



Pending Projects as of April 02, 2025

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • 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 4/2/2025.

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
LU10-0003	2340060220	2052 HOWARD RD, VENTURA COUNTY UNINCORP	Major Modification	Prep for Hearing	<p>The Project proponent, Pacific Rock, Inc. (referenced herein as the “Applicant” or “Operator”) is requesting the approval of a CUP modification to extend the life of the existing permitted operations for an additional 30 years, expand the mining area, extend the operational days from 6 to 7 days per week (adding Sunday for material load out) with additional material load out hours and limited extended 24 hour operations (60 days maximum per year), allow construction and mobile mining equipment in outdoor storage areas, operate a concrete and asphalt recycling plant, allow for imported material to be used in reclamation fill, and replace an existing mobile home to be used as a 24-hour security trailer.</p> <p>The Applicant is requesting that the County approve a CUP modification to extend the life of the permit and continue to operate on property zoned Open Space (OS-160) and Agricultural Exclusive (AE-40). The existing facility is an active quarry that supplies large rock for the production of rip-rap, various sizes of crushed rock and aggregate to public works and private projects in Ventura County. The request includes expansion of the mining area to the east to address slope conditions at the northerly and northeasterly side of the quarry and expansion onto recently acquired adjacent land. Under the Project, mining methods would continue as under existing operations, including blasting to loosen the hard rock material and various processing methods.</p> <p>The Applicant is also requesting approval of an amendment to the existing Reclamation Plan to account for the proposed expanded mine area and to amend specifications for reclaimed conditions at the site. The proposed Reclamation Plan amendment specifies end land uses as "open space" on the benched portions, and "agriculture" on the remaining areas, where grasses would be planted for cattle grazing and would also provide for erosion control. The proposed reclamation would also involve import and placement of fill material at the site.</p> <p>The project is subject to an Environmental Impact Report that was circulated in 2020 (https://vcrma.org/en/pacific-rock-comments). Comments received on the Draft EIR necessitated a recirculation of a revised Biological Resources section for a Partial Recirculated Draft EIR in 2022 (https://vcrma.org/docs/images/pdf/planning/ceqa/eir/Pacific_Rock/PacRock_PRDEIR_Oct_2022_complete.pdf).</p>	Thomas Chaffee; (805) 654-2406	

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

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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">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.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.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.Allow an increase in sand and gravel mining and plant throughput production rate from 270,000 tons/year to 700,000 tons/year.Allow 24-hour onsite operations.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.Allow import and storage of recyclable asphalt, inert C&D materials, concrete and clean fill dirt for processing and reuse or resale in bulk or in bags.Allow for overnight parking of 20 trucks to reduce the traffic burden of off-site truck staging.Aggregate extraction, in limited areas, below the final reclamation surface as shown on sheet 12, and detail 'N' sheet 14.Bulk sampling.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.Accessory structures which are necessary and appurtenant to the above described uses.	Charles Anthony; (805) 654-3683	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	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

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
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
PL15-0195	1450153030	250 E COLLINS ST, OXNARD, CA 93036	Conditional Use Permit	Prep for Hearing	<p>First Samoan Church</p> <p>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.</p> <p>Note: as of 8/5/24 project is awaiting update to NCZO for property wall prior to proceeding. NCZO update anticipated by end of year 2024.</p>	John Kessler; (805) 654-2461	Poi Tofiga 250 E Collins St Oxnard, CA 93036 805-727-0156

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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												
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							

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PL16-0130	1380080055		Minor Modification	Prep for Hearing	<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>	Charles Anthony; (805) 654-3683	John Billeaud 1746-f South Victoria Avenue, #245 Ventura, CA 93003 (805) 477-9805
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"> Adding a ~1,151 SF reception and storage area to the Dining Hall, Reconfiguring the drop off area for campers to reduce bus traffic and traffic noise around the Camp, and Adding recently purchased parcels into the CUP. <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
PL18-0096	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	Prep for Hearing	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.	John Kessler; (805) 654-2461	Anterra Energy Services 918 Mission Rock Road Suite C2 Santa Paula, CA 93060 805-981-4246
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		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		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
PL20-0039	0000000000		General Plan Amendment	Prep for Hearing	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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0015	2180042180		Conditional Use Permit	Awaiting Resubmittal	<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>	John Kessler; (805) 654-2461	
PL21-0019	0320201195	655 BURNHAM RD, VENTURA COUNTY UNINCORP 655 BURNHAM RD, OAK VIEW, CA 93022	Minor Modification	Awaiting Resubmittal	<p>Revised Project Description (2025): The Applicant requests a Minor Modification to Conditional Use Permit 3929 to continue the use of the 83 acre site as a camp for a 30-year term. The request also includes the legalization of three existing unpermitted manufactured homes (742 sq. ft., 1,196 sq. ft. and 715 sq. ft.) for employee housing; the installation of two new manufactured homes for employee housing (1,196 sq. ft. and 742 sq. ft.); and the construction of an additional 26,638 square feet of accessory structures (2,500 sq. ft. multipurpose building, 8,000 sq. ft. assembly building and 16 cabins totaling 11,200 sq. ft. and the two new manufactured homes noted above). The applicant also requests the granting of a variance to allow an increase in the number of overnight campers, staff and guests from 255 to 324 people and a decrease in the number of daily campers, guests and staff from 420 to 324 people. The new construction will also result in the encroachment into the tree protected zone of 34 protected trees (oaks and sycamore).</p> <p>Original Project Description: 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>	Kristina Boero; (805) 654-2467	Gary Wingerd 40000 Valley Of The Falls Dr Forest Falls, CA 92339 (909) 389-3480

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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 & fill (58.8 cubic yards of import soil).</p>	Jennifer Butler; (805) 654-2495	Andranik Ognayan 13324 Wixom St. North Hollywood, CA 91605 8189159651
PL21-0041	0380100030		Lot Line Adjustment	Completeness Rev in Progress	<p>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</p> <p>Re-submittal on 11/23/2022 to Aman Patheja</p>	Amanda Bonavida; (805) 654-2476	Jeremy Henry 619 Crestview Drive Camarillo, CA 93010 805-216-6124
PL21-0048	7000170415		Planned Development	Awaiting Resubmittal	<p>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.</p> <p>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.</p>	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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL21-0051	7000060140	11495 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	Conditional Use Permit	Environmental Doc Prep	<p>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.</p> <p>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.</p> <p>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.</p>	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>	Charles Anthony; (805) 654-3683	Toine Overgaag 3504 Via Real Carpinteria, CA 93013 805-705-5341
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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 Alostia 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 Alostia 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.	Amanda Bonavida; (805) 654-2476	Jacob Lukiewski 4000 Calle Tecate, Suite 108 Camarillo, CA 93012 8054454404
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
PL22-0004	7000150330	9895 HOUSTON RD, MALIBU, CA 90265	Planned Development	On Appeal	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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
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	Amanda Bonavida; (805) 654-2476	Holmes Steve-alicia U Tr 1028 Gaston Rd Simi Valley, CA 93063-4616 805-236-3973

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
PL22-0041	0000000000		General Plan Amendment	Completeness Rev 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

