppression holding 3,500 gallons of water for a hydrant and 2,000 gallons of water for the fire sprinkler system in the proposed dwelling. A private onsite septic system is proposed to handle waste water from the dwelling and barn. Access to the development is proposed to be a 15-foot wide private driveway accessing Sulphur Mountain. No protected trees are proposed to be removed and an Initial Study Biological Assessment has been provided. The applicant is proposing to follow the guidance of the project biologist, Padre, as part of the the project description.	Michael Conger; (805) 654-5038	Israel Gorodistian 120 Reef Mall Marina Del Rey, CA 90292 6467172344
PL23-0054	6630300055	588 CAMINO MANZANAS, THOUSAND OAKS, CA 91360	Minor Modification	Prep for Hearing	<p>Renewal of expired Land Use Permit LU06-0095 (Minor Mod to CUP-2249) for a thirty-year period. This request pertains solely to Emmanuel's continued use of the property as previously permitted and specifically excludes all previously requested approvals for construction at or modifications to the site.</p> <p>All of the supporting documents are located in the Accela PL23-0054 record tab.</p>	Aubrie Richardson; (805) 654-5097	Robert W Steenberge 588 Camino Manzanas Thousand Oaks, CA 91360 8054994422
PL23-0064	0460181010		Land Conservation Act	Submittal In Progress	New LCA Contract	Kristina Boero; (805) 654-2467	Winkler Heidi Po Box 1496 Los Alamitos, CA 90720 5627609559

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0065	0140130050	5025 THACHER RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Awaiting Resubmittal	<p>Permit Adjustment to CUP 2032 (Thacher School) as modified by PL18-0034 to add 2 modular medical buildings to be located on the existing footprint of a tennis court near the center of the campus. The documents supporting the project are downloaded in the Accela document tab. No change in student population or staffing will result from the installation of the modular buildings.</p> <p>All supporting documents are located in the Accela Document tab. The following is the applicant's provided project description:</p> <p>In 2020, as part of the Thacher Campus COVID-19 response, two modular buildings were brought onto campus and placed temporarily at the tennis courts in the center of campus. The smaller of the two structures was used as a testing center for all students, staff, faculty and visitors. The larger structure was used as a “cough and fever” treatment clinic for those on campus experiencing COVID-19 symptoms.</p> <p>Now that the COVID-19 emergency has been lifted, Thacher has re-evaluated the need for these modular buildings. The smaller of the two will be sold and moved off campus. However, there is a need for the larger structure to remain on campus as a permanent medical center, but at a different location. This Permit Adjustment request is for the relocation of the larger medical modular structure from its temporary location at the tennis courts, to its permanent location as a medical center as shown on the attached site plan.</p> <p>The permanent location for the medical center is at the same location that proposed staff residence #12 is shown in the approved site plan for PL18-0034. We are proposing to move staff residence #12 to the location of one of the two rainwater tanks shown on the site plan for PL18-0034 as 3g. The need for the other rainwater tank shown as 3g has been re-evaluated and considered not necessary so is being removed from campus master plans .</p> <p>Case No. PL18-0034 is described below:</p> <p>The Thacher School has a masterplan-like entitlement permitting a series of projects to occur in the span of the next ten years. Thacher has the entitlement for a 30 year span. Projects include new construction, the installation of rainwater capture tanks throughout the campus, and modifications and expansions to existing structures.</p> <p>Two buildings are proposed for demolition, the Humanities AST and Camp Storage Shed, both of which are within the Historic District. The Humanities AST building is a non-contributor to the Historic District and the Camp Storage Shed is a contributor. Both structures will be replaced by the proposed Creativity and Technology Building described in the attached project description downloaded in the Accela document tab under the PL18-0034 record.</p>	Jennifer Butler; (805) 654-2495	Ed Bennett 5025 Thacher Rd Ojai, CA 93023 805-640-3201
PL23-0066	7000260135	11312 YERBA BUENA RD, MALIBU, CA 90265	Permit Adjustment	Environmental Doc Prep	<p>The applicant requests a Site Plan Adjustment to Coastal Planned Development Permit (PD) PL16-0004 (Marsol Lot 11) which authorizes the construction a single-family dwelling (SFD) with appurtenant structures and improvements on a 56.83-acre site located at 11312 Yerba Buena Road, Malibu in the unincorporated area of Ventura County. The PD permit will now include the following: the approval of an existing structure to be used as an accessory dwelling unit (700 sq. ft.) and 589 square foot utility building and garage, after-the-fact authorization of unpermitted structures and improvements including two 5,000-gallon water tanks, a 108 sf well house, and east detention basin (58,374 sf), and restoration of 1.34 acres of Environmentally Sensitive Habitat Areas (ESHA), the construction of a 15,741 sq. ft. three-level single-family dwelling and a 1,173 sq. ft. garage, and the installation of a 60 foot by 30 foot pickleball court.</p> <p>Water is provided by Yerba Buena Water Company and waste water disposal will be handled by an Onsite Wastewater Treatment System (OWTS).</p>	John Oquendo; (805) 654-3588	Ronald Coleman 11312 Yerba Buena Rd. Malibu, CA 90265 8185912344



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0067	1090010210	3127 W LOS ANGELES AV, OXNARD, CA 93036	Continuation Permit	Prep for Hearing	<p>The applicant requests a Continuation Permit for the continued operation of an existing, nonconforming concrete batch plant until 2060 (a 32-year term). No new construction, expansion, or increase in the facility's existing operational capacity is proposed.</p> <p>Existing operations include the delivery/shipment of ready mix (wet) concrete off site for sales or construction purposes, the manufacture of solid concrete barriers and blocks, and on-site vehicle and tire service for the operations. Existing operations involve conveyors for aggregate, silos, admixture (colorant) tanks, outside storage of raw materials, aggregate, equipment, steel bins, delivery trucks, and truck washdown and truck washout which includes a recycling clarifier system. The project site also includes several existing buildings and other equipment.</p> <p>The permit area is a 5.17-acre (approximately) portion of APN 109-0-010-210 identified on the site plan (Exhibit 3). The permit area is mostly paved with concrete and is serviced by two entrances/exits. Vehicles traveling east along W. Los Angeles Avenue/SR 118 may use a designated left turn lane at the traffic-light controlled intersection of W. Los Angeles Avenue/SR 118 and Vineyard Avenue to enter the project site. Both entrances/exits allow for vehicles to enter to/exit from the project site via W. Los Angeles Avenue/SR 118.</p> <p>The concrete batch plant is authorized to produce a maximum of 175,000 cubic yards of concrete each year. The concrete batch plant operates 24 hours a day, seven days a week. The concrete batch plant receives potable water from existing onsite water wells under permit with the State Water Resources Control Board, Division of Drinking Water as a non-community, non-transient public water system.</p> <p>Wastewater is treated and disposed of through an existing on-site wastewater treatment system which is currently regulated by California Regional Water Quality Control Board, Los Angeles Region. Access to the site is provided by Los Angeles Avenue/SR 118.</p> <p>Specific details may be obtained from the Planning Division staff (if necessary).</p>	Charles Anthony; (805) 654-3683	Russel Cochran 11011 Azahar Suite 1 Ventura, CA 93004 805-672-0200
PL23-0068	5020050150	8577 HAPPY CAMP RD, MOORPARK, CA 93021	Planned Development	Prep for Hearing	Planned Development Permit to allow the removal of an existing 3,500 SF sport's court to be replaced with a 3,680 SF detached residential garage, including a new concrete driveway, site grading for garage access and new stormwater basin. There is an existing single-family dwelling, pool and gazebo on the property as well as an existing 464 sq. ft. ground mounted solar array (max. 6 ft. height), attached to another existing ground-mounted solar array, located at 8577 Happy Camp Rd, Moorpark.	Aubrie Richardson; (805) 654-5097	Jason Jones 8577 Happy Camp Road Moorpark, CA 93021 818-292-5339
PL23-0069	5160170405	2852 N REDONDO AV, CAMARILLO, CA 93012	Planned Development	Awaiting Resubmittal	<p>Planned Development Permit for a 5,000 square foot residential accessory structure at a property addressed as 2852 North Redondo Avenue in the Unincorporated Area of Camarillo. The 5.16-acre property is located in the Rural General Plan land use designation and the Rural Agriculture (RA) 5-acre minimum Zone. The subject property was created as Lot 118 of Tract 2414-4 Miscellaneous Record Book 75 page 6.</p> <p>The proposed building will be constructed and used as a garage for vehicle storage and personal use. No plumbing, except for fire sprinklers, is proposed at this time. Approximately .72 acres of land will be graded to prepare the site for the building and associated driveway involving 550 cubic yards of cut, 500 cubic yard, 50 cubic yards of export. A 12-foot wide driveway is proposed to be connected to the existing driveway that ultimately connects to Redondo Avenue. Water for the fire suppression equipment is provided by Camrosa Water District. No protected trees or native vegetation would be removed as a result of the development including any necessary fire clearance.</p>	Michael Conger; (805) 654-5038	Roxanne Case 2852 Redondo Av Santa Rosa Valley, CA 93012 8186128517
PL23-0070	2300063375	1122 CAWELTI RD, CA	Permit Adjustment	Awaiting Resubmittal	A request for a Permit Adjustment to Conditional Use Permit (CUP) Case No. PL19-0026 to provide additional time to obtain the necessary Zoning Clearances and permits and approvals to construct structures and operate a contractor's service and storage yard.	Charles Anthony; (805) 654-3683	Maria Hernadez 400 Camarillo Ranch Rd Suite #107 Camarillo, CA 93012 8054430541

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0071	6460011140	1226 ASTER ST, SIMI VALLEY, CA 93063 6172 SYLVAN DR, SIMI VALLEY, CA 93063	Lot Line Adjustment	Completeness Rev In Progress	<p>Lot line adjustment between two (2) legal lots located in the Unincorporated Area of Santa Susanna located in the Rural Exclusive 10,000 sq. ft. minimum lot size zone (RE-10,000) and the Very Low Density General Plan land use designation. Existing Lot 1 is 13,693 square feet and was created in its current configuration as Notice of Merger Unit V and will become Parcel A at 16,947 square feet. Existing Lot 2 is 13,254 sq. ft. and was created in its current configuration as Notice of Merger Unit W and will become Lot B at 10,000 square feet.</p> <p>At submittal the applicant did not provide draft grant deeds for either parcel and the Title Report submitted does not reflect current lender situation.</p>	Piper Smith; (805) 654-2434	Gary Brewer 6172 Sylvan Dr Simi Valley, CA 93063 3104598054
PL23-0075	0000000000		Zone Change	Submittal In Progress	Study for General Plan Policy EV-4.4 and Programs COS-O and HAZ-O to identify suitable lands and priority areas for the development of renewable energy generation and storage projects. To be presented to Board of Supervisors for further guidance and directive to staff for potential zoning amendment.	Donald Nielsen; (805) 650-4047	Donald Nielsen 800 S. Victoria Ventura, CA 93009 805.654.2509
PL23-0078	1470060185	5163 N ROSE AV, OXNARD, CA 93036	Land Conservation Act	Submittal In Progress	New LCA Contract for approx. 33 acres of crop production.	Kristina Boero; (805) 654-2467	Jose C Martinez 5000 Aggen Rd Somis, CA 93066 805-407-7451
PL23-0079	2300170025		Land Conservation Act	Submittal In Progress	New LCA contract for approx. 66.5 acres of crop production	Kristina Boero; (805) 654-2467	Martinez Jose C-maria E 1964 Indiana Dr Oxnard, CA 93036-7949 805-407-7451
PL23-0085	6940160090	1644 HIDDEN VALLEY RD, VENTURA COUNTY UNINCORP	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to extend a Conditional Use Permit for the ongoing use of existing 3,577 sq. ft. animal caretaker dwelling, and agricultural accessory structures which exceed 20,000 cumulative square feet.</p> <p>A CUP is required under the NCZO for an animal caretaker dwelling over 1,800 sq. ft. (§ 8105-4 and 8107-26), and for cumulative agricultural accessory development over 20,000 square feet (§ 8105-4). An existing 840 sq. ft. agricultural office will be converted back to an agricultural caretaker dwelling prior to issuance of a Zoning Clearance to effectuate the CUP.</p> <p>The site includes PD Permit for an existing garage and hobby room, which are approximately 5,694 sq. ft. (total) in size. Pursuant to the NCZO (§ 8105-4), the garage and hobby room require a Planning Director-approved PD Permit, since they constitute a non-habitable residential accessory building that is over 2,000 square feet.</p> <p>No ground disturbance, vegetation removal, or tree removal is required because no new development is proposed. Private existing on-site wells will continue to provide water, and an existing on-site waste disposal system will continue to provide sewage disposal for the residential use of the property. An existing 12-foot wide private driveway connected to Hidden Valley Road will continue to provide access to the project site.</p>	Jennifer Butler; (805) 654-2495	Jared Rosenquist 1644 Hidden Valley R Thousand Oaks, CA 91361 310-770-7646