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	<p>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.</p>	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>	John Novi; (805) 654-2462	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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0063	0990050095	600 TODD RD, SANTA PAULA, CA 93060	Minor Modification	Completeness Rev In Progress	<p>The Ventura County Sheriff's Department is requesting a modification to their current Conditional Use Permit (CUP) 4735-2 for the use of the site to house inmates. The current facility is part of a master planned site. The proposed modifications include: 1. Time extension of the permit for an additional 30 years, 2. Approval of the reconfigured master site plan to include the previously approved revision (PL19-0033), and 3. The remaining portion of the existing jail facility will remain permitted for potential future uses.</p> <p>History</p> <p>Constructed in 1994 under Conditional Use Permit 4735 (issued in May 1992), the existing facility is part of a master planned site. A Permit Adjustment of CUP No. 4735-2 (PL19-0033) was granted to authorize the re-configuration and construction of a portion of the approved Phase 1B of the Todd Road Jail facility.</p> <p>The revised project involved the relocation of approximately one-half of the approved 149,762 square foot Phase 1B inmate housing building from the eastern side of the existing developed jail facility to the western side of the existing facility. The relocated portion of the Phase 1B project has a footprint of 61,639 square feet and houses up to 64 inmates that require medical and mental health services. With the reconfigured project, 74,881 square feet of the originally approved inmate housing facility located east of the existing jail facility remain permitted and available for future development. Figure 1 illustrates the potential facilities that were evaluated with the Supplement Environmental impact Report. Figure 2 submitted with the application illustrates the portion of Phase 2 that is the Health and Programing Unit (HPU).</p> <p>The project involves the continued operation of the Sheriff's Department jail facility and includes the continued use for 30 additional years. The facility area is part of a master planned site. The master planned site configuration has been slightly modified by the recently completed medical and mental health housing unit. The structure is within the footprint of the previously approved master plan, however the building is slightly smaller than was previously approved.</p> <p>Santa Paula Waterworks (predecessor to City of Santa Paula Water) provided the County of Ventura with a Will Serve letter in 1990 to support the Jail's water demand at full build-out. The estimated potable water demand at full build-out was 204 acre-feet per year (afy). The current usage is approximately 60 afy. Once the Health and Programming Unit (HPU) is in use in spring 2023, the estimated demand is approximately 81 afy.</p> <p>In 1993, the County of Ventura and the Santa Paula Water Works (now City of Santa Paula) approved a cooperative agreement to construct a water mainline extension. The mainline consisted of a 20" diameter pipeline along Telegraph Road from Briggs Road to Todd Road and a 12" pipeline along Todd Road from Telegraph Road to the Todd Road Jail project site. This mainline extension agreement included provisions for the benefit of the jail project.</p> <p>No changes to structures are proposed that would require additional fire protection measures. All previous Fire conditions of approval are satisfied.</p> <p>The County of Ventura designed and constructed a wastewater treatment plant as part of the original jail construction. The WWTP is operated by the Ventura County Public Works Agency Water & Sanitation Department. The facility has capacity to serve the entire master planned project.</p> <p>Grading and Stormwater This application is for renewal of the existing Conditional Use Permit. No new construction is contemplated currently. However, future projects will comply with the requirements for surface water quality and the grading code.</p> <p>A portion of the parcels that make up the Todd Road Jail site (APNS 090-0-190-02 and 090-0-190-27) are located within the 100-year floodplain. None of the existing structures are in.</p>	John Kessler; (805) 654-2461	Matthew Ehret 800 South Victoria Avenue Ventura, CA 93009-1670 805-654-3801
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
PL22-0112	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
PL22-0116	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.	Amanda Bonavida; (805) 654-2476	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"> Update the Plan's technical information and goals, policies and programs in light of changing conditions Ensure consistency with State law and the Countywide General Plan. 	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
PL22-0170	0640270165	10352 FOOTHILL BL, VENTURA, CA 93004	Conditional Use Permit	Completeness Rev In Progress	<p>Redistribution to EHD for new Percolation test:</p> <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
PL22-0178	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 facilitles on Rasnow Peak ("the Peak") for an addltional 10-year period. The existing buldings, 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 Unincorporated 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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL22-0179	0080160470		Planned Development	Prep for Hearing	<p>The applicant requests a Coastal Planned Development (PD) Permit be granted to authorize restoration of a 38,332 square foot (sq. ft.) (0.88 acres) 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 Coastal Initial Biological Assessment Bates Ranch Agricultural Fill Restoration (Padre Associates, Inc., February 2024). The project consists of regrading and revegetation activities within the area of unpermitted disturbance and restoration activities on the subject property outside of the area of disturbance, which include the following:</p> <ul style="list-style-type: none">On-site restoration of 0.88 acres (34,332 sq. ft.) of the unpermitted disturbance area which includes minimal earthwork, preservation of protect trees located in the restoration area, and the installation of a pipe culvert and energy dissipater adjacent to the unnamed access road;On-site restoration mitigation will include arroyo willow thickets mitigation, wildrye grassland mitigation, and coastal wetlands mitigation; andOff-site mitigation of 0.36 acres (15,681 sq. ft.) to consist of the conversion of abandoned vineyard land located along the ephemeral drainage downstream of the project site to provide the balance of arroyo willow thicket and coastal wetland mitigation;Off-site mitigation plans will include removal of all vines, support posts, wires, irrigation tubing and any other related debris;Removal of existing non-native vegetation;Limited removal of native vegetation (avoiding protected trees and retaining sapling oak trees and larger native shrubs);Installation of drip irrigation system;Planting of arroyo willow cuttings; andMaintenance of the off-site mitigation site for a period of 5-years. <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 principal single-family dwelling and agricultural crop production that are not proposed to be modified with this action. Access would be provided by a private road connecting to Bates Ranch Road.</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">• SWN: 01N20W25H03S (domestic)• SWN: 01N20W25H02S (domestic)• SWN: 01N19W30E03S (domestic)• SWN: 01N19W30E02S (domestic)• SWN: 01N19W30D02S (domestic) <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">• 50,000 gallon water tank located in the southern corner of APN 694-0-240-050• 25,000 gallon water tank located in the southeastern corner of APN 694-0-240-060• 50,000 gallon water tank located in the southeastern corner of APN 694-0-240-060• Three (3) 5,000 gallon water tank located on APN 694-0-240-050• Additional 40,000 gallons of water in the pool <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 & 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

PL23-0004	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
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Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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 21 lots(project description on documents tab)</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
PL23-0008	1450202135	2640 ALVARADO ST, VENTURA COUNTY UNINCORP	Conditional Use Permit	Prep for Screening	<p>Conditional Use Permit to allow the ongoing use of an existing assembly use that was originally entitled through CUP-4325 and later renewed through CUP LU06-0146. Condition Compliance inquiry revealed that LU06-0146 had expired on July 4, 2017, this application seeks to re-establish the CUP for the existing facilities. No physical or operational changes to the existing facilities are proposed. The size of the lot is 38,515 sq. ft and the existing building is 6,540 sq. ft., covering about 17% of the site. The site is accessed from two drives via Alvarado St. The property is served by Ventura County Community Service Area 34 public sewer and Cloverdale Mutual Water Company water service.</p>	Aubrie Richardson; (805) 654-5097	Keziah Valenzuela 2640 Alvarado St Ocnard, CA 93036 8054854787
PL23-0009	0370080115	11820 TOPA VISTA RD, OJAI, CA 99999	Conditional Use Permit	On Appeal	<p>The project was appealed to the Planning Commission 3/2/25:</p> <p>Conditional Use Permit (CUP) and Planned Development (PD) Permit to legalize the unpermitted construction of 11 structures.</p> <p>Through PD Permit approval, an existing single-family dwelling (SFD) (490 sq. ft.) would be authorized within a surface water feature in the HCWC overlay zone. The applicant proposes to construct a new single-family dwelling of 1,493 sq. ft. and to convert this structure to an accessory dwelling unit (ADU). The new SFD would be located outside of the surface water feature and can be permitted through Zoning Clearance approval. Therefore, it is outside of the scope of this entitlement.</p> <p>The PD Permit would also authorize non-habitable structures accessory to the single-family dwelling to exceed a cumulative total of 2,000 sq. ft. These include a detached garage of 2,780 sq. ft., a shipping container of 160 sq. ft., and two sheds of 88 sq. ft and 105 sq. ft. each (total 3,133 sq. ft.). All residential accessory structures are under 15 feet in height except for the garage, which has a height of 21 feet.</p> <p>The CUP would authorize accessory structures for animal husbandry / keeping to exceed a cumulative total of 2,000 sq. ft. This includes six animal husbandry / keeping structures of 2,352 sq. ft., 1,320 sq. ft., 240 sq. ft., 240 sq. ft., 288 sq. ft, and 288 sq. ft., each (totaling 4,728 sq. ft.). Two corrals (“grooming stations”) that have temporary shade canopies, each of which cover an area of 208 sq. ft., were also constructed without permits. Because these grooming stations are comprised of corrals and are only occasionally covered, they are considered “fences” as defined in the NCZO, and are outside the scope of this entitlement. All animal husbandry / keeping accessory structures are under 15 ft. in height except for one (Animal Husbandry Accessory Structure No. 3), which is 19 ft. tall.</p> <p>The project site is within the Habitat Connectivity and Wildlife Corridor (HCWC) overlay zone. The CUP and PD Permit would also legitimize the unpermitted construction of five structures within a “surface water feature”: the ADU, garage, one of the sheds, and two of the animal husbandry structures.</p> <p>The single-family dwelling and ADU will be within 500 ft. of approximately 16 existing oil wells that are part of CUP No. 15. The nearest well (Ojai Well No. 24) would be approximately 169 ft. southwest of the home and approximately 261 ft. southwest of the ADU; however, this well has been plugged and abandoned. The nearest active well (Ojai Well No. 27) would be approximately 267 ft. north of the proposed single-family dwelling and 344 ft. north of the ADU. The applicant has requested a reduced 100-ft. oil well setback pursuant to Non-Coastal Zoning Ordinance (NCZO) § 8106-6.3.</p> <p>Access to the site is provided by Topa Vista Road, a private road that connects to State Route 150 (Ojai - Santa Paula Road). Sisar Mutual Water Company provides water to the project site. Wastewater will be handled through onsite wastewater treatment systems (OWTS). Earthwork is estimated to be less than 50 cubic yards. No off-site improvements are proposed.</p>	Michael Conger; (805) 654-5038	Keeley Mircetic 11820 Topa Vista Rd Ojai, CA 93060 805-340-2128

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0011	1490061050	3565 ORANGE DR, OXNARD, CA 93036	Parcel Map	Awaiting Resubmittal	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
PL23-0016	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
PL23-0029	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
PL23-0030	0550090045		Minor Modification	Environmental Doc Prep	The applicant requests a minor modification to modified Conditional Use Permit Case No. PL13-0038 for the continued operation of a shooting range use (which includes individual public and private shooting ranges) for an additional 20 years. For further project description details, contact the case planner.	Charles Anthony; (805) 654-3683	Mike Biedebach 374 Poli Street, Suite 200 Ventura, CA 93001 805-521-1177
PL23-0039	0040030180	17410 LOCKWOOD VALLEY RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Environmental Doc Prep	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. 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. 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.	Thomas Chaffee; (805) 654-2406	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0042	0410300100	2600 OLD TELEGRAPH, FILLMORE, CA 93015	Conditional Use Permit	Prep for Hearing	Conditional Use Permit (CUP) to replace expired CUP LU11-0040 for the continued operation and maintenance of an existing wireless communication facility consisting of: (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	Erick Gasca; (805)654-2466	
PL23-0048	0330020395	11560 N VENTURA AV, OJAI, CA 93023	Permit Adjustment	Completeness Rev In Progress	PL23-0048 is a request for a Permit Adjustment to Planned Development 1028A Former Wendy's restaurant tenant change to Habit Hamburger. Here is the applicant's description of the project: 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. A sign programs has been submitted with the project. All of the submittal documents are in the Accela PL23-0048 Document Tab 11560 Ventura Blvd. Ojai	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	Planned Development	Environmental Doc Prep	<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>	Michael Conger; (805) 654-5038	Dave White Ventura Ranch Partners, Llc Oxnard, CA 93030 805-981-3877
PL23-0051	0630110065	4884 N VENTURA AV, CA	Parcel Map	Environmental Doc Prep	<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>	Michael Conger; (805) 654-5038	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
PL23-0065	0140130050	5025 THACHER RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Prep Decision Letter	<p>Permit Adjustment to CUP 2032 (Thacher School) as modified by PL18-0034 to remove one of the two temporary modular medical buildings and continue temporary use of the second building in existing location.</p> <p>All supporting documents are located in the Accela Document tab. The following is the applicant's provided project description:</p> <p>In June, 2020, the Thacher School processed a permit adjustment application for the temporary location of two medical modular buildings placed on upper tennis courts as a response to the Covid-19 pandemic. One building was used for testing and the other was used for treatment and as an isolation unit for students who tested positive for Covid-19.</p> <p>Now that the pandemic is over, the modular that was used for testing has been decommissioned and will be removed from campus. Thacher would like to continue the temporary use the treatment modular as a health center while undergoing a strategic plan update that will identify the ultimate location of a new student health center. It is anticipated that the strategic plan process could take up to 8 years to identify a location, permit and construct the health center. Thacher is asking for a permit adjustment to continue the use of the treatment modular building as a temporary student health center at its current location for an additional 8 years.</p> <p>We understand that this location is within the campus Historic District. On August 10, 2020 this project was issued a Certificate of Appropriateness by the CHB. It was understood at that time that the modulars would be removed when no longer needed. We anticipate presenting our request to the CHB to keep the treatment modular at this location for another 8 years. There will be no additional impacts to the tennis courts if the modular is allowed to remain in this location. Also, we expect the permit adjustment will be conditioned to require the removal of the modular building once a new health center is constructed in a permanent location.</p>	John Oquendo; (805) 654-3588	Ed Bennett 5025 Thacher Rd Ojai, CA 93023 805-640-3201
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
PL23-0071	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>	Amanda Bonavida; (805) 654-2476	Gary Brewer 6172 Sylvan Dr Simi Valley, CA 93063 3104598054
PL23-0072	0240103160	1988 OJAI AV, OJAI, CA 93023	?PERMIT	Completeness Rev In Progress	The proposed SB9 lot split for R1 zoned property located at 1988 E. Ojai Avenue Ojai, CA 93023 (APN#024-0-103-160) will create a total of 2 single family residential lots. Each lot shall maintain access to and from East Ojai Avenue, the public road. Lot 1 will be 0.19 acres or 40% subdivision. Lot 2 will be 0.28 acres or 60% subdivision. Lot 1 shall provide an easement through Lot 2 for vehicular access along the West property line.	Aubrie Richardson; (805) 654-5097	Jennifer R Siegal 1988 E Ojai Ave Ojai, CA 93023 3104032955

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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
PL23-0083	0300020075	10820 REEVES RD, OJAI, CA 93023	Minor Modification	Environmental Doc Prep	<p>Revised Project Description February 2025: Major Modification to Conditional Use Permit 1813 (as modified most recently by PL19-0019) related to the Ojai Valley School upper campus on a property addressed as 10820 Reeves Road within the Rural Agriculture 40-ac Zone and the Institutional Ojai Valley Area Plan land use designation. The follow is an executive summary of the project. A more detailed scope of work is included, along with all support materials, in the Accela Document tab under Record PL23-0083 (documents uploaded 2/10/2025 to 2/13/2025).</p> <p>Ojai Valley School requests that a modified CUP be granted to authorize a 15-year build-out of two projects, a 30-year operational extension, and a DTP for the encroachment and monitoring of more than five protected trees as follows:</p> <ul style="list-style-type: none"> Build-out for the proposed Master Plan shall be completed in two phases over a 15-year period: <p>a) Phase 1 shall begin within three to seven years from the date of approval with the issuance of a zoning clearance for construction, and is expected to be completed within three-years from the date of the issuance of the zoning clearance for construction for Phase 1.</p> <p>Phase 1 involves relocating the on-site wastewater treatment plant facility, relocation of the ropes course, removal of trees, and construction of a 25,500 sq. ft. gymnasium facility. The existing portable storage building for sports equipment will be relocated to the existing maintenance storage yard.</p> <p>b) Phase 2 shall begin within five to ten years from the date of approval with the issuance of a Zoning Clearance for construction and shall be completed within three-years from the date of issuance of the ZC for Construction of Phase 2.</p> <p>Phase 2 involves the construction of an 10,880 sq. ft. faculty residential apartment building.</p> <p>The gymnasium and faculty residences are sited on an existing sports field. No buildings will be demolished to accommodate this project.</p>	Kristina Boero; (805) 654-2467	Katrina Schmidt 10820 Reeves Rd Ojai, CA 93023 805-640-2591
PL23-0085	6940160090	1644 HIDDEN VALLEY RD, VENTURA COUNTY UNINCORP	Minor Modification	Prep for Hearing	<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>	Aubrie Richardson; (805) 654-5097	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	<p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>The lots are legal lots under PMW LLA PL15-0023. The full project description is uploaded to the Documents Tab.</p>	Charles Anthony; (805) 654-3683	Brian Gordon 6800 Smith Rd Simi Valley, CA 93063 310-889-2050
PL23-0090	5200111090	2441 ROSE LN, CAMARILLO, CA 93012	Lot Line Adjustment	Completeness Rev In Progress	<p>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.</p>	Amanda Bonavida; (805) 654-2476	
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 & 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>	John Novi; (805) 654-2462	Jesse Guerrero 337 Corrine Hill Ct. Thousand Oaks, CA 91320 805-290-3517
PL23-0102	5000393025	2182 TIERRA REJADA RD, MOORPARK, CA 93021 15190 TIERRA REJADA RD, SIMI VALLEY, CA	Lot Line Adjustment	Completeness Rev 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.	Erick Gasca; (805)654-2466	Howard Napolski 5320 Derry Ave Unit K Agoura Hills, CA 91301 818-4730-6659