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0087	6150500175		Conditional Use Permit	Awaiting Resubmittal	Temporary Film Conditional Use Permit to support certain movie and series production for the subject properties that would extend longer than the current 90-day limitation for filming. Large-scale, event movie productions and episodic series often have filming schedules that can extend beyond 6 months, with series having the potential to return for additional seasons. The specific request is for the Ventura County Planning Division to grant a proposed 4-year CUP that allows filming and production activities already available to productions with uses less than 90 days (including the construction and import of temporary sets/structures) to also apply to productions whose potential uses extend beyond the 90-day limitation, provided that such productions: 1. Restrict their permitted filming/production activities to the areas of the Property set forth in the attached Exhibit (created to conform to the attached environmental site evaluation prepared by Psomas); 2. Operate pursuant to the additional guidelines set forth in the attached Psomas environmental site evaluation; and 3. Act in accordance with all other existing standard film permit requirements and any other additional conditions set forth in the CUP. There is no contemplated construction/import of permanent structures or grading – only for temporary sets, facades and structures for filming and production use during the CUP period (including without limitation certain storage, mobile offices and temporary structures for interior filming) – with all such usage areas returned to their natural state after Allied determines their respective utility is no longer required. The lots are legal lots under PMW LLA PL15-0023. The full project description is uploaded to the Documents Tab.	Charles Anthony; (805) 654-3683	Brian Gordon 6800 Smith Rd Simi Valley, CA 93063 310-889-2050
PL23-0089	0170195055	222 S PADRE JUAN AV, OJAI, CA 93023	Lot Line Adjustment	Environmental Doc Prep	Voluntary Merger between two legal lots located in the unincorporated area of Ventu Park. The voluntary	Piper Smith; (805) 654-2434	Mel Wyatt 30765 Pacific Coast Highway #181 Malibu, CA 93023 310-901-3970
PL23-0090	5200111090	2441 ROSE LN, CAMARILLO, CA 93012	Lot Line Adjustment	Completeness Rev In Progress	Lot Line Adjustment with multiple owners: Parcel A (existing 1.982 acres) will be transferred 2.5 feet from Parcel B (existing 9.987 acres) to create the following: Parcel A consisting of a 2.0003-acre lot and Parcel B consisting of a 9.966-acre lot. The property has a zoning designation of RE-1 acre.	Amanda Bonavida; (805) 654-2476	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0091	0600450025		Planned Development	Environmental Doc Prep	<p>The Line 1004 Replacement Project includes removal, replacement, and reroute of approximately 2.49 miles of 16-inch diameter high-pressure natural gas pipeline in unincorporated coastal and inland Ventura County. Construction will include open trench and Horizontal Directional Drilling (HDD), a hydrostatic test, abandonment in place or removal of the existing pipeline, removal of seven above-ground exposed pipeline segments, and replacement of one blowdown stack. The replacement pipe would be the same 16-inch diameter and would not increase capacity. The purpose of the Project is to meet the state-mandated requirements for the safety and integrity of existing pipelines. This Project pertains only to the existing transmission line, and the scope does not include any lateral lines, taps, inputs, or other SoCalGas operations.</p> <p>Project construction will occur across 16 workspaces and staging of equipment will occur in two laydown areas (Table 2 and Site Plan 1-4). Project disturbance will be temporary except for the relocated blowdown stack, five cathodic protection test stations, and new pipeline markers. HDD will be used to install 1.7 mi. of the new alignment under the seven canyons and drainages where the spans will be removed.</p> <p>The project would require the temporary removal of 1.59 acres of ESHA and 6.61 acres of major vegetation in the Coastal Zone. Permanent development includes replacement of above-ground blowdown stack in the existing valve station in the Coastal Zone adjacent to the DCOR oil processing facility.</p> <p>The blowdown stack is 7 feet (ft.) in height of a 4-in. diameter piping located in Installation Workspace 2. The existing blowdown stack located on the pipeline in Removal Workspace 2 to be abandoned would be removed. Five new cathodic protection test stations are required along the new pipe for safety (two in the coastal zone three inland). Cathodic protection test stations are 3-in. diameter PVC pipes that are 3 ft. high. Affected existing fences would be replaced at the same height in the same location.</p>	Thomas Chaffee; (805) 654-2406	Hollee King Winegar 180 N Ashwood Ave Ventura, CA 93003 805-901-2261

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0092	1070140395	17081 SOUTH MOUNTAIN RD, SOMIS, CA 93066	Minor Modification	Awaiting Resubmittal	<p>Minor Modification to extend Conditional Use Permit PL12-0172, as modified by PL15-0066, for an additional 10 years at a 20-acre property within Open Space Zone and the Open Space General Plan land use designation address as 17082 South Mountain Rd currently called Stryker Paintball &amp; Airsoft. All supporting documents are in the PL23-0092 Accela Document Tab. The applicant's project description is provided.</p> <p>Project Description: CUP: PL12-0172 Applicant: Jesse Guerrero Location: 17081 South Mountain Road, Santa Paula Assessor's Parcel No.: 107-0140-405 and 107-0-140-395 The project is comprised of a paintball and airsoft sports recreational facility. The facility has operated under PL12-0172 since September of 2013. The paintball/airsoft facility will be set back a minimum of 75 feet from the southwest property line as a buffer between the playfield and the adjacent property. The playfield will be set back a minimum of 50 feet from the northeast property line as a buffer from the adjacent agriculture operation. Six-foot-high mesh fencing will be maintained along all property lines of the playfield area. All existing permanent structures on the subject property will remain in place and no new permanent structures or impervious area will be added. Temporary structures on the playfield include air filled bunkers, hay bales, wooden walls, drainage pipe, 55-gallon drums, building facades, picnic tables and mesh fencing. Two cargo containers are used to store equipment in the rest area. No less than three portable toilets are on site for customer and employee use. Onsite retail sales will be limited to paintball and airsoft accessories and pre-packaged food/snacks and drinks. Food will not be prepared on site. The primary operating hours are weekends (Saturday and Sunday) from 9 to 5. Weekend operations will occur for a total of 52 weekends per year. Occasional Friday operations will be from 2pm till 10pm. Friday operations will be limited to no more than 26 days per year. Occasional weekday operations occur from 8am till 5pm. Weekday operations will be limited to no more than 52 days per year. All game play will be supervised by a trained referee to ensure the safety of participants and compliance of CUP conditions. All participants are required to attend a safety meeting and are required to wear goggles or face mask when on the playfield. The maximum number of participants on site at any one time is 160. A maximum of 300 participants in a day are allowed. Once the 300th participant arrives the facility will be closed to additional customers for the day. On-site there will be 2 to 10 employees per business day. The facility will have parking for no less than 85 cars. Potable water is provided to the site by the city of Santa Paula. A 5,000-gallon water tank is on site for fire suppression purposes. Paintball game play includes the use of paintball markers (paintball gun) by each player. The markers use compressed air to propel and biodegradable, non-toxic paintballs. Airsoft game play includes the use of airsoft guns by each player. The airsoft guns use compressed air or battery-operated motors to propel a 6-millimeter biodegradable pellet. Only biodegradable paintballs and airsoft pellets are allowed.</p>	Adams Bernhardt; (805) 654-3436	Jesse Guerrero 337 Corrine Hill Ct. Thousand Oaks, CA 91320 805-290-3517



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0094	6200320165	4730 TAPO CANYON RD, SIMI VALLEY, CA 93063	Major Modification	Completeness Rev In Progress	<p>Conditional Use Permit for a Large Organics Processing Facility located at 4730 Tapo Canyon Road in the Unincorporated Area of Simi Valley within the Agricultural Exclusive Zone and the Open Space Ventura County General Plan land use designation.</p> <p>PERMITTING HISTORY: On October 27, 2005, the Planning Director approved CUP Case No. LU04-0145 to authorize the use of a soil amendment blending operation and medium-scale commercial organics processing operation. PL15-0126 approved a Minor Modification to the CUP (Case No. LU04-0145) for the continued use and operation of the soil amendment facility for a period of 10 years. The CUP boundary encompassed approximately 5.17 acres of the 51.85 acre AE-40 ac/HCWC zoned parcel. This entitlement was never inaugurated and has subsequently expired.</p> <p>Existing Conditions - LU04-0145 Permitted Operations The soil amendment facility was permitted to manage up to 1,000 cubic yards of composting organic materials consisting of clean wood chips and used horse bedding. There were two activities occurring on-site, Soil Amendment and Organics Processing. The Soil Amendment activity included importation and mixing of soil and soil amendments, loading on trucks, and delivery offsite. The Organics Processing activity included importation of used horse stall bedding (96% wood shavings and 4% horse manure; comprising less than 1,000 cubic yards) for producing soil amendment. Virgin wood chips were also imported as a soil amendment component. There was no processing (no chip and grind); merely blending with other amendment products. A small vermiculture operation (approximately 33 cubic yards) was part of the Organics Processing activity. Under the Ventura County Zoning Ordinance, Organics Processing Operations – Medium Scale are regulated as to amounts of feedstock; From 200 cubic yards to 1,000 cubic yards of feedstock and active compost processed and vermiculture was allowed for this permit. Previously permitted equipment included: a diesel-powered blending machine, two front-end loaders, four trucks to transport product, and two forklifts to provide automated support to move product around the facility.</p> <p>PROPOSED OPERATIONS The Applicant requests a CUP for a period of 15 years to allow continued operation of the existing soil amendment and composting operations facility and expansion from medium-scale to a large-scale operation. The proposed operation will increase the amount of allowed material on-site to a maximum of 12,500 cubic yards for Green Material transfer/processing facilities in accordance with State limits. The CUP boundary will be expanded from 5.17 AC to 8.88 AC. The facility will add the following uses and equipment: - Chipping &amp; grinding for green waste only (tree trimming, not residential curbside). - Portable Scale House Container (8' x 20'). - Portable Truck Scale (10' x 70'). The facility's hours of operation are Monday through Friday, 7:00am to 4:00pm, and Saturday, 7:00am to 12:00pm. The business will be closed on Sundays. Other existing activities onsite which do not require a land use permit in the AE zone include the following. - 2,000 square feet of open storage which includes 3 storage containers (exempt from Open Storage ordinance per Sec. 8107-1.6.5) - 1 small skiploader and 1 tractor for fire and road maintenance (exempt from Open Storage ordinance per Sec. 8107-1.6.5(b)) (to be removed following CUP approval) - Animal Husbandry: 12 goats (unlimited amount of animal husbandry/keeping units allowed on AE land greater than 10 acres per NCZO Sec. 8107-2.5.2) (to be removed following CUP approval) 2 storage containers (exempt from Open Storage ordinance per Sec. 8107-1.6.5) (to be removed following CUP approval),</p> <p>A Project description prepared by the applicant's agent along with all of the supporting documents are in the Accela Document Tab.</p>	Adams Bernhardt; (805) 654-3436	Nichole Garner 1672 Donlon St Ventura, CA 93003 805-654-6977