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0106	5000370405	999 TIERRA REJADA RD, SIMI VALLEY, CA 93065	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit for Outdoor Events. The following is the project description provided by the applicant:</p> <p>999 TIERRA REJADA RD. AREA WILL BE AVAILABLE FOR EVENTS FROM SATURDAY –SUNDAY FROM 8:00 AM - 10:00 PM MUSIC WILL BE TURNED OFF AT 10:00PM 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.</p> <p>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</p>	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	Prep for Hearing	<p>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.</p>	Thomas Chaffee; (805) 654-2406	Stephen Peterson 115 W Canon Perdido St Santa Barbara, CA 93101 (805)858-8372
PL23-0113	0000000000	800 S VICTORIA AV, VENTURA, CA 93009	General Plan Amendment	Submittal In Progress	<p>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.</p>	Shelley Sussman; (805) 654-2493	County Of Ventura 800 S. Victoria Ave Ventura, CA 93009 (805) 654-2461
PL23-0118	2160040635		Conditional Use Permit	Awaiting Resubmittal	<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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0122	5160040255	3362 N CAJON CR, CAMARILLO, CA 93012	Minor Modification	Awaiting Resubmittal	<p>The applicant requests a Minor Modification to Conditional Use Permit (CUP) (PL14-0026) to authorize the continued operation of an existing dog kennel (Animal Keeping, Non-Husbandry—Kennel) until October 13, 2029 (an additional five year term). No new structures, development, uses, or expansion of the kennel use are proposed. The existing kennel accommodates a maximum of 40 dogs at any time during the day and night for boarding and daycare of the animals. Breeding of dogs would not be authorized by the modified CUP. The kennel operation occupies a portion of a rural residential lot in the Rural Agricultural Zone. Existing structures involved in the kennel operation include a kennel building, animal shade structure, a room of the existing principal dwelling, outdoor dog activity areas, and other minor structures identified in a table that can be provided by Planning.</p> <p>The existing kennel facility would operate 365 days a year from 8:15 a.m. to 12:00 p.m. and from 2:15 p.m. to 6:00 p.m. (a two-hour closed period would occur inside the kennel during an extended lunch period to allow the dogs to rest/sleep). All the dogs on site would be kept inside the kennel structures (i.e., no outside activity) from 6:00 p.m. to 7:00 a.m. (excluding the two dogs that the applicant owns personally and that are not part of the kennel project). Parking for loading and unloading occurs in the existing driveway for the 3 car garage on the property. Resident and additional parking is located at the northeast end of the property in front of the existing accessory dwelling unit. The client drop-off/pick-up area occurs on North Cajon Circle (a County-Maintained Road). Daily staff includes two workers that live on site, and a manager and kennel attendant that live in the area.</p> <p>An existing, unpermitted 464 sq. ft. (approx.) building (identified by the property owner as a residential workspace shop) with two attached storage structures (approx. 80 sq. ft. each) are the subject of violation Case Number PV20-0014 because the applicant does not have the required final building permits/Certificate of Occupancy for the structures. Planning staff issued violation Case No. PV20-0014 when the 464 sq. ft. structure and attached storage structures were within the CUP boundary. However, the applicant has removed these structures from the CUP boundary with his current CUP time extension request. The applicant has submitted a building permit (C24-000056) and plans to the Ventura County Building & Safety Division in order to abate the violation.</p> <p>Domestic water service is provided to the project site by Camrosa Water District and wastewater service is provided by an existing on-site wastewater treatment system. Access to the project is provided by North Cajon Circle.</p> <p>PLEASE NOTE: Certain County agencies imposed conditions as part of CUP PL14-0026 and should consider whether their previous conditions should be updated, removed, or replaced by new ones.</p>	Charles Anthony; (805) 654-3683	John Pensky 3362 N Cajon Cir Camarillo, CA 93012 805-529-3644
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

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL23-0134	1380090135	5011 W GONZALES RD, OXNARD, CA 93036	Minor Modification	Prep for Hearing	<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>	Charles Anthony; (805) 654-3683	John 1746-f South Victoria Avenue, #245 Ventura, CA 93003 (805) 477-9805
PL23-0136	1490063170	3001 VENTURA BL, OXNARD, CA 93036	Conditional Use Permit	Completeness Rev In Progress	Condition Use Permit (CUP) to allow for the continued use of a mixed use center that includes a residential unit and a mix of commercial uses in the CPD zone. Issuance of the CUP is intended to abate a violation related to operating the site with an expired CUP, Case No. LU09-0045.	Thomas Chaffee; (805) 654-2406	Whitney Del Real 1125 Black Canyon Rd Santa Susana, CA 930634607 8055515651
PL23-0147	0400040145	15315 SANTA PAULA OJAI RD, SANTA PAULA, CA 93060	Planned Development	Prep for Hearing	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	The applicant requests construction of a prefabricated metal agricultural barn (750 sf) on a concrete slab. The proposed structure (14 feet, 6 inches in height) will replace the previous storage building that was destroyed by the Thomas Fire. Vegetation removal and grading over 50 cubic yards is not proposed as part of the project. The zoning designation for the parcel is Open Space 160 acres minimum lot size / Habitat Connectivity Wildlife Corridor overlay zone. The proposed structure is located within an identified surface water feature.	Kristina Boero; (805) 654-2467	Caitlin Maxwell 917 Railroad Ave Santa Paula, CA 93061 805-236-2363

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>Administrative Variance request 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 Kessler; (805) 654-2461	Yisroel Levine 30347 Canwood Street Agoura Hills, CA 91301 818-991-0991
PL23-0151	0600360265	2992 SOLIMAR BEACH DR, RINCON, CA	Planned Development	Prep for Hearing	<p>The applicant requests that a Coastal Planned Development (PD) be granted to authorize the demolition of an existing single-family dwelling and the construction of a new single-family dwelling. The project consists of the demolition of an existing 1,251 square foot (sq. ft.) single-family dwelling. The proposed single-family is three levels and contains 5,770 sq. ft. of enclosed floor area consisting of 3,860 sq. ft. of habitable area, a 471 sq. ft garage, and a 1,439 sq. ft. ground level storage area. The first horizontal member supporting the structure will be located at an elevation of +21.29 feet above the North American Vertical Datum of 1988 (NAVD88). The building will have a maximum height of 27.42 feet, as measured from the lowest elevation of the first floor as established by the Public Works Agency. The building will be constructed on piers supported with grade beams which will elevate the dwelling in accordance with the recommendations provided in the supporting project background reports (Coastal Engineering Report and Wave Run-Up Analysis, Moana Engineering, June 2024 and Geotechnical Engineering Report, Earth Systems Pacific, November 2023). The Project includes the installation of a building elevator which extends from the ground level to the two habitable floors above the garage, constructed in compliance with the National Flood Insurance Program (NFIP) Technical Bulletin 4-93. All building enclosures constructed below the Design Flood Elevation will be constructed with breakaway walls in accordance with the Federal Emergency Management Agency's Home Builder's Guide to Coastal Construction (Technical Fact Sheet P-499).</p> <p>Water for domestic purposes will be provided by the Casitas Municipal Water District and wastewater disposal is provided 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 County Service Area 29 for sewage disposal. No grading is required to prepare the site for the proposed development and no native vegetation or protected trees will be impacted by the project.</p>	John Oquendo; (805) 654-3588	Nancy Tellem 1390 Kirkway Road Bloomfield Hills, MI 48304 2

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	Awaiting Resubmittal	<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"> 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, 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. <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	Prep for Hearing	<p>The applicant request a Tentative Parcel Map to subdivide a 410.87 acre lot into two separate lots. Parcel A would be 179.96 acres and Parcel B would be 203.01 acres. Access to Parcel A would be taken from an existing driveway adjacent to Potrero Road,. Parcel A is developed with an existing barn, dwelling, an unoccupied dwelling, stable, storage sheds and animal enclosure. Access to Parcel B would be taken from an existing paved road adjacent to the northern property line of proposed parcel B. Parcel B is developed with an existing dwelling. Each parcel will be served by an existing well for domestic water and existing septic system. Application resubmittal items have been uploaded to the Documents tab.</p>	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
PL24-0010	0150030030	7674 ROSE VALLEY RD, OJAI, CA 93023	Conditional Use Permit	Awaiting Resubmittal	<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
PL24-0019	0000000000		Zoning Ordinance Amendment	Prep for Hearing	Public Hearing to Consider and make recommendations to the Board of Supervisors County-Initiated Amendments for Proposed Ordinance Amending Articles 2, 5, 7, and 19 of the Ventura County Non-Coastal Zoning Ordinance to implement Phase I of the Renewable Energy Program.	Donald Nielsen; (805) 650-4047	Donald Nielsen 800 South Victoria Avenue Ventura, CA 93009 805.654.2509
PL24-0020	0600370325	2840 W PACIFIC COAST HY, RINCON, CA	Planned Development	Prep for Hearing	<p>The applicant requests a Coastal Planned Development (PD) Permit to construct a residential building addition. The residential building addition is 2,595 square feet (sq. ft.) and includes a 1,572 sq. ft. addition to the existing primary dwelling (includes additions to the first floor and a new second story addition), a 331 sq. ft. garage addition and the construction of a 692 sq. ft. attached accessory dwelling unit (ADU). The request also includes interior remodeling of the existing floor area of the single-family dwelling, the installation of a replacement roofing system (1,923 sq. ft. of existing roof construction to remain, Plan Sheet S-2), modification of the existing building foundation system with the construction of concrete pad under pinning with structural tube columns or new engineered sheer panels and new concrete stem wall/concrete footings at various locations (Plan Sheet S-1), modifications to the exterior of the dwelling including the installation of stucco treatments, stone cladding, board & batten composite siding, new windows and doors, the installation of a new reconfigured driveway and apron and the installation of patio pavers in the rear yard.</p> <p>Water for the project is provided by an existing service connection operated by the Casitas Municipal Water District. Wastewater disposal is provided by an existing Septic Tank Effluent Pump (STEP) tank connected to infrastructure operated by Ventura County Public Works Agency - Water and Sanitation Department, County Service Area 29. Access to the project site will be provided by a new private driveway and apron connecting to Old Coast Highway (State Route 1).</p>	John Oquendo; (805) 654-3588	Bruce Labins 830 E. Santa Clara St Ventura, CA 93001 (805)641-2310
PL24-0021	0900110300	11351 COUNTY DR, VENTURA COUNTY UNINCORP	Conditional Use Permit	Environmental Doc Prep	<p>Project Summary:</p> <p>The applicant requests approval of a Conditional Use Permit (CUP) and Planned Development (PD) Permit for the construction and use of a building for the Rental, Leasing, and Sale of Durable Goods, Warehousing and Storage, or use equivalent to Warehousing and Storage that requires a PD Permit in the M1 zone.</p> <p>Project Description: Please see the pdf file titled, "G_2025_01-14 Project Description" in the zip folder titled, "Resubmittal #2 (1.29.25)" for a detailed project description.</p>	Charles Anthony; (805) 654-3683	Nichole Garner 1672 Donlon Street Ventura, CA 93003 805-654-6977
PL24-0023	0000000000		Zoning Ordinance Amendment	Prep for Hearing	County-initiated text amendments amending the Ventura County Non-Coastal Zoning Ordinance (Phase II Amendments). (PL24-0023)	Franca Rosengren; (805) 654-2045	Franca Rosengren 800 S. Victoria Avenue Ventura, CA 93009 805-654-2045