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0095	0320070070	534 BALDWIN RD, OJAI, CA 93023	Minor Modification	Environmental Doc Prep	<p>Modification to Conditional Use Permit (CUP) 4408-2 that allows a 10-year time extension for the continued operation of the Ojai Valley Organics Recycling Facility. The existing facility is located at 534 Old Baldwin Road on an 11.70-acre portion of a 112.23 acre parcel (APN 032-0-070-07).</p> <p>The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later Monday through Saturday, and from 10:00 am to 3:00 pm on Sundays. Use of the grinder shall be limited to no earlier than 9:00 am, Monday through Sunday. No more than two full time employees would be on site at any given time. The project does not include any grading or new construction that would require grading or building permits, and would utilize prefabricated portable structures that would not require foundation or utility connections. The facility would be limited to processing a maximum of 150 cubic yards per day of green waste. Haul truck traffic would be limited to 40 truckloads per day. The proposed modified facility would include the following components:</p> <p>a) Additional equipment, such as bins for material hauling, would be utilized for the “low level” and windrow composting operation. The additional equipment would facilitate daily grinding operations and spreading of green waste material as part of an Invasive Species Management Plan. Equipment such as a horizontal grinder, screener, wheel loader, excavator, water truck, and skip loader would continue to be used at the facility.</p> <p>b) An 8-foot by 12-foot canopy shelter, 8 foot by 20-foot roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures previously placed on the site.</p> <p>c) Small bin areas would be constructed to contain compost and finished mulch/bark materials provided for sale. The new material containment bin area would be delineated with 6-foot high concrete block walls. Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. This electrical service would be used to power computer equipment, minimal lighting and a video security system.</p> <p>d) A portion of the existing asphalt will be removed and replaced with concrete in the material containment bin area. The concrete block walls will be placed on top of the new concrete. Asphalt access ramps will be installed on the ends of the new concrete. A drainage pipe will be placed underneath the concrete area in order to facilitate stormwater runoff capture, pursuant to the paving and drainage plan approved by Watershed Protection District.</p> <p>e) Additional perimeter fencing will be installed in order to enclose the entire compost operation. The fence posts are anchored into the ground but do not penetrate into the underlying burn dump material. Irrigation lines will be installed on the perimeter fence for landscaping and dust control.</p> <p>All supporting documents are in the Accela Document Tab; including an environmental analysis of the project prepared by the Project's representative indicating that the current project is consistent with the Initial Study Prepared Rincon Consultants.</p>	Thomas Chaffee; (805) 654-2406	Jaime Limon 205 Ocean View Avenue Carpinteria, CA 93013 805-698-7859

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0097	2180011025	595 WOLFF RD, CA 0 WOLFF RD, OXNARD, CA	Conditional Use Permit	Environmental Doc Prep	<p>Request for a Conditional Use Permit for the operation of an animal kennel/animal rescue known as "Paw Works" to abate violation case no. CV22-0832, located at 595 N. Wolff Road, in the unincorporated area of the County of Ventura, east of the City of Oxnard.</p> <p>The project includes conversion of 6,420 square feet of an existing 8,277 square foot building, formerly used by the Chase Brothers Dairy, for use as a dog kennel/cattery, with kennel space for dogs and cats, office space, storage rooms, intake and recovery rooms, a restroom, a laundry room, a break room, and a utility room. The project includes the construction of a 2,484 square foot outdoor kennel space with fencing, shade sails, and gravel flooring. Additional work on the existing building includes a security system, repairing and new electrical, and a new water heater.</p> <p>The requested CUP would abate the violation for establishing a kennel/cattery without a permit, and authorize said kennel/cattery to operate. Per Compliance Agreement CA23-0012, the tenant is able to remain in business while the CUP is being processed per the timelines established by the agreement.</p> <p>The facility would house up to 130 animals for overnight boarding. The facility operates from 6:30am to 5:30pm seven days a week. Some animals boarded at the facility are driven to a storefront at The Oaks mall in Thousand Oaks for adoption nd brought back to the facility for boarding. No employees are on site overnight. Visits from the public for adoptions would be conducted by appointment only.</p> <p>All documents have been downloaded to the Documents tab</p>	John Novi; (805) 654-2462	Krystine Degrande 79 E. Daily Cir Camarillo, CA 93010 805-799-3937
PL23-0098	0110270105		Lot Line Adjustment	Completeness Rev In Progress	<p>Lot line adjustment between a 1441.52-acre Parcel 1 and a 75.20-acre Parcel 2 resulting in a 1490.45-acre Parcel A and a 26.27-acre Parcel B located in the Unincorporated Area of the Ojai Valley.</p> <p>Parcel 1 is within the Open Space 20 ac/TRU/DKS/HCWC Zone and the Open Space Ojai Valley Area Plan land use designation. Parcel 1 was created in its current configuration through Lot Line Adjustment PL15-0167</p> <p>Parcel 2 is located in the XXXXXX Zone and the YYY Ojai Valley Area Plan land use designation.</p>	Amanda Bonavida; (805) 654-2476	Ojai Valley Land Conservancy P O Box 1092 Ojai, CA 93024 805-602-2294
PL23-0099		CA	Planned Development	Completeness Rev In Progress	Coastal Planned Development for two pedestrian beacons and a striped crosswalk at State Route 1 and Yerba Buena Rd (SR Post Mile 1.15).	Aubrie Richardson; (805) 654-5097	Caltrans Caltrans 100 S Main St, Los Angeles, CA 90012 2132663817

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0100	5000410275	3530 SUNSET VALLEY RD, VENTURA COUNTY UNINCORP 3566 SUNSET VALLEY RD, VENTURA COUNTY UNINCORP	Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit (CUP) PL13-0103 for the use of the site located at 3566 Sunset Valley Road in Moorpark (property) for “Outdoor Events”. The proposed modifications include the following:</p> <ol style="list-style-type: none"> <li>1. Extend the term of the CUP for an additional 10 years (current CUP expiration date is April 10, 2024).</li> <li>2. Increase the permitted number of events from 60 to 90 per year in accordance with section 8107-46.4 of the Non-Coastal Zoning Ordinance.</li> <li>3. Increase the number of “large”, weekend only events (up to 917 guests) from four events to eight events per year.</li> <li>4. Extend the hours of operation for events by one hour. This would consist of the event ending at midnight, guests leaving the property by 12:30 AM, and all vendors off the property by 1:00 AM.</li> </ol> <p>Note: the Permittee is not requesting to increase the total number of guests per event, which is currently limited to 232 guests for the “small” events and 917 guests for the “large” events. However, subsequent to the granting of PL13-0103, Section 8107-46 et seq of the Ventura County Non-Coastal Zoning Ordinance (Outdoor Events) was updated. Since the Code update, the term guest has been omitted and now refers to attendees (a term which includes guests, staff, vendors, and any other persons in attendance at the event). When originally issued, PL13-0103 specified guests and did not identify a number of allowed non-guest attendees (staff, vendors, security, etc.). Generally, for the smaller events there are about 20 vendors and for the larger events there are about 30 vendors. Therefore, to comply with the terminology of Section 8107-46 et seq of the Ventura County Non-Coastal Zoning Ordinance and ensure that the Permittee can continue to have up to 232 guests and 917 guests currently allowed under PL13-0103, this CUP modification should clarify a maximum of 252 attendees are allowed for “small” events and 947 attendees for “large” events.</p> <p><b>Traffic and Parking</b> The proposed modification does not include an increase in the number of guests or employees and will not result in additional trips during each event or require additional parking. An overall increase in annual vehicle trips would result by increasing the number of events from 60 to 90 and increasing the number of large events from four per year to ten per year. The parking, as currently allowed, would continue to be provided on-site for attendees.</p> <p><b>Water Supply</b> Water is supplied to the property by Camrosa Water District.</p> <p><b>Fire Protection</b> No changes to structures are proposed that would require additional fire protection measures. All previous Fire conditions of approval have been satisfied.</p> <p><b>Wastewater</b> Portable restrooms are provided during events and are serviced regularly by an outside vendor, typically after each event.</p> <p><b>Grading and Stormwater</b> The site was previously graded under the original CUP. No grading or new permanent structures are proposed.</p> <p><b>Biological Impacts</b> As mentioned above, the site was previously graded when originally developed. No trees will be removed. Activities and level of use will be similar to existing conditions. Therefore, there will be no biological impacts.</p> <p><b>Noise and Light</b> Noise and light generated from the project will be similar to the existing operation, however events will be extended one hour. The owner/applicant is the nearest off-site property owner.</p> <p>All supporting documents are located in the Accela Document Tab including the approval documents and negative declaration for PL13-0103</p>	Adams Bernhardt; (805) 654-3436	Alan Nelsen 9452 Telephone Rd #258 Ventura, CA 93004 805-901-3966
PL23-0101	2250011100	983 BURLINGTON AV, VENTURA, CA 93004 2400 CHANNEL ISLANDS BL, OXNARD, CA	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit (CUP) to replace an expired CUP for the continued use, operation, and maintenance of an existing wireless communication facility (WCF) for a 10-year time period. No changes are proposed with this CUP reinstatement. The existing facility consists of:</p> <p>55-foot -tall faux palm tree (62-feet to top of concealment elements) 6 panel antennas mounted at 53-foot RAD center 6 remote radio units (RRU's) behind antennas 361 square foot lease area 5 cabinets in leased area (1 battery cabinet included) Chain link fence surrounding lease area.</p>	Adams Bernhardt; (805) 654-3436	Sydney Sigmund 7910 Se 60th Avenue Portland, OR 97206 310-266-6676