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0028	0600030245	5777 N PACIFIC COAST HY, VENTURA, CA 93001	Major Modification	Environmental Doc Prep	<p>Modification of CUP 3157 to construct a 6 MW generation facility consisting of 12.2 acres of ground-mounted solar photovoltaic panels and ancillary equipment to satisfy the Rincon Onshore Facility's (ROSF) energy demands and achieve a net-zero electricity usage from Southern California Edison. Approximately 5.2 acres of solar array are proposed within the developed portion of the ROSF and 7.0 acres of solar array are proposed adjacent to developed areas and/or within areas previously proposed for facility expansion.</p> <p>OIL/STORAGE FACILITY CUP 3157 authorized the Rincon storage and processing plant for the ~145 wells located at the offshore Platforms A,B,C, Henry and Hillhouse.</p> <p>ADDITIONS NOTES: MOD 8 WITHDRAWN *APNS 060-0-030-245/255, 060-0-100-025/255/285</p>	John Novi; (805) 654-2462	Alan Nelsen 9452 Telephone Rd #258 Ventura, CA 93004 (805) 901-3966
PL24-0030	2060144125	157 - 159 LOS ANGELES AV, OXNARD, CA 93035	Variance	Coastal Comm Review	Coastal Development Permit and Tentative Parcel Map to subdivide an existing two family home into 2 condominium units in the Residential Beach Harbor (RBH) Zone and the Very High Density Residential Coastal Area Plan land use designation at a property addressed as 157 and 159 Los Angeles Avenue in the Unincorporated Area of Silverstrand Beach. The existing 1960 sq. ft. duplex is being split into two parcels with proposed unit 1 of 997 sq. f.t and proposed unit 2 of 963 sq. ft. Water and sewer are provided by the Channel Islands Community Service District. Each unit has two covered parking spaces.	Noe Torres; (805) 654-3635	Michael D 157 Los Angeles Av Oxnard, CA 93035 5
PL24-0030	2060144125	157 - 159 LOS ANGELES AV, OXNARD, CA 93035	Planned Development	Coastal Comm Review	Coastal Development Permit and Tentative Parcel Map to subdivide an existing two family home into 2 condominium units in the Residential Beach Harbor (RBH) Zone and the Very High Density Residential Coastal Area Plan land use designation at a property addressed as 157 and 159 Los Angeles Avenue in the Unincorporated Area of Silverstrand Beach. The existing 1960 sq. ft. duplex is being split into two parcels with proposed unit 1 of 997 sq. f.t and proposed unit 2 of 963 sq. ft. Water and sewer are provided by the Channel Islands Community Service District. Each unit has two covered parking spaces.	Noe Torres; (805) 654-3635	Michael D 157 Los Angeles Av Oxnard, CA 93035 5
PL24-0030	2060144125	157 - 159 LOS ANGELES AV, OXNARD, CA 93035	Parcel Map	Coastal Comm Review	Coastal Development Permit and Tentative Parcel Map to subdivide an existing two family home into 2 condominium units in the Residential Beach Harbor (RBH) Zone and the Very High Density Residential Coastal Area Plan land use designation at a property addressed as 157 and 159 Los Angeles Avenue in the Unincorporated Area of Silverstrand Beach. The existing 1960 sq. ft. duplex is being split into two parcels with proposed unit 1 of 997 sq. f.t and proposed unit 2 of 963 sq. ft. Water and sewer are provided by the Channel Islands Community Service District. Each unit has two covered parking spaces.	Noe Torres; (805) 654-3635	Michael D 157 Los Angeles Av Oxnard, CA 93035 5
PL24-0033	5000060155		Modification	Prep for Hearing	<p>Minor Modification to an existing Conditional Use Permit (CUP) PL13-0125 (CUP 4798) with no changes proposed.</p> <p>On July 2, 2014, the Planning Director granted CUP No. PL13-0125 which authorizes a Modification of CUP 4798 for the continued operation of an existing wireless communication facility on the subject property for a 10 year period.</p> <p>The existing facility includes the following equipment:</p> <ul style="list-style-type: none">- One antenna tower not to exceed 60-feet in height- Eight microwave antennas o Eight whip antennas- Twenty one directional cellular antennas . One back-up generator and pad- One equipment building 10-foot wide by 30-foot long by g-foot, 4-inches high- A 1,200 square foot lease area with a six foot high chain link fence with three strands of barbed wire surrounding the antenna site <p>Access to the site is from a public road, Buena Vista Road, The site location is 9910 Buena Vista, northwest of Happy Camp park, north of Moorpark and 3.5 miles south of Fillmore.</p>	Erick Gasca; (805)654-2466	John Merritt 630 Quintana Rd #321 Morro Bay, CA 93442 805-771-0123

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0035	6460200040	6245 SYLVAN DR, SIMI VALLEY, CA 93063	Permit Adjustment	Awaiting Resubmittal	<p>Permit/Site Plan Adjustment for Living Faith Church to make improvements to living quarters.</p> <p>The permit was approved on Nov. 10, 2005 by the Planning Commission for the following:</p> <p>To legalize an existing 4,140 sf church sanctuary building and a 2,880 sf modular office with meeting rooms and to install a new detached 840 sf single family dwelling for the church pastor, with a detached two-car carport.</p>	Aubrie Richardson; (805) 654-5097	Live Ride Christian Chrch 6245 Sylvan Dr. Simi Valley, CA 93063 818-314-8971
PL24-0039	0300240075		Parcel Map	Completeness Rev In Progress	Second Submittal for Tentative Parcel Map No. 6104.	Noe Torres; (805) 654-3635	Jacob Sertich 27769a Rd 176 Exeter, CA 93221 626-372-7661
PL24-0041	0400100150		Lot Line Adjustment	Completeness Rev In Progress	LLA between two parcels both owned by Rancho Filoso. Includes APNs: 040-0-120-390/-340/-400,040-0-100-150/-300. Parcel is bifurcated by Ventura county flood control district parcels	Amanda Bonavida; (805) 654-2476	Lisa Soury 291 Anacapa Terrace Santa Paula, CA 93060 8053050510
PL24-0047	0630131035	4692 N VENTURA AV, VENTURA COUNTY UNINCORP	Minor Modification	Completeness Rev In Progress	<p>Minor Modification of Conditional Use Permit (CUP) LU11-0048 to authorize the use and operation of an existing overnight dog kennel for a 10 year period. A maximum of 55 dogs are allowed at the kennel at any given time. The kennel is open to the public from 7:00 AM to 8:00 PM, seven days per week. 10 employees are associated with the project, working in shifts.</p> <p>Materials stored onsite for the kennel operations include shovels, bedding, and towels. Dog food is stored in sealed containers. The City of Ventura will continue to provide water and the Ojai Sanitary District will continue to provide sewage disposal services to the project site. Animal feces are placed in lined, air-tight receptacles and emptied twice per day into a dumpster.</p> <p>Access to the project site is provided from N. Ventura Avenue via an existing 20-foot driveway located along the northern portion of the property. The property is fenced, and access is secured by a private gate. A security system with cameras exist around the property. No vegetation removal or tree removal will occur as part of the project. No physical or operational changes are proposed.</p>	Charles Anthony; (805) 654-3683	Sean Mccarthy 151 W Vince St Ventura, CA 93001 805-630-0293
PL24-0048	7000070385	13001 PACIFIC COAST HY, MALIBU, CA 90265	Planned Development	Awaiting Resubmittal	Demolition of an existing house to construct a new house, new driveway, new fire truck turn-around, new water tank, new septic system and grading remediation.	Aubrie Richardson; (805) 654-5097	Lynette Cervantes 28230 Agoura Rd Agora Hills, CA 91301 310-795-9417
PL24-0058	0600065295	7026 OXNARD AV, RINCON, CA	Planned Development	Prep for Hearing	Coastal Planned Development permit to construct a 1,499 square foot single family dwelling with an attached 200 square foot carport and a 207 square foot garage looked on a 3,600 square foot parcel in the North Coast Community of La Conchita in the Residential Beach Zone and the Residential Very High Coastal Area Plan land use designation. The property is served water by the Casitas Water District and waste water will be handled by an onsite septic system. No native vegetation or trees will be removed to prepare the site for development with grading limited to 266 cubic yards to remove and recompact the soil to prepare for the building pad.	Kristina Boero; (805) 654-2467	Penn Hsu 1507 Callens Rd Ventura, CA 93003 805-415-0910
PL24-0061	0280050010	1137 GRIDLEY RD, OJAI, CA 93023	Lot Line Adjustment	Completeness Rev In Progress	LLA between two legal lots with APNs: 0280050050 and 0280050010.	Amanda Bonavida; (805) 654-2476	Gary Wolde 290 Maple Court #175 Ventura, CA 93003 805-646-2432
PL24-0066	6480071030	7716 LILAC LN, SIMI VALLEY, CA 93063	Merger	Completeness Rev In Progress	Vm between two parcels, APN: 648007121 and APN: 648007103	Amanda Bonavida; (805) 654-2476	Barton Debolt 310 N Westlake Blvd Westlake Village, CA 91362 818-703-8000

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0077	0310113355	159 BURNHAM RD, OJAI, CA	Variance	Awaiting Resubmittal	Variance application for 6 foot solid fence and gate along the front property line of 159 Burnham Rd, a residential property. This permit is related to violation CV24-0246.	John Kessler; (805) 654-2461	Daniel Navetta 159 Burnham Rd Oak View, CA 93022 310-415-4144
PL24-0079	1280040310		Conditional Use Permit	Completeness Rev In Progress	Vulcan Materials Co. Zone Text Amendment	Brittany Webber; (805) 654-2457	Mike Linton 31 Rancho Camino Dr Suite 300 Pomona, CA 91766 3233146241
PL24-0081	0630180465	101 ORCHARD DR, VENTURA, CA 93001	Permit Adjustment	Completeness Rev In Progress	<p>Permit Adjustment of Planned Development No. 987 for a commercial storage facility located at 101 Orchard Drive in the North Ventura Avenue Area (APN 063-0-180-465). The permit adjustment includes placement of 17 new 8'x15' prefabricated metal storage Boxwell units (Building H) on a newly poured concrete pad at the south east corner of the parcel and four 8'x20' prefabricated metal storage Boxwell units (Building J) along the north easterly property line. The overall increase in building square footage is 2,680 square feet or 9.7%. Placement of the new prefabricated buildings will reduce landscaping to approx. 13,043 sq. ft or 16.2%, but still meeting the required landscape minimum. Water to the site is provided by the City of Ventura and waste water disposal is handled by the Ojai Sanitary District.</p> <p>Also see PL12-0174 - minor modification of CUP4878 for a caretaker dwelling to authorize a 20 year extension of time.</p>	John Kessler; (805) 654-2461	
PL24-0083	5030010025	10700 BROADWAY RD, MOORPARK, CA 93021	Conditional Use Permit	Completeness Rev In Progress	<p>Minor Modification of Conditional Use Permit (CUP) PL13-0039 to authorize the continued use of the site for Agricultural Promotional Uses for a 30-year period. The proposed permit boundary will expand from 72 acres to 122 acres and revise the Agricultural Promotional Use parameters as detailed in the Project Description.</p> <p>Please see the document labeled, "E_2024-12-18 2024 Minor Mod Project Description" in the documents tab for a full project description.</p>	John Kessler; (805) 654-2461	Molly Chester 10700 Broadway Road Moorpark, CA 93021 805-523-4444
PL24-0085	0600062325		Planned Development	Environmental Doc Prep	Planned Development Permit for a new 2,008 sq. ft. single-family residence with an attached 484 sq. ft. attached 2-car garage locate in the La Conchita Area on the North Coast Community. The property will be provided by Casitas Municipal and wastewater will be handled by an onsite septic system. No grading required beyond removal and re-compaction. No protected trees or native vegetation will be impacted. Access to the site is provided by a driveway via Santa Paula Avenue.	Aubrie Richardson; (805) 654-5097	Vergel Jennifer S 320 Lakeview Ct Oxnard, CA 93036 805-415-9239
PL24-0086	2180041030	3665 HAILES RD, OXNARD, CA	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit to demolish 154,506 sq. ft. of greenhouse buildings and construct 360,720 sq. ft. of new buildings in 4 Phases on a property addressed as 3665 Hailes Road in the Oxnard Plain. The 14.76-acre property is within the Agricultural Exclusive Zone (40-acre min) (AE-40 ac) and the Agricultural General Plan land use designation. Phase I includes demolishing 154,506 sq. ft. of greenhouses and the construction of two 66,528 sq. ft. greenhouses (133,056 sq. ft) and a 400 sq. ft. employee bathroom; Phase 2 is the construction of three 34,472 sq. ft. greenhouses (103,416 sq. ft. total); Phase 3 includes a 91,728 sq. ft. greenhouse and a 4,400 sq. ft. packing building; and Phase 4 is a 27,720 square foot greenhouse. Access to the site would be provided by 3 entrance driveways that have direct access to Hailes Road. Water is provide by a private well and wastewater discharge is accommodated by a private onsite septic system.	Charles Anthony; (805) 654-3683	Seth Nagatoshi 3665 Hailes Rd Oxnard, CA 93033-5801 805-407-8793

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0087	0600300135		Minor Modification	Awaiting Resubmittal	<p>Minor Modification California Natural Resources Group, LLC (“CalNRG”) is submitting this Conditional Use Permit (CUP) minor modification application for CUP 18A to authorize the continued operation and maintenance of an existing oil and gas exploration and production operation for an additional thirty (30) year period.</p> <p>There are 22 existing oil and gas wells currently subject to CUP 18A as summarized in the following table. Figure 1 shows the location of these wells, in addition to showing abandoned wells (not included in 22 wells listed below).</p> <p>2.3 Exploration and Production Phases: No phasing is proposed. No new wells, not previously approved, are proposed at this time. No new vegetation removal or grading is proposed.</p> <p>2.4 Transport of Produced Fluid: Produced fluids (i.e., oil and produced water) are transported via pipeline to processing facilities. Currently, there is no trucking of produced fluids. Oil is piped to a facility commonly referred to as “Tank Battery 2” where it is processed/treated and then sold at the lease automatic custody transfer (LACT) unit to Crimson Midstream, LLC. Produced water is piped to a facility commonly referred to as “Grubb Produced Water Plant”, where it is processed/treated and then reinjected via permitted injection wells on the Grubb Lease. All water produced from the Grubb Lease is recycled/reused through injection wells. Both Tank Battery 2 and the Grubb Water Plant are located outside of the boundary of CUP 18A as they are within CUP 18B. Natural gas is piped to a gas compressor plant commonly referred to as “Grubb Gas Plant.” From the Grubb Gas Plant, the gas is piped into Southern California Gas Company’s (“SoCal Gas”) sales gas line. Figure 1B depicts the location of Tank Battery 2, the Grubb Gas Plant ,and the Grubb Produced Water Plant.</p> <p>2.5 Flaring of Gas: Currently, there is no flaring within the boundary of CUP 18A.</p> <p>2.6 Hydraulic Fracturing; Acid Well Stimulation: Neither hydraulic fracturing nor acid well stimulation is being proposed as part of this application.</p> <p>2.7 Proposed Roads: No new roads are being proposed at this time.</p> <p>2.9 Air Quality: The facility maintains an air permit with the Ventura County Air Pollution Control District, described as follows: • Permit to Operate No. 00008-R10 applies to the Grubb Lease wells and facilities in addition to other CalNRG leases and related wells/facilities in the adjacent Rincon Field.</p> <p>2.10 Hazardous Waste / Material Information: CalNRG maintains a Hazardous Materials Business Plan (CERS Facility ID 10332058) under the oversight of the Ventura County Environmental Health Division, and it has been uploaded to the California Environmental Reporting System (CERS). A copy of the HMBP, which includes a chemical inventory, and maps to show storage areas, are accessible to County staff via CERS.</p> <p>2.11 Water Supply: • Fresh water is sourced from Casitas Municipal Water District.</p> <p>A supporting field office is located near the western corner of the property. Domestic water supply to the office is provided by Casitas Municipal and it is served with a septic system.</p> <p>General Plan Designation: Open Space (OS) Area Plan Designation: Coastal Area Zoning Designation: Coastal Agricultural (CA)-40 ac</p> <p>Oil and Gas Facility Size: CalNRG’s Grubb Lease covers a total of 1,633 acres, more or less. Approximately 329 acres of the Grubb Lease are within CUP 18A with the balance being within CUP 18B.</p>	John Kessler; (805) 654-2461	California Natural Resources Group Llc 1746-f South Victoria Ave., #245 Ventura, CA 93003 8054779805