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0102	5000393025	2182 TIERRA REJADA RD, MOORPARK, CA 93021 15190 TIERRA REJADA RD, SIMI VALLEY, CA	Lot Line Adjustment	Submittal In Progress	Lot Line Adjustment between two legal lots that were both created in their current configurations by previous lot line adjustments Parcel 1 is currently 122.800 (APNs 500-0-393-38, -23, -44) acres and Parcel 2 (APNs 500-0-293-22, -02) is currently 22.537 acres. Parcel 1 will transfer 2.275 acres to Parcel 2 resulting in a 120.525 acre Parcel A and a 24.812 Parcel B. Parcel 1 will become Parcel A and is address as 15190 Tierra Rejada and Parcel 2 will become Parcel B and is addressed as 2182 Tierra Rejada.	Amanda Bonavida; (805) 654-2476	Melody Liu 1411 Circle Dr San Marino, CA 91108 5103588888
PL23-0105	1490082090	2945 VENTURA BL, OXNARD, CA 93036	Conditional Use Permit	Prep for Hearing	Conditional Use Permit to allow boat sales and ancillary repair on the property zoned CPD. The proposed scope of work includes: boat sales and ancillary repair, no oil or gases or any flammable fluids, no physical changes are proposed to the building, and no additional impervious area will be added to the site. Water is provided by Garden Acres Mutual Water Company and sewer is provided by the County of Ventura Sanitation District Area 30.	Adams Bernhardt; (805) 654-3436	Howard Napolski 5320 Derry Ave Unit K Agoura Hills, CA 91301 818-4730-6659
PL23-0106	5000370405	999 TIERRA REJADA RD, SIMI VALLEY, CA 93065	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit for Outdoor Events. The following is the project description provided by the applicant:  999 TIERRA REJADA RD. AREA WILL BE AVAILABLE FOR EVENTS FROM FRIDAY –SUNDAY FROM 12:00PM – 12:00AM MUSIC WILL BE TURNED OFF AT 11:00PM MUSIC WILL BE PROVIDED BY DJ, GROUP, BAND FOOD WILL BE PROVIDED BY LIC. CATERING VENDOR, FAMILY PICNICS, GATHERING POTLUCKS SECURITY WILL BE PROVIDED FOR ALL EVENTS BY PRIVATE HIRED SECURITY. ONE SECURITY PER EVERY FIFTY GUEST WILL BE PROVIDED.  GUEST WILL PARK AT DESIGNATED PARKING AREAS. PARKING WILL BE MANAGE AND CONTROL BY SECURITY GUARDS. TOTAL OF 121 PARKING SPACES PROVIDED FOR THE TOTAL AMOUNT OF 242 MAX. PEOPLE CAPACITY	Aubrie Richardson; (805) 654-5097	Eddie Alvarado P.O. Box 2635 Oxnard, CA 93034 805-223-9142
PL23-0109	0680020025	2951 N VENTURA AV, VENTURA, CA 93001	Planned Development	Awaiting Resubmittal	The proposed project is a request for a Planned Development Permit to allow outdoor storage on a 5.87 acre portion of a 12.09 acre parcel zoned M-3 with an Industrial Land Use Designation. The project would include installation of a 6-foot-tall chain link fence around the perimeter of the storage yard area. No internal fencing is proposed. No structures are proposed. The existing pervious crushed asphalt base covering the ground surface of the site would remain and portions of the yard would be leased for storage of construction equipment and materials. Two existing mature oak trees in the southeast corner of the site would remain. The .57 acre yard area located nearest to Ventura Ave, the oak trees and the neighboring residence would be designated as a quiet storage area and reserved for tenants with only infrequent visitation to the site. Access would be provided via an existing 25-foot-wide asphalt entrance road off Ventura Avenue with two existing chain-link electric rolling gates with keypad entry. Three existing lights on 8-foot poles would remain and be augmented with 5 additional shielded downward facing lights on 8-foot poles. Drop-off and pick up of storage items from the site would be allowed between 7am and 7pm, 7 days a week. No employees will work on-site. Only temporary brief visitation for drop-off and pick-up of storage items will occur.	Thomas Chaffee; (805) 654-2406	Stephen Peterson 115 W Canon Perdido St Santa Barbara, CA 93101 (805)858-8372
PL23-0110	0300030550	11818 OJAI SANTA PAULA RD, OJAI, CA 93023	Conditional Use Permit	Prep for Hearing	Conditional Use Permit (CUP) for the installation, operation, and maintenance for a new Wireless Communication Facility (WCF) for a 10-year time period. The proposed WCF includes:  Two (2) 30-foot tall monopoles Three (3) flush mounted panel antennas Six (6) Remote Radio Units (RRU's) 42 square foot concrete pad for ground mounted equipment Two (2) Equipment cabinets mounted on concrete pad	Adams Bernhardt; (805) 654-3436	Chris Pell 1511 E. Orangethorpe Avenue Fullerton, CA 92831 760-678-8329



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0111	7000130075	9515 SEABREEZE TR, MALIBU, CA 90265	Planned Development	Awaiting Resubmittal	<p>The proposed project involves retroactive permitting for an unpermitted 550 sq. ft. recreation structure (subject structure) located at 9515 Seabreeze Terrace in the South Coast Area of Ventura County in the Santa Monica Mountains within the Coastal Open Space Zone and the Open Space Coastal Area Plan land use designation. The building was constructed as a one bedroom, one bath dwelling unit is the subject of Code Enforcement case CV21-0303.</p> <p>The proposal includes removing the shower, but not the toilet or sink in the bathroom, to legalize a 1/2 bath, removing the washer and dryer, and removing the stove top, sink, and dishwasher from the kitchen area in order to retroactively permit the building as a recreational building.</p> <p>The applicant gave no information on the source of water or how wastewater discharge will be handled. All supporting documentation is downloaded in the Accela Document Tab.</p>	Michael Conger; (805) 654-5038	Charidy Paige 30842 Monaco Court West Lake Village, CA 91362 323-561-5527
PL23-0113	0000000000	800 S VICTORIA AV, VENTURA, CA 93009	General Plan Amendment	Submittal In Progress	The County of Ventura (County) is proposing amendments to two policies in the County's 2040 General Plan (General Plan), which was approved by the Board of Supervisors on September 15, 2020. The proposed amendments involve Policies COS-7.7 and COS 7-8, which are included in the General Plan's Conservation and Open Space (COS) Element.	Shelley Sussman; (805) 654-2493	County Of Ventura 800 S. Victoria Ave Ventura, CA 93009 (805) 654-2461
PL23-0115	2060145070	136 LOS ANGELES AV, OXNARD, CA 93035	Planned Development	Awaiting Resubmittal	Planned Development Permit at a property addressed as 136 Los Angeles Avenue in the Coastal Area of Silver Strand to permit a new 357square foot one-story attached ADU; Remodel existing 785 square foot one story residence; Remodel existing 141 square foot garage; New windows and doors; New roofing; Demolish 21 square foot entry porch roof; New 15 square foot entry stoop and 10 square foot ADU stoop; Add a 247 square foot near-grade patio; New 200 amp electrical service and rewire; New plumbing and HVAC.	Kristina Boero; (805) 654-2467	David Ferrin 275 San Clemente St Ventura, CA 93001 805-794-2434
PL23-0117	0030250200	15660 CURTIS TRAIL, CA	Permit Adjustment	Awaiting Resubmittal	<p>The following project description was provided by the Project Agent:</p> <p>APPLICATION FOR a minor modification AND 20 YEAR EXTENSION TO PL 12-0141 (AS MODIFIED BY PL14-0148, PL14-0171 AND PL18-0133). THE ADJUSTMENT REQUEST WOULD DECREASE THE CUP AREA BY 0.53% AND DECREASE THE ANIMAL CONTAINMENT AREAS BY 0.16% AS A PART OF A RECONFIGURATION OF ONE ANIMAL PEN. TWO ADDITIIONAL ANIMAL SHADE STRUCTURES ARE PROPOSED TO BE BUILT INSIDE EXISTING CONTAINMENT AREAS. THESE SHADE STRUCTURES WOULD BE 282 SQ. FT. EACH AND WOULD BE 10'-8" HIGH.</p> <p>All of the submitted application materials, plus the conditions of approval from the approved CUP, are uploaded in the Accela Document tab.</p>	Adams Bernhardt; (805) 654-3436	Ben Turner 2300 Knoll Dr Ventura, CA 93003 805 4218-740
PL23-0118	2160040635		Conditional Use Permit	Completeness Rev In Progress	<p>The following is the project description provided by the applicant:</p> <p>New Conditional Use Permit (CUP) for an Agricultural Promotional Use to be called Public Domain. The existing project site (farm store, restrooms, parking, etc) has been used for many years as a produce stand and "u-pick" area for organic flowers and produce. It has also been used for site ownership (McGrath Family Farms) for agricultural education, farm tours, and similar uses.</p> <p>Proposed use by the Public Domain will also include a winery/wine tasting, as supported by existing wine grape hoop plantings.</p> <p>A more detailed description is provided in the Accela Document tab. Water is provided by a shared water well and waste water disposal is provided by a bathroom connected to the City of Camarillo Sewer District.</p>	John Novi; (805) 654-2462	Mike Biedebach 374 Poli St Suite 200 Ventura, CA 93001 805-275-1515
PL23-0119	6490203180	7250 LEOTA LN, SIMI VALLEY, CA	Lot Line Adjustment	Completeness Rev In Progress	VM	Amanda Bonavida; (805) 654-2476	Whitney Del Real 7250 Leota Ln Simi Valley, CA 91304 (805) 551-5651

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0120	0310120190	18 VALLEY RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Completeness Rev In Progress	<p>Permit Adjustment to Conditional Use Permit 3883 (as modified by LU08-0126) to construct 2 pickle ball courts at the Oak View Community Center located at 18 Valley Road in the Unincorporated Area of the Ojai Valley. The Community Center is operating as a Park with Buildings.</p> <p>All supporting documents are located in the Accela Document Tab.</p>	Kristina Boero; (805) 654-2467	Barbara Kennedy Po Box 1337 Oak View, CA 93022 805-340-1883
PL23-0122	5160040255	3362 N CAJON CR, CAMARILLO, CA 93012	Permit Adjustment	Completeness Rev In Progress	<p>CUP (PL14-0026) authorizes the operation of a dog kennel called “Laughing Dog Inn Kennel” within an existing single-family residence and on the property located at3362 North Cajon Circle.</p> <p>Applicant requests a Permit Adjustment for an extension of time in order to obtain the Zoning Clearance for Use Inauguration (ZCUI) for Conditional Use Permit (CUP) Case No. PL14-0026 (as modified by PAJ PL20-0090). The applicant will obtain the ZCUI by October 13, 2024. Prior to obtaining the ZCUI, the applicant will obtain final building permits from the Ventura County Resource Management Agency—Building &amp; Safety Division for specific structures identified in Condition 19 of CUP Case No. PL14-0026 (as modified by PAJ PL20-0090). The applicant will maintain all structures and uses in compliance with all condition requirements.</p>	Charles Anthony; (805) 654-3683	John Pensky 3362 N Cajon Cir Camarillo, CA 93012 805-529-3644
PL23-0123	2060251175	3805 SUNSET LN, OXNARD, CA 99999	Planned Development	Completeness Rev In Progress	<p>Coastal Planned Development Permit for the construction of an accessory dwelling unit within the Residential Beach Harbor (RBH) Zone and the Very High Density Residential Zone. There is no public hearing for this project pursuant to Sec. 8181-13 (Accessory Dwelling Unit Procedures) of the Ventura County Coastal Zoning Ordinance.</p> <p>1. 586 SQ. FT. SECOND STORY ADDITION TO AN EXISTING SINGLE STORY RESIDENCE w/ INTERIOR REMODEL. 2. 345 SQ. FT. BALCONY ADDITION TO (N) SECOND STORY 3. 502 SQ. FT. ROOF DECK ABOVE PROPOSED SECOND STORY. PROPOSED WORK IS LESS THAN 50% OF (E) BLDG. FOOTPRINT</p>	Jennifer Butler; (805) 654-2495	Fawn K Binford 22654 Liberty Bell Rd Calabasas, CA 91302 310-592-5718
PL23-0125	6920040155	939 W STAFFORD RD, THOUSAND OAKS, CA 91361	Planned Development	Prep for Hearing	<p>Planned Development Permit to authorize the construction of a two-story single-family dwelling with an attached four-car garage and a detached single story accessory dwelling unit on a vacant parcel referenced as Lot 76 of Tract map 4409-4 in the Scenic Resource Protection Overlay Zone, and addressed as 939 West Stafford Road, Lake Sherwood. The proposed single-family dwelling includes the following: 1st floor area of 3,448 sq. ft. 2nd floor area of 2,704 sq. ft., and attached four-car garage area of 968 sq. ft.. The attached covered patio area includes: 1st floor covered area of 1,113 sq. ft. and 2nd floor balcony area of 177 sq. ft.. The proposed detached accessory dwelling unit is 1,200 sq. ft. and covered patio areas of 35 sq. ft.. On-site fencing is proposed. Water is provided by the Ventura County Waterworks District 38 and sewer service is provided by Triunfo Sanitation District. Access to Lot 76 is provided by a reciprocal driveway to the west of the proposed pad location from West Stafford Road. Less than 50 cubic yards of grading is proposed. The graded soil is proposed to be balanced onsite. No protected trees are within the area of proposed improvements. On-site landscaping is proposed and subject to MWEL0.</p>	Kristina Boero; (805) 654-2467	Ibrahim Hzayen 360 Twilight Court Camarillo, CA 93012 818-461-2642
PL23-0126	6920040165	925 W STAFFORD RD, THOUSAND OAKS, CA 91361	Planned Development	Prep for Hearing	<p>Planned Development Permit to authorize the construction of a two-story single-family dwelling with an attached four-car garage and a detached accessory dwelling unit on a vacant parcel referenced as Lot 75 of Tract 4409-4 within the Scenic Resource Overlay Zone, and addressed as 925 West Stafford Road, Lake Sherwood. The proposed single-family dwelling includes the following: 1st floor area of 4,886 sq. ft., 2nd floor area of 1,174 sq. ft., and attached four-car garage of 1,050 sq. ft.. The covered patio areas include: 1st floor area of 808 sq. ft. and 2nd floor balcony of 37 sq. ft.. The proposed detached accessory dwelling unit is 1,200 sq. ft. with 170 sq. ft. of covered patios. On-site fencing is proposed. Water will be provided by the Ventura County Waterworks District 38 and sewer service will be provided by Triunfo Sanitation District. Access to the property is by reciprocal driveway to the east of the proposed pad area from West Stafford Road. Less than 50 cubic yards of grading is proposed. The graded soil is proposed to be balanced onsite. No protected trees are within the area of proposed improvements. On-site landscaping is proposed and subject to MWEL0.</p>	Kristina Boero; (805) 654-2467	Ibrahim Hzayen 360 Twilight Court Camarillo, CA 93012 818-461-2642

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0127	6730150020	1495 TOPA VIEW TL, THOUSAND OAKS, CA 91320	Merger	Completeness Rev In Progress	Voluntary merger of 5 parcels located across 2 legal lots on Topa View in unincorporated Thousand Oaks. The parcels include 673-0-150-340, -020, -580, -680, and -690. A single family dwelling resides on 673-0-150-580.	Amanda Bonavida; (805) 654-2476	Chris Nelson 28118 Agoura Rd Agoura Hills, CA 91301 8189911040
PL23-0128	0170151180	171 S PUEBLO AV, OJAI, CA 93023	?PERMIT	Completeness Rev In Progress	Tentative parcel map SB9 Lot Split	Jennifer Butler; (805) 654-2495	Scott Sanders 171 S Pueblo St Ojai, CA 93023 541-740-3476
PL23-0129	6950031150	110 W POTRERO RD, WESTLAKE, CA	Planned Development	Environmental Doc Prep	Planned Development Permit for the removal of native vegetation in the Scenic Resource Protection Overlay Zone located at 110 West Potrero Road in the Lake Sherwood Area.  A portion of the property at 110 W. Potrero Road, Thousand Oaks (near Lake Sherwood, APN 698-0-031-150) was affected by removal of native vegetation in 2022 and the property owner was issued a code violation (CV23-0250) on April 6, 2023. The purpose of this Habitat Restoration Plan is to provide a plan to replace native vegetation removed.	Aubrie Richardson; (805) 654-5097	Rami Safadi 110 W Potrero Rd Thousand Oaks, CA 91361 805-701-3018
PL23-0130	0190053075	1209 RANCHO RD, OJAI, CA 93023	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment to Legalize 3 sheds and a prefab sauna (LU11-0035, LU11-0036)	Aubrie Richardson; (805) 654-5097	Steve V Alary 9452 Telephone Road #109 Ventura, CA 93004 8054076729
PL23-0131	0300030580	11811 SANTA PAULA OJAI RD, OJAI, CA 93023	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit (CUP) to replace an expired CUP for the minor modification and continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year time period. The existing facility consists of:  (8) 16-foot tall "Popsicle Stick" antenna support structures (2-arrays of 4) (8) Panel antennas (1) 4-foot diameter microwave dish (1) 2-foot diameter microwave dish (8) Remote radio units (RRU) Equipment shelter housing all ground cabinets and equipment.	Benjamin Reinert; (805) 654-2466	Joshua Alba 24310 Moulton Parkway, Suite O, #1009 Laguna Hills, CA 92637 949-336-1550
PL23-0132	1630160475	7668 SANTA ROSA RD, CAMARILLO, CA 93012	Minor Modification	Prep for Hearing	The applicant requests a minor modification to CUP (PL23-0132) to authorize the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing facility consists of a 15-foot-tall faux rock with the associated antennas and equipment located inside the faux rock. These include ten panel antennas, four remote ratio units, 437 square feet of lease area, four equipment cabinets, and an emergency backup generator.  The WCF is unmanned, except for occasional periodic maintenance visits, and operates 24 hours per day. The WCF does not require water to operate. The site is accessed by an unpaved dirt road connected to Santa Paula Road. No changes are proposed with this renewal.	Benjamin Reinert; (805) 654-2466	Andrea Liu 1511 East Orangethorpe Avenue, Suite D Fullerton, CA 92831 714-423-0563

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0133	1330071105	167 LAMBERT ST, OXNARD, CA 93036	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit within a MULIT-TENANT WAREHOUSE-INDUSTRIAL BLDG, to allow for the Rental and Leasing of Durable Goods in Unit C. which will include outdoor display of heavy equipment for sale.</p> <p>Here is the project description provided by the project agent:</p> <p>PROPOSED OPERATIONS The Applicant requests to add a Conditional Use permit to Planned Development No. PD-996 to allow for the Rental and Leasing of Durable Goods in Unit C which will include outdoor display of heavy equipment for sale in a designated outdoor Tractor Display Area. There are three tenants in the existing 34,312 square foot building: Units A, B, and C. No changes are proposed to the existing building or the industrial uses operating out of Units A and B. ZC23-0600 was issued June 12, 2023 to allow heavy machinery repair of tractors and accessory sales of component parts in the 11,545 square foot Unit C. The Applicant is proposing to add display of heavy equipment for sale to the existing Unit C operation permitted via ZC23-0600.</p> <p>There are 91 existing parking spaces on-site. The proposed Tractor Display Area will replace 22 existing parking spaces along the street frontage leaving 69 parking spaces for customer and employee vehicles. Per NCZO Sec. 8108-4.7, 69 parking spaces are required for this property based on the parking requirements for “Industrial Land Uses Not Otherwise Listed” (1 space per 500 SF of GFA).</p> <p>The proposed changes are in order to allow the business to display equipment for rental, lease and sale and will not significantly increase vehicle traffic to and from the property. The business utilizes an off-site location to fulfill equipment orders and sales activities are primarily carried out at the customer’s location. The equipment stored on the Lambert Street site will be display models.</p> <p>Existing &amp; Proposed Vehicle Trip Generation Estimate for Unit C: - 15 employees = 30 trips - Max. 20 customers per day = 40 trips - 2 Vendors = 4 trips Total Vehicle Trips: 74 trips (round-trip) No physical changes to the existing 34,312 square-foot industrial building or existing industrial uses in Units A and B are proposed. ZC23-1120 is currently being processed for new signs for Unit C. No changes are proposed to existing utilities and waste disposal. Water will continue to be provided by the Vineyard Avenue Mutual Water Company. Sewer service will continue to be provided by the County of Ventura (County Service Area 34). No changes to existing landscaping are proposed.</p>	Adams Bernhardt; (805) 654-3436	Erik Nagy 1672 Donlon St Ventura, CA 93003 805-654-6977

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0133	1330071105	167 LAMBERT ST, OXNARD, CA 93036	Minor Modification	Prep for Hearing	<p>Conditional Use Permit within a MULIT-TENANT WAREHOUSE-INDUSTRIAL BLDG, to allow for the Rental and Leasing of Durable Goods in Unit C. which will include outdoor display of heavy equipment for sale.</p> <p>Here is the project description provided by the project agent:</p> <p>PROPOSED OPERATIONS The Applicant requests to add a Conditional Use permit to Planned Development No. PD-996 to allow for the Rental and Leasing of Durable Goods in Unit C which will include outdoor display of heavy equipment for sale in a designated outdoor Tractor Display Area. There are three tenants in the existing 34,312 square foot building: Units A, B, and C. No changes are proposed to the existing building or the industrial uses operating out of Units A and B. ZC23-0600 was issued June 12, 2023 to allow heavy machinery repair of tractors and accessory sales of component parts in the 11,545 square foot Unit C. The Applicant is proposing to add display of heavy equipment for sale to the existing Unit C operation permitted via ZC23-0600.</p> <p>There are 91 existing parking spaces on-site. The proposed Tractor Display Area will replace 22 existing parking spaces along the street frontage leaving 69 parking spaces for customer and employee vehicles. Per NCZO Sec. 8108-4.7, 69 parking spaces are required for this property based on the parking requirements for “Industrial Land Uses Not Otherwise Listed” (1 space per 500 SF of GFA).</p> <p>The proposed changes are in order to allow the business to display equipment for rental, lease and sale and will not significantly increase vehicle traffic to and from the property. The business utilizes an off-site location to fulfill equipment orders and sales activities are primarily carried out at the customer’s location. The equipment stored on the Lambert Street site will be display models.</p> <p>Existing &amp; Proposed Vehicle Trip Generation Estimate for Unit C: - 15 employees = 30 trips - Max. 20 customers per day = 40 trips - 2 Vendors = 4 trips Total Vehicle Trips: 74 trips (round-trip) No physical changes to the existing 34,312 square-foot industrial building or existing industrial uses in Units A and B are proposed. ZC23-1120 is currently being processed for new signs for Unit C. No changes are proposed to existing utilities and waste disposal. Water will continue to be provided by the Vineyard Avenue Mutual Water Company. Sewer service will continue to be provided by the County of Ventura (County Service Area 34). No changes to existing landscaping are proposed.</p>	Adams Bernhardt; (805) 654-3436	Erik Nagy 1672 Donlon St Ventura, CA 93003 805-654-6977