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					Parcel Size: APN 060-0-300-135 – 589.08 ac APN 060-0-310-225 – 506.77 ac A portion of each of the APNs above is within CUP 18A, which covers approximately 329 total acres. Current Use and Development: Oil and gas operations Surrounding Land Use: See Sec. 1.4 below. Access: See Sec. 1.2 below. Public Services/Utilities: No public services. Fresh water sourced from Casitas Water District. Electricity provided by Southern California Edison Company		
PL24-0089	0640080045	892 N CHURCH ST, VENTURA, CA 93001	Minor Modification	Awaiting Resubmittal	Minor Modification to an existing Conditional Use Permit (CUP) for a 10-year time extension to an existing Wireless Communication Facility (WCF) owned and operated by AT&T for use by Aera Energy. The existing facility consists of: 40-foot-tall lattice tower AT&T Industrial Repeater panel antenna mounted at the top Wi-Fi Data Modem antenna mounted at 22-feet above grade 12' 8" x 8' 6" equipment shelter No changes are proposed as part of this time extension.	John Novi; (805) 654-2462	Matt Wyatt 3608 North Ventura Avenue Ventura, CA 93001 805-207-5692

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0091	5000393235	15190 TIERRA REJADA RD, SIMI VALLEY, CA	Conditional Use Permit	Completeness Rev In Progress	<p>Original Project Description: Conditional Use Permit (CUP) request to allow for the operation of an equestrian competition facility on an approximately 122.7-acre parcel located off Tierra Rejada Road in the unincorporated area of Ventura County, near the City of Moorpark. The CUP would be for a 25 year term, and Planned Development Permit for impacts to a surface water feature. Proposed site development would include sand competition rings, a grass competition field, sand warmup rings, a sand bridle path throughout the property, temporary and permanent restrooms, an office and vet building, and other ancillary features (e.g., officials booths, vendor booths, video screens, horse wash racks, etc.). Parking would be provided in two unpaved parking areas for cars and horse trailers, two paved parking lots, and three paved ADA-parking areas. A complete list of proposed temporary and permanent development is discussed in detail in Section 2 below. Historically, this property supported an equestrian facility in the 1980's and 90's until the site was converted to agriculturally productive uses. The area is surrounded by equestrian uses and users and has quality access from State Route 23 (SR-23).</p> <p>The proposed equestrian competition facility would be open between April 1 and October 31 each year, during which approximately 14 weeks (about 3 months) of competitions would take place. During competitions the facility would operate 24 hours a day, with competition-related activities occurring between 7:30 am and 6:00 p.m. On a typical competition week, horses arrive by trailer on Monday, practice occurs on Tuesday, and competition takes place on Wednesday to Sunday. Horses leave by trailer on Sunday afternoon and Monday morning. Competition weeks are typically grouped into two week increments and most competitors stay for both weeks. During the competition season, there would be eight large competitions with approximately 1,100 horses present, and six small competitions with approximately 400 horses present on site. During the large competitions, it is anticipated that up to 180 employees and 2,820 visitors would be present on the site throughout the course of the day. During small competition weeks, there would be an estimated 1,000 attendees daily and 80 employees. Due to the nature of equestrian competitions, with competitors and attendees coming and going throughout the day, there would be a maximum of approximately 1,100 people present on site at any given time during the competition weeks. During the off-season the proposed temporary spectator tents and barns would be removed and the site would be used for a small-scale boarding and training facility.</p> <p>The approximately 123-acre project site is located at 15190 Tierra Rejada Road on three separate legal parcels (Assessor Parcel Numbers (APNs) 500-0-393-338, 500-0-393-323, 500-0-393-344) in the unincorporated area of Ventura County, California (Figure 1 and Figure 2). The site is immediately south of Tierra Rejada Road, just east of SR-23. The project site primarily consists of a mix of fallow and active agricultural land planted with crops including lemon trees, avocados trees, parsley, and celery. In addition, approximately 3.6 acres of the project site are developed with residential and agricultural structures. Primary access to the property is a north-south trending driveway off of Tierra Rejada Road. Existing structural development includes a primary residence, detached garage, and three barns. A detailed description of existing development is provided in Attachment I.</p> <p>Updated Project Description: Conditional Use Permit (CUP) request to allow for the operation of an equestrian competition facility with permanent accessory agricultural structures cumulatively exceeding 100,000 square feet on an approximately. See Attachment A for complete project description. All Attachments have been uploaded to the Documents tab.</p>	Kristina Boero; (805) 654-2467	Steve Hankin 25 S. Arizona Place Chandler, AZ 85225 917-334-8100
PL24-0092	6950130110	42 UPPER LAKE RD, THOUSAND OAKS, CA 91361	Lot Line Adjustment	Completeness Rev In Progress	LLA in Lake Sherwood	Amanda Bonavida; (805) 654-2476	Kyle Siefert 32123 Lindero Canyon Rd Westlake Village, CA 91361 323-314-1598
PL24-0096	6730160370	1355 MOUNTAIN VIEW, THOUSAND OAKS, CA 91320	Merger	Completeness Rev In Progress	Voluntary merger between two legal lots located in the Ventu area in Thousand Oaks.	Amanda Bonavida; (805) 654-2476	John Tillman 1355 Mountain View Dr Newbury Park, CA 91320 8053388401

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PL24-0097	1090031175	1021 CENTER RD, CAMARILLO, CA	Modification	Prep for Hearing	Minor Modification to a Conditional Use Permit (CUP) for a 10-year time extension to an existing Wireless Communication Facility (WCF). The existing facility consists of: One (1) 62' Faux Pine Tree Antenna Support Structure (66' to top of concealment elements) Six (6) Panel Antennas Nine (9) Remote Radio Units (RRU) Three (3) Tower Mounted Amplifiers (TMA) Approx. 141 Equipment Shelter No changes are proposed with this Minor Modification.	Erick Gasca; (805)654-2466	Tammy Hamilton 4926 Monta Vista Drive E Edgewood, WA 98372 206-499-4878
PL24-0099	0000000000		General Plan Amendment	Completeness Rev In Progress	Update the Initial Study Assessment Guidelines (ISAG) to incorporate newly adopted General Plan programs and policies, as well as up-to-date state regulations related to the California Environmental Quality Act (CEQA).	Jessica Nguyen; (805) 654-5037	Jessica Nguyen 800 S. Victoria Avenue Ventura, CA 93009 8056545037
PL24-0101	7010030240		Planned Development	Awaiting Resubmittal	Coastal Planned Development Permit for a new single-family dwelling located at a property (APN 701-0-030-240) in the Santa Monica Mountains within the Coastal Open Space (COS) Zone and Open Space Coastal Area Plan land use designation. The applicant proposes to construct a one-story 1,242 sq. ft., 11'-6" tall (varies from 13' to 18 ft. high as measured from the existing and proposed grade) single-family residence with a detached 660 sq. ft., 9 ft. high garage on an existing building pad area constructed prior to January 1, 1977. The development proposal includes a swimming pool, onsite septic system, improvement of an existing dirt driveway located on the subject property accessed from a partially paved and unpaved existing driveway, Fire Department hammerhead turnaround, and two 5,000 gal above-ground water tanks. The approximately 10,000 sq. ft. building site would require 700 cu. yds. of grading (325 cu. yds. fill and 375 cu. yds. cut). The proposed project also includes removal of debris/building remnants from the site, removal of the existing water storage tank, and implementation of habitat restoration in areas of previously unpermitted development identified in Ventura County Violation No. CV11-0292 & No. ZV01-0117. The project will be served by an existing water well on the subject property.	Aubrie Richardson; (805) 654-5097	Tobia James 328 North Avenue 59 Los Angeles, CA 90042 213-820-4087
PL24-0102	6480011050	6818 SANTA SUSANA PASS RD, SIMI VALLEY, CA 93063	Merger	Completeness Rev In Progress	Voluntary merger for APN: 648-0-011-050 where there are 6 legal lots within 1 APN. There is an open violation on the parcel for unpermitted structures and this Voluntary Merger is to aid in abating the violation. Associated to VM PL25-0022. This VM covers the merger of portion of lot 57B and portion of lot 57C.	Amanda Bonavida; (805) 654-2476	Henrick Avanesian 11024 Balboa Bl Granada Hills, CA 91344 8187952836
PL24-0108	0000000000		General Plan Amendment	Submittal In Progress	County-initiated General Plan Amendments to the 2040 General Plan that was adopted September 15, 2020. Anticipated for 2025.	Matthew Hershberger; (805) 662-6518	Matthew Hershberger 800 S Victoria Ventura, CA 93003 8056546518
PL24-0109	0000000000		General Plan Amendment	Submittal In Progress	County of Ventura Energy Roadmap. Project implements General Plan programs COS-O, HAZ-BB, HAZ-T, HAZ-O, COS-U, HAZ-U, HAZ-W, and LU-E. Project includes Energy Storage and Energy Production from Renewable Sources. Project will result in a General Plan Amendment, NCZO Amendment, CZO Amendment, and Subdivision Ordinance Amendment. Project is anticipated for 2025.	Todd Davis; (805) 654-2498	Todd Davis 800 S. Victoria Avenue Ventura, CA 93003 8056542498
PL24-0109	0000000000		Zoning Ordinance Amendment	Submittal In Progress	County of Ventura Energy Roadmap. Project implements General Plan programs COS-O, HAZ-BB, HAZ-T, HAZ-O, COS-U, HAZ-U, HAZ-W, and LU-E. Project includes Energy Storage and Energy Production from Renewable Sources. Project will result in a General Plan Amendment, NCZO Amendment, CZO Amendment, and Subdivision Ordinance Amendment. Project is anticipated for 2025.	Todd Davis; (805) 654-2498	Todd Davis 800 S. Victoria Avenue Ventura, CA 93003 8056542498
PL24-0110	0000000000		Conditional Use Permit	Submittal In Progress	Preparation of the State-Mandated Annual Progress Report for the General Plan and Housing Element.	Jerilyn Hollis;	Ventura County 800 S Victoria Road Ventura, CA 93003 8056489247