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0134	1380090135		Minor Modification	Environmental Doc Prep	<p>This CUP is for the Non-Coastal areas only. See PL16-0130 for additional documents, conditions, comments, and workflow information.</p> <p>The applicant requests a modified CUP be granted to authorize the continued extraction and production of oil and gas via 33 existing wells, together with the continued operation and maintenance of accessory support facilities, structures and equipment, for an additional 30-years from the expiration date of CUP 12 (Modification 1) to September 30, 2046. The CUP also splits the existing CUP 12 into two areas, one for the Coastal Zoned areas under PL16-1030, and this CUP in the Non-Coastal Zoned areas.</p> <p>The project also consists of a reduction in the boundary authorized for CUP 12 to exclude areas annexed by the Cities of Oxnard and San Buenaventura. Thus, the CUP boundary under PL23-0134 would be exclusive to land within the unincorporated county. Additionally, the modified CUP would include authorization for the height of the existing 25-foot-tall emergency flare at the M4 Pool area and for an existing natural gas pipeline connection to the DCOR Mandalay Onshore Facility to transport and sell natural gas produced from wells within the CUP boundary.</p> <p>The approximately 978.47-acre Non-Coastal CUP area is located to the east of Harbor Boulevard east of the coastal zone, south of Olivas Links golf course, west of the Bailard landfill, and north of Gonzalez Road. The CUP is located within the West Montalvo Oil Field.</p> <p>In addition to the existing oil and gas wells and associated facilities, structures and equipment, the CUP area primarily consists of undeveloped open space and agricultural production. No additional wells, equipment, structures, or support infrastructure is proposed with PL23-0134.</p> <p>Access is provided via private roads from Gonzales Road connecting to the various well and facility sites. Sanitation services are provided by portable toilet facilities and water is supplied via groundwater from two water wells within the CUP boundary.</p> <p>The Non-Coastal area includes 17 active and idle wells. Any re-drilling or modification to the existing 17 wells requires a discretionary modification to this permit.</p>	John Novi; (805) 654-2462	John 1746-f South Victoria Avenue, #245 Ventura, CA 93003 (805) 477-9805
PL23-0135	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Amendments to the County's Zoning Ordinances (Coastal and Non-Coastal) to ensure compliance with State Density Bonus Law (Government Code Section 65915) and incorporate state law definitions, and regulatory processing requirements consistent with various Special Needs Housing types (Housing Element Programs HE-H, HE-M, and HE-N).	Jerilyn Hollis;	County Of Ventura 800 S Victoria Road Ventura, CA 93003 8056489247
PL23-0136	1490063170	3001 VENTURA BL, OXNARD, CA 93036	Conditional Use Permit	Completeness Rev In Progress	Condition Use Permit to allow for residential unit and a mix of commercial uses in a commercial industrial zone. This conditional use permit is intended to abate a violation related to an expired CUP.	Jennifer Butler; (805) 654-2495	Whitney Del Real 1125 Black Canyon Rd Santa Susana, CA 930634607 8055515651
PL23-0138	0000000000	5700 PACIFIC COAST HY, OXNARD, CA 93033	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit (CUP) for the installation, operation, and maintenance of a wireless communication facility (WCF) for a 10-year time period. The WCF will be attached to an existing 47-foot-tall wood utility pole in the California Department of Transportation (Caltrans) Right-of-Way (ROW) and consists of:</p> <p>Four (4) 4-foot-tall panel antennas mounted at 30-feet Remote Radio Units (RRU) mounted below the antennas Power cabinet mounted on utility pole</p> <p>No ground mounted equipment is proposed with this WCF.</p>	Thomas Chaffee; (805) 654-2406	Tara Carmichael 10590 West Ocean Air Drive, Suite 250 San Diego, CA 92130 858-952-1936

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0139	6850051040	1101 PEPPERTREE LN, VENTURA COUNTY, CA 93063	Conditional Use Permit	Completeness Rev In Progress	<p>Permit Adjustment to CUP No. 1776 to allow for construction of two additional yurts (15' radius, approx. 707 sq. ft. each, with a maximum height of 14 ft.) for use as part of Camp Alonim, one of two camps that operates at American Jewish University - Brandeis-Bardin Campus. Each yurt would contain 7-9 bunks (housing 14-18 campers) and will include storage cubbies. Electricity will be provided to the yurts, but there would be no plumbing. Yurts will be located outside of the protected zone of protected trees and at least 100 feet from East Branch of Meier Canyon Creek.</p> <p>No change in camp population would occur, and facilities would remain under the maximum allowed square footage provided in NCZO Sec. 8107-17. Under CUP No. 1776, camp population is currently limited to 400 campers and 200 staff members. CUP No. 1776 also authorizes an additional camp (Brandeis Collegiate Institute), assembly uses, and temporary events.</p>	Michael Conger; (805) 654-5038	Jonathan Friedman 612 Lone Oak Drive Thousand Oaks, CA 91362 805-338-1151
PL23-0141	6920040145	949 W STAFFORD RD, CA	Planned Development	Environmental Doc Prep	The applicant requests that a Planned Development Permit be granted to authorize the construction of a two-story single family dwelling (SFD) with attached three-car garage on a vacant parcel referenced as Lot 37 of Tract map 4409-2 and addressed as 949 West Stafford Road, Lake Sherwood. The two-story single-family dwelling includes the following: 1st floor area of 2,976 square feet, 2nd floor area of 2,877 square feet, attached three-car garage of 909 square feet, 1st floor exterior covered areas of 903 square feet, and 2nd floor balcony area of 288 square feet. Water will be provided by Waterworks District 38 and wastewater will be provided by the Triunfo Water and Sanitation District. Tentative Tract Map No. 4192, Modification 2 (approved in 1992) created the lot (Lot 37) that is part of this Lake Sherwood subdivision. Conditional Use Permit No. 4631 (approved in 1992) allowed for the grading of the parcels and roads in this subdivision. Grading for the building pads is proposed as part of this Planned Development permit application.	Kristina Boero; (805) 654-2467	Ibrahim Hzayen 2300 Norfield Court, Thousand Oaks, CA 91361 (818) 461-2642
PL23-0142	6920040135	959 W STAFFORD RD, VENTURA COUNTY, CA 93009	Planned Development	Environmental Doc Prep	The applicant requests that a Planned Development Permit be granted to authorize the construction of a two-story single family dwelling (SFD) with attached three-car garage on a vacant parcel referenced as Lot 38 of Tract map 4409-2 and addressed as 959 West Stafford Road, Lake Sherwood. The two-story single-family dwelling includes the following: 1st floor area of 2,793 square feet, 2nd floor area of 2,514 square feet, attached three-car garage of 870 square feet, 1st floor exterior covered areas of 607 square feet, and 2nd floor balcony area of 365 square feet. Water will be provided by Waterworks District 38 and wastewater will be provided by the Triunfo Water and Sanitation District. Tentative Tract Map No. 4192, Modification 2 (approved in 1992) created the lot (Lot 38) that is part of this Lake Sherwood subdivision. Conditional Use Permit No. 4631 (approved in 1992) allowed for the grading of the parcels and roads in this subdivision. Grading for the building pads is proposed as part of this Planned Development permit application.	Kristina Boero; (805) 654-2467	Ibrahim Hzayen 2300 Norfield Court, Thousand Oaks, CA 91361 (818) 461-2642
PL23-0143	6920040125	981 W STAFFORD RD, VENTURA COUNTY, CA 93009	Planned Development	Environmental Doc Prep	The applicant requests that a Planned Development Permit be granted to authorize the construction of a two-story single family dwelling (SFD) with attached three-car garage on a vacant parcel referenced as Lot 39 of Tract map 4409-2 and addressed as 981 West Stafford Road, Lake Sherwood. The two-story single-family dwelling includes the following: 1st floor area of 2,628 square feet, 2nd floor area of 2,118 square feet, attached three-car garage of 860 square feet, 1st floor exterior covered areas of 687 square feet, and 2nd floor balcony area of 285 square feet. Water will be provided by Waterworks District 38 and wastewater will be provided by the Triunfo Water and Sanitation District. Tentative Tract Map No. 4192, Modification 2 (approved in 1992) created the lot (Lot 39) that is part of this Lake Sherwood subdivision. Conditional Use Permit No. 4631 (approved in 1992) allowed for the grading of the parcels and roads in this subdivision. Grading for the building pads is proposed as part of this Planned Development permit application.	Kristina Boero; (805) 654-2467	Ibrahim Hzayen 2300 Norfield Court, Thousand Oaks, CA 91361 (818) 461-2642
PL23-0145	1280022105	11040 NARDO ST, VENTURA, CA 93004	Planned Development	Completeness Rev In Progress	Redevelop a property in the Saticoy light industrial area with new office/warehouse building (8,590 sf) to store marble & granite slabs. No sales or fabrication are proposed for this site.	Adams Bernhardt; (805) 654-3436	James Curtis 300 Montgomery Ave Ste C Oxnard, CA 93036 805-988-0912
PL23-0146	7000050140	0 DEER CREEK RD RD, MALIBU, CA	Permit Adjustment	Submittal In Progress	Site Plan Adjustment to Coastal Planned Development Permit No. PL18-0113 to modify Condition Nos. 17 (Restoration of Environmentally Sensitive Habitat Area [ESHA]) and 18 (Compensatory Mitigation for Impacts on Environmentally Sensitive Habitat Area [ESHA] Through Off-Site Preservation). This condition calls for on-site restoration of 2.93 acres of ESHA to mitigate for ESHA removal that occurred in the past without permits. The revised condition will mitigate ESHA loss through preservation rather than restoration. Under the proposed mitigation program, the applicant will transfer approximately 12,000 acres of land ("Deer Creek Beach Property") to a natural resource agency or conservation organization to be preserved and managed in perpetuity.	Michael Conger; (805) 654-5038	Alex Size 101 Montgomery Street San Francisco, CA 94104 727-492-7058

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0147	0400040145	15315 SANTA PAULA OJAI RD, SANTA PAULA, CA 93060	Planned Development	Completeness Rev In Progress	Planned Development Permit for the proposed construction of a 1,296 wood frame, agricultural barn, pole barn foundation, with no plumbing or electrical. The project is located in the Open Space-160 ac minimum Zone and the Habitat Connectivity Wildlife Corridor Overlay and the Open General Plan land use designation. The subject property is addressed as 15315 Santa Paula Ojai Road.	Aubrie Richardson; (805) 654-5097	Caitlin Maxwell 917 Railroad Ave Santa Paula, CA 93061 805-236-2363
PL23-0148	0370031035	14500 OJAI RD, SANTA PAULA, CA 93060	Planned Development	Completeness Rev In Progress	New build - metal ag barn on concrete slab on grade with no plumbing or electrical. This is to replace existing that was destroyed by the Thomas Fire.	Kristina Boero; (805) 654-2467	Caitlin Maxwell 917 Railroad Ave Santa Paula, CA 93061 805-236-2363
PL23-0149	1450180085	2557 CORTEZ ST, OXNARD, CA 93036	Permit Adjustment	Completeness Rev In Progress	Resolve PV-23-0007. Site Plan Adjustment for Planned Development Permit to permit a Transportation Services business that will function as a catering truck commissary located in the M2 Zone and the Industrial land use designation in the El Rio/Nyeland Acres Area Plan at 2557 Cortez Street (APN145-0-180-085). The commissary is proposed on an developed 55,492 sq. ft. condominium lot with administrative offices and storage within an existing 6,282 sq. ft. industrial tenant space with onsite parking for 55 parking stalls. Food carts are also proposed to be stored within the commissary. Water to the site is provided by Cloverdale Mutual Water Company and sewer is provided by County of Ventura District 34. New development includes a 962 sq. ft. vehicle washing bay with a clarifier, a 365 sq. ft. covered trash enclosure, an underground self contained grease trap, and landscaping to meet current development standards. The site was previously permitted as a bus storage yard. Also included in this permit request is an administrative permit adjustment to DP-73 (not expired) boundary area used by Wiggins Fork Lift. DP-73 permit area will be shrunk back to only include the portion of the building and common area which is used by Wiggins as shown on the proposed site plan.	Adams Bernhardt; (805) 654-3436	Bobby Jones 4324 East Vineyard Avenue Oxnard, CA 93036 805-312-1055

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0150	8000143105	5998 CONIFER ST, VENTURA COUNTY UNINCORP	Permit Adjustment	Completeness Rev In Progress	<p>Permit Adjustment to add a 6 foot fence across the front property line of 5998 Conifer Street located in the unincorporated area of Oak Park. The property is used by the Chabad of Oak Park for an assembly use as described below:</p> <p>Conditional Use Permit for the continued operation of a religious assembly facility to be used by the Chabad of Oak Park. This facility is to be used for Sabbath ("Shabbat") services, holiday services, and other events/activities. The timing of uses and events, and the maximum occupancy of the site shall be as follows:</p> <p>(a) Maximum of 70 persons on site and within the structure for the following services/events:  (1) Friday evening Shabbat services beginning at sundown and lasting for one hour;  (2) Saturday morning Shabbat services beginning at 10 AM (pedestrians may begin arriving as of 9:30 AM) and lasting until 2 PM;  (3) Saturday evening Shabbat services beginning at sundown and lasting for one hour;  (4) Holiday* morning services beginning at 10 AM (pedestrians may begin arriving as of 9:30 AM) and lasting until 2 PM;  (5) Holiday* evening services (on the eve and close of the holiday) beginning at sundown and lasting for two hours;</p> <p>* Jewish holidays included as part of this permit are Rosh Hashanah, Yom Kippur, Sukkot, Shemeni Atzeret, Simchat Torah, Purim, Passover, Shavout, and Tish B'av) and are limited to no more than 15 Jewish calendar days or 25 conventional calendar days annually (some holidays span more than one day - see Figure 4 of the Staff Report).</p> <p>(b) Maximum of 100 persons on site and within the structure at any one time for 10 calendar days during each calendar year.  No later than June 3rd annually, the Permittee shall provide the Planning Division with the ten selected dates for increased capacity for the upcoming period from June 4th through June 3rd. Increased occupancy on the selected dates is allowed during the hours prescribed above for Condition 1(a).</p> <p>(c) Maximum of 10 persons on site and within the structure at any one time during all other times not described above as part of Condition of Approval 1(a) and 1(b).</p> <p>If any omissions or errors are listed above refer to CUP LU09-0062 for full project description. CUP LU09-0062 has subsequently expired so this new CUP (Case No. PL18-0143) will replace that entitlement. No operational changes from what was approved under LU09-0062 is requested.</p>	John Novi; (805) 654-2462	Yisroel Levine 30347 Canwood Street Agoura Hills, CA 91301 818-991-0991
PL23-0151	0600360265	2992 SOLIMAR BEACH DR, RINCON, CA	Planned Development	Completeness Rev In Progress	Coastal Development Permit to demolish a 1251 sq. ft. single story single-family dwelling with an attached 471 sq. ft. 2-car garage and construct a new 3,860 square foot, three story single-family dwelling with an attached 471 square foot two-car garage and a 1,439 square feet of storage located at 2992 Solimar Beach Drive within the Residential Beach Zone and the Residential High 6.1-36 Dwelling Unit per Acre Coastal Area Plan land use designation. The project site is provided water by the Casitas Municipal Water District and wastewater disposal is handled by the County Service Area No. 29. A Septic Tank Effluent Pump will be required to be installed within the front of the property to connect the new residence to the County Service Area. No grading is required to prepare the site for the proposed development and no native vegetation or specimen trees will be impacted by the project.	John Oquendo; (805) 654-3588	Nancy Tellem 1390 Kirkway Road Bloomfield Hills, MI 48304 2
PL24-0001	0640010015	1800 SCHOOL CANYON RD, VENTURA, CA 93001	Minor Modification	Prep for Hearing	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of a Wireless Communication Facility (WCF) for an additional 10-year time period. The existing facility consists of:</p> <p>Nine (9) 10-foot-tall antenna mounts  Six (6) Panel antennas  Six (6) Remote Radio Units (RRU's)  Approx. 100 square foot equipment shelter</p> <p>No changes to the existing facility are proposed.</p>	Benjamin Reinert; (805) 654-2466	Lynda Mcclung 655 N. Central Avenue #1520 Glendale, CA 91203 714-328-3385

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0002	0410210210		Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit (CUP) for the reinstatement and modification of an expired CUP for the modification, continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year time period. The existing facility consists of:</p> <p>60-foot-tall faux Pine Tree antenna support structure Twelve (12) panel antennas Six (6) RRU's (Remote Radio Units) Ground mounted equipment within lease area Emergency backup generator.</p> <p>The changes associated with this CUP for the existing facility include the replacement of antennas on the faux tree and cabinets within existing lease area.</p>	John Novi; (805) 654-2462	Andrea Liu 1511 E. Orangethorpe Avenue, Unit D Fullerton, CA 92831 714-423-0563
PL24-0003	0300030580	11811 OJAI SANTA PAULA RD, OJAI, CA 93023	Modification	Completeness Rev In Progress	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for an additional 10-year time period. The existing WCF consists of:</p> <p>Four (4) 15-foot antenna support structures (popsicle stick) Four (4) Panel antennas Two (2) Microwave dish antennas Three (3) Ground mounted cabinets in lease area Approx. 176 square foot lease area</p> <p>No changes are proposed with this Minor Modification.</p>	Benjamin Reinert; (805) 654-2466	Lynda Mcclung 655 N. Central Avenue, Suite 1520 Glendale, CA 91203 714-328-3385



Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0004	1380190500	4107 GONZALES RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	<p>The applicant requests a Permit Adjustment (PAJ) of CUP 5042 for a 1-year time extension in obtaining zoning clearance for use inauguration for the continued operation of existing greenhouse structures exceeding 100,000 sq. ft. for an additional 20 years. The applicant requests dividing CUP 5042 into two separate modified CUPs resulting in the applicant (GroLink) being the Permittee of one modified CUP (Case No. LU11-0148) and another applicant (Santa Clara Resources) being the Permittee of the other modified CUP (Case No. PL14-0049). The CUP 5042 boundary would be reconfigured to match the property line of the applicants' respective legal lots.</p> <p>Modified CUP Case No. LU11-0148 would also authorize the construction of proposed structures entitled by CUP 5042, approve two proposed employee bathrooms (not previously entitled), and approve existing structures for which Planning Division approvals have not yet been obtained (details provided in the table provided in staff report). The CUP would authorize a maximum of 96 employees at full project buildout.</p> <p>Any time that night lighting is used within any of the greenhouse/plant shelter structures, blackout curtains would be deployed. Said curtains shall render the interior lights undetectable from outside the structure. Also, all exterior lighting and light fixtures shall comply with the current requirements and standards of the NCZO.</p> <p>The two proposed farmworker dwellings would be limited to a combined total of 16 or fewer permanent residents. An increase to 17 or more permanent residents may require the applicant to apply for a Community Water System permit from the DDW.</p> <p>Two long-term bicycle spaces are proposed in compliance with NCZO Section 8108-6 (Bicycle Parking Design Standards).</p> <p>The following days and hours of operation would continue to be authorized:</p> <ul style="list-style-type: none"><li>• Growing and harvesting: Seven days per week, 24 hours per day. Between the hours of 9:00 p.m. and 7:00 a.m. outdoor activity in any of the designated open yard areas shall be limited to emergency use only. There shall be no outdoor playing of radios, stereos and similar electronic equipment.</li><li>• Storage and processing: Seven days per week. Normal operations would occur from 7:00 a.m. to 9:00 p.m., extended operations would occur from 9:00 p.m. to 7:00 a.m. All truck loading and unloading between the hours of 9:00 p.m. and 7:00 a.m. shall be done with hand-operated pallet jacks only (no fork lifts) to minimize noise.</li><li>• Shipping (truck arrival &amp; departure times): Seven days per week. Normal operations would occur from 7:00 a.m. to 9:00 p.m., extended operations would occur from 9:00 p.m. to 7:00 a.m. A total of six heavy-duty (18-wheel semi) trucks shall be allowed to enter or exit the premises between the hours of 9:00 p.m. and 7:00 a.m. If truck refrigeration units are to be used, the trucks shall be parked in an area away from Victoria Avenue/Gonzalez Road rights-of-way.</li></ul> <p>Digging, excavation, and/or trenching would be required for development of the proposed structures and accessory infrastructure. Wastewater is and would continue to be collected, treated, and disposed of by existing on-site wastewater treatment systems (septic).</p> <p>Potable water is supplied to the site by Santa Clara Resources (SCR) Water System, a Non-Transient, Non-Community water system, regulated and permitted by the State of California Water Resources Control Board, Division of Drinking Water (DDW). The SCR Water System also provides water for fire protection. The applicant reported that water is provided for the project by an active agricultural well with State Well Number (SWN) 02N22W30Q01S. Three other active wells (SWNs 02N22W30P03S, 02N22W30Q02S and 02N22W31B01S) are located within SCR's service area and are used solely for agricultural purposes.</p> <p>Access to the project site is provided by Gonzales Road.</p>	Benjamin Reinert; (805) 654-2466	Anthony Vollering 4595 Foothill Rd Carpinteria, CA 93013 684-4695

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0005	0630220145	100 E SHELL RD, VENTURA, CA 93001	Modification	Completeness Rev In Progress	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing Wireless Communications Facility (WCF) for an additional 10-year time period. The existing facility consists of:</p> <p>50-foot-tall faux palm tree antenna support structure Nine (9) panel antennas mounted at the top 250-gallon propane tank within lease area' Ground mounted equipment 800 square foot lease area</p> <p>No changes are proposed with this time extension.</p>	Adams Bernhardt; (805) 654-3436	John Merritt 630 Quintana Road #321 Morro Bay, CA 93442 805-771-0123
PL24-0006	0640170430	2977 SEXTON CANYON RD, VENTURA, CA 93003	Modification	Completeness Rev In Progress	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for an additional 10-year time period. The existing facility consists of:</p> <p>114-foot-tall non-stealth lattice antenna support tower Eight (8) whip style antennas Five (5) Microwave dish antennas 64 Square foot equipment shelter Approx. 272 square foot lease area</p> <p>No changes are proposed with this time extension.</p>	Adams Bernhardt; (805) 654-3436	John Merritt 630 Quintana Road #321 Morro Bay, CA 93442 805-771-0123

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0007	0030260055	13301 BOY SCOUT CAMP RD, LOCKWOOD, CA	Zoning Ordinance Amendment	Completeness Rev In Progress	<p>Project Components</p> <p>The proposed project consists of a County initiated request for approval of a zone change to convert the zoning of an approximately 90-acre contiguous block of 37 parcels (project area) from RA-5 ac (Rural Agriculture 5-acre minimum lot area) to RA-2 ac (Rural Agricultural 2-acre minimum lot area). No development or construction is proposed with this legislative act. The project would also include a CEQA analysis, as briefly discussed below. Should the rezone be approved by the Board of Supervisors, the project area could include a total of 36 potentially developable parcels, with parcel details as follows:</p> <ul style="list-style-type: none"> <li>28 parcels are currently a minimum of 2 acres and would qualify for rezoning. Of the 28 parcels, 4 parcels are a minimum of 5 acres and could be subdivided, resulting in 8 parcels; and,</li> <li>9 parcels are smaller than 2 acres and would not qualify for the rezone unless adjacent land could be acquired, and a subsequent Lot Merger approved.</li> </ul> <p>Approval of the rezone would allow for potential future development of 36 residential dwelling units, accessory structures (i.e.: garage, barn, etc.), and agricultural structures. (see NCZO, § 8105-4, which sets forth the types of residential, accessory and agricultural development that could be allowed). Potential development would require the lot to be at least 2 acres in area with no active violations present, and where adequate services (i.e: potable water, waste (sewage) treatment, access, fire flow, etc.) could be provided.</p> <p>Should the rezone be denied by the Board of Supervisors, of the 37 existing parcels, only 4 parcels (minimum of 5 acres) would qualify to be buildable based on the existing RA-5 ac zoning classification and would not qualify to be subdivided.</p> <p>Project Background</p> <p>The project area includes 37 existing parcels ranging from 0.08 acres to 5.27 acres located in the Lockwood Valley/Frazier Park community near the terminus of Boy Scout Camp Road, a County-maintained road and approximately 2 miles from the intersection on Boy Scout Camp Road and Lockwood Valley Road (See attached map). The project area is largely undeveloped, except for nine existing single-family dwellings, some with ancillary structures, all constructed on separate lots. Other existing ancillary structures appear to exist on lots with no primary residential uses. In 1982, the Board of Supervisors approved a rezone (Ord. 3588; Z-2680), which included several subareas including the project area. The RA-5 ac zoning classification was chosen for the project area due to existing lots being less than 10 acres and "R-A" classification was chosen to retain the "Rural" category while allowing more flexibility in permitted uses that "R-E" (Rural Exclusive) classification would allow.</p> <p>According to the Ventura County Surveyor's Office, several parcels within the project area were either illegally subdivided and/or lack a Certificate of Compliance (CofC) and thus, are classified as illegal lots. Although not proposed with this project, approval of the rezone would allow property owners of illegal lots that are a minimum of 2 acres to individually legalize their lot through submittal and issuance of a Tentative Parcel Map, followed by recordation of a Final Parcel Map on a case by case basis. Any associated costs would be the sole responsibility of each property owner.</p> <p>No change in the existing Rural General Plan land use designation would be required as a result of the proposed rezone, thus a General Plan Amendment would not be necessary.</p> <p>CEQA Analysis</p> <p>This potential rezone qualifies as a "Project" pursuant to CEQA. It is anticipated that issues related to fire, (including access for fire trucks, and fire flow requirements), Vehicle Miles Traveled, water quality and availability, waste treatment, and emergency services would be evaluated. Other issues may emerge as CEQA analysis is conducted.</p>	John Kessler; (805) 654-2461	County O Ventura 800 S. Victoria Ave Ventura, CA 93009 805-654-2461
PL24-0008	6940170315	1388 W POTRERO RD, WESTLAKE, CA	Parcel Map	Completeness Rev In Progress	Subdivide one large Parcel into two Parcels - minimum 40 acres each with one remaining Parcel 150 acres to be dedicated as Open Space and Remainder.	Kristina Boero; (805) 654-2467	Don Waite 101 Hodencamp Rd Thousand Oaks, CA 91361 805-495-1330

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0009	0610230020	8195 N VENTURA AV, VENTURA, CA 93001	Modification	Completeness Rev In Progress	<p>Minor Modification to an existing Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for an additional 10-year time period. The existing facility consists of:</p> <p>Existing SCE lattice tower antenna support structure            Nine (9) panel antennas mounted at 56-feet above grade on existing tower            Six (6) Remote radio units (RRU) mounted at 56-feet            441 square foot lease area            Two (2) cabinets and associated equipment mounted below tower in lease area.</p> <p>No changes are proposed as part of this time extension.</p>	Adams Bernhardt; (805) 654-3436	Andrea Liu 1511 E. Orangethorpe Avenue, Unit D Fullerton, CA 92831 714-423-0563
PL24-0010	0150030030	7674 ROSE VALLEY RD, OJAI, CA 93023	Conditional Use Permit	Completeness Rev In Progress	<p>Applicant is requesting a CUP to allow use of a camp at Rancho Grande Ranch located at 7674 Rose Valley Road in Ojai. Per NCZO Sec. 8107-17 Rancho Grande is allowed to accommodate a maximum of 30 overnight guests and 100 day-use guests. Applicant is requesting a permit to operate for a period of 20 years. Applicant is proposing construction of overnight camper accommodations, swimming pool and spa, and a regional temporary safe refuge.</p> <p>Os-160ac Zone District - Open Space Land Use Designation            State Responsibility Area - High Fire Hazard Severity Zone            AD05-0005 - Legal in conjunction with 015-0-030-030            Request includes package treatment plant            Existing animal husbandry use on-site            Flood Zone D            Blue Line Stream            Proposed Organized Camp - with overnight Guest            Access - Rose Valley Rd            Three water wells on site 05N22W08M01S, 05N22W08E02S, 05N22W08E01S</p>	Aubrie Richardson; (805) 654-5097	Nichole Garner 1672 Donlon Street Ventura, CA 93023 805-654-6977
PL24-0011	0620031175	6800 WHEELER CANYON RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	<p>Permit Adjustment to add dock diving pool for the dogs that are being trained at the National Search Dog Foundation.</p> <p>Conditional Use Permit LU10-0088 is the operative entitlement for the facility. The facility is operated exclusively by the applicant for activities directly related to training professional dog handlers and their dogs to perform search-and-rescue operations during disasters.</p> <p>The 127-acre property is located at 6800 Wheeler Canyon in the community of Santa Paula. The property has a General Plan land use designation of Open Space and Zoning of Open Space.</p>	Tonye Hurley; (805) 654-2453	Serenity Nichols 6800 Wheeler Canyon Road Santa Paula, CA 93060 805-646-1015
PL24-0012	0190010275	1911 MEINERS RD, OJAI, CA 93023	Lot Line Adjustment	Submittal In Progress	Ministerial Lot Line Adjustment between APN 019-0-010-275 and 019-0-010-475	Piper Smith; (805) 654-2434	Jeremy Henry 619 Crestview Drive Camarillo, CA 93010 8052166124
PL24-0013	7000270055	11624 ELLICE ST, MALIBU, CA 90265	Planned Development	Completeness Rev In Progress	Coastal Development Permit for the construction of a new single-family residence consisting of 12,637 sf of enclosed and covered areas including the garage/carport on Lot #4, Tract #5457. The parcel is a 1.28 acre vacant lot with perimeter stone veneered walls, mature trees and rough graded certified pad. The proposed home will be single-story consisting of 10,001 sf of "livable" space, 1,648 of covered entry & porches, as well as 988 sf of garage/carports. The house will feature 6 BR's, 6 Full BA's 2 powder rooms, kitchen, pantry, laundry, gym, theater, wine room and wet bar. Outside facilities include pool, spa, bbq entertaining area, pickleball court and decks. The house exterior elevation is a modern beach style home with stucco exterior walls, metal and wood trim around windows and doors and a flat roof. The subject property is located in the Coastal Residential (CR) minimum 1-acre Zone and the Residential Low 1-2 Dwelling Unit Permit Acre Coastal Land Use Designation. Water is provided by the Yerba Buena Water Company and wastewater disposal is handled by an onsite wastewater treatment system. The property was created in its current configuration as Lot 4 of Tract 5457 and existing site improvements including the graded pad, landscaping, and fencing were approved by an earlier Planned Development Permit.	Noe Torres; (805) 654-3635	Ronald Coleman 11312 Yerba Buena Rd Malibu, CA 90265 818-429-3442

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0014	0000000000		Zoning Ordinance Amendment	Submittal In Progress	County-Initiated Amendments to Articles 2, 5, 7, 8, 11, and 19 of the NCZO to Amend Regulations for Accessory Dwelling Units (ADUs) and to Add Regulations for Junior Accessory Dwelling Units (JADUs) Consistent with Government Code Sections 65852.2 and 65852.22	Ruchita Kadakia; (805) 654-2414	Linda Blackburn 800 S. Victoria Ave. Ventura, CA 93009 805-654-3327
PL24-0015	1280030085	1607 LOS ANGELES AV, VENTURA, CA 93004	Minor Modification	Submittal In Progress	<p>This Conditional Use Permit is a renewal of existing PL13-0176 to authorize the continued operation of a Medical Waste Collection Facility in a 1,304-square foot tenant space (Suite H) within an existing multitenant industrial building. The 9-unit industrial building, located at 1607 Los Angeles Avenue, was originally permitted by Planned Development Permit (PD) 242. The property owner is responsible for supplying access to domestic water and sewer connections as part of lease. Water is provided by the Ventura Water and sewer is provided by the Saticoy Sanitation District.</p> <p>No operational or physical changes in the collection facility are proposed. The facility is a transfer station where medical waste is gathered from independent waste generators and is stored at the facility. A permitted disposal company picks up the waste weekly and disposes the material at a separate permitted disposal site. The facility includes an employee bathroom and storage area. Three parking spaces are provided for this unit.</p>	Benjamin Reinert; (805) 654-2466	Roberta Muntzel P.O. Box 3498 Ventura, CA 93006 805-207-8419
PL24-0016	6950150300	281 UPPER LAKE RD, THOUSAND OAKS, CA 91361	Merger	Completeness Rev In Progress	Voluntary Merger to combine to legal lots located within the Rural Exclusive 1-acre min. Zone and the Urban Residential Lake Sherwood Area Plan. The lots are identified as Lot 126 and Lot 127 of the Thistleberry Tract with Lot 126 developed with a single family dwelling and Lot 127 vacant. Lot 126 is 11,608 gross/10,480 net square feet and Lot 127 is 12,667 gross/10,450 net square feet. Lot 126 is addressed as 281 Upper Lake Road.	Anna Sheydayi;	Geoffrey Patterson 281 Upper Lake Rd Lake Sherwood, CA 91361 805-427-3158
SD4410	5500030020		Tract Map	Prep for Hearing	<p>The proposed project consists of a request for approval of a Tentative Tract Map (TT) to subdivide 5 lots into 15 lots in the community of Santa Rosa Valley, totaling 49.82 acres, for future residential construction. The proposed lots will range in size from 2.90 to 6.85 gross acres (1.07 to 3.55 net acres).</p> <p>The proposed project site is located north of Santa Rosa Road. Access will be provided from private roads, including Blanchard Road, A Street, Voltaire Way and Yucca Drive. Voltaire Way intersects the subdivision.</p> <p>There are currently no existing structures or uses on the site. Camrosa Water District will provide water service and individual septic systems will service each lot for wastewater disposal. The proposed project will include the dedication of easements for access roads and driveways, drainage basins, and waterline maintenance (including all storm drains which will be privately maintained by a homeowners' association). In addition, proposed Lots 8, 10, 11 and 12 will contain an equestrian easement. A Fire Department turnaround will be constructed at the end of the private road (Road "A") that intersects proposed Lot 1. The proposed project includes approximately 235,000 cubic yards of grading (cut and fill, to be balanced on-site).</p>	Bonnie Luke; (805) 654-5193	

**Please be advised that records not showing an Assessor's Parcel Number (or address) are on land without an assigned parcel number (such as a right-of-way), or they are related to a countywide legislative action (such as a General Plan Amendment). These projects do not appear on the associated Approved/Pending Projects map. Please contact the Case Planner for more specific information. Projects are searchable by address while using the interactive map.**