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0113	8000143105	5998 CONIFER ST, VENTURA COUNTY UNINCORP	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment to Conditional Use Permit for a one-time use of the synagogue for a special celebration be authorized. The proposed event involves the dedication of a new Torah Scroll and includes a procession (march) from a congregant’s home located in the neighborhood adjoining Conifer Street to the synagogue followed by an indoor ceremony. The event will take place between 5:30pm and 9:00pm and be attended by up to 100 people. Congregant’s travelling to the neighborhood by car will park at the nearby Oak Park Unified School District lot.	Susan Curtis; (805) 654-2497	Yisroel Levine 30347 Canwood Street Agoura Hills, CA 91301 818-929-4265
PL24-0117	1450162190	885 STROUBE ST, OXNARD, CA 93036	Minor Modification	Prep for Hearing	<p>Minor Modification to conditional use permit (CUP) 3613 for the ongoing operation of an Assembly Use at an existing church with landscaping and parking. The request is for a 30 year time extension. No operational or physical changes at the facility are proposed. The property is addressed 885 Stroube Street, it is in the unincorporated community of El Rio and commonly called the Eternal Life Church. Water is provided by by Vineyard Avenue Mutual and sewer is provided by the County Service District.</p> <p>On September 12, 2012, application for Permit Adjustment of CUP No. 3613 (Case No. PL12-0132) was accepted to modify of Condition of Approval No. 3 of CUP No. 3613. This application was approved/granted on December 12, 2012 to continue operation for a period of 10 years, ending May 6, 1986. Further more, the ending of this 10 year period, the Planning Director will be authorized to review and continue this conditional use permit for four (4) additional 10 year periods ending May 6, 2026, providing that full compliance with all conditions has been accomplished and that the use authorized by this permit will remain compatible to the properties in the general area for the duration of the additional 10 years.</p>	Aubrie Richardson; (805) 654-5097	Kenneth Johnson P.O. Box 6247 Oxnard, CA 93031 805-469-1012
PL24-0118	0600064220		Minor Modification	Awaiting Resubmittal	Minor Modification to Coastal Planned Development Permit No. PL20-0108 for the construction of a three story single family dwelling on Sunland Ave. in La Conchita. Total habitable space is 2,773 sq. ft. A second floor deck (693 sq. ft.) and a third floor deck (198 sq. ft.) are also proposed. Building height would be 28 feet. Casitas Municipal Water District (CMWD) would provide potable water service to the project site. The Applicant has proposed to install an onsite wastewater treatment system (OWTS) that includes a 1,00O-gallon septic tank with two leach lines that would be located behind the proposed dwelling. All application materials have been downloaded to the Documents tab.	Kristina Boero; (805) 654-2467	Larsen Michael S Tr Po Box 292 Ephraim, WI 54211 818-223-1069
PL24-0119	1380190480	4105 GONZALES RD, VENTURA COUNTY UNINCORP	Conditional Use Permit	Completeness Rev In Progress	Ventura Regional Sanitation District (“VRSD”) is requesting a replacement Conditional Use Permit (“CUP”) to replace the lapsed permit LU06-0031 and abate violation CV24-0307 to continue utilization of its existing Operations Maintenance Center (“OMC”) and associated outdoor storage yard (herein referred to as the “Project”). VRSD proposes no physical or operational changes to the existing OMC facility, and the proposed Project would reinstate the existing onsite activities that were previously authorized/approved through LU06-0031.	Thomas Chaffee; (805) 654-2406	Richard Jones Director Of Operations - Ventura Regional Sanitation District Ventura, CA 93003 (05) 658-4648
PL24-0122	8000400025		Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit (CUP) for the reinstatement of an expired CUP (LU11-0067) for the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year time period.</p> <p>The existing facility consists of:</p> <p>24-foot-tall faux Elm tree 8 panel antennas Equipment mounted within existing equipment shelter</p> <p>No changes are proposed as part of this CUP reinstatement.</p>	Thomas Chaffee; (805) 654-2406	Christina Thomas 10590 West Ocean Air Drive, Suite 250 San Diego, CA 92130 858-964-8015
PL24-0124	0610110030	699 LARMIER AV, OJAI, CA	Parcel Map	Completeness Rev In Progress	The applicant requests authorization of Tentative Parcel Map 6118 for the subdivision of 4.99 acres into two new lots. Parcel 1 will contain 2.055 acres and Parcel 2 will contain 2.856 acres. The proposed lots will each contain an individual single-family dwelling. Direct access to each property is provided by separate private driveways with access to Larmier Avenue, an existing public street. Existing water service is provided by Casitas Municipal Water District and wastewater service is provided by sewer infrastructure operated by Oja Valley Sanitation District. No additional development is proposed.	John Oquendo; (805) 654-3588	Uldine Castel 699 Larmier Ave Oak View, CA 93022 805-320-0793

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0125	0000000000		Zoning Ordinance Amendment	Submittal In Progress	SMARA Ordinance Update	Brittany Webber; (805) 654-2457	Brittany Webber 800 S. Victoria Ave Ventura, CA 93009 805-654-2469
PL24-0126	6920030110	437 W CARLISLE RD, WESTLAKE VILLAGE, CA 91361	Minor Modification	Completeness Rev In Progress	<p>Must be updated:</p> <p>Minor Modification to CUP 5076 for the ongoing keeping of wild animals that are both inherently dangerous and not inferently dangerous on a 2 acre property in the Open Space land use designation and the Open Space 20-acre minimum parcel size zone district addressed as 437 West Carlisle Road within the Lake Sherwood Area Plan. Access to the site is via private driveway from West Carlisle Road. Water is provided by two existing water wells with a 10,000 gallon holding tank and a pressure pump. An additional 5,000 gallon water tank is onsite with a fire hydrant providing for fire protection services. Domestic waste water is handled by an on-site septic system. The animals that are kept on site are permitted by the United States Department of Agriculture, California Department of Wildlife, the original Conditional Use Permit and include the following:</p> <p>Mammals: Common name: Number of individual(s) Domestic Cat: 2 Canada Lynx: 1 Reptiles: Alligator: 1 Tortoises: 9 Gila monsters/Beaded Lizards: 10 Iguanas: 2 Rattlesnakes: 367 Vipers: 15 Boas: 6 Pythons: 3</p> <p>TOTAL: 416</p> <p>The Department of Fish and Wildlife has permitted a wider range of animals that can be kept on the property through a Restricted Species Permit and the owner is requesting to maintain the full range of animals that would be allowed under Restricted Species Permit. The owner often rescues and shelters exotic animals that are on the Restricted Species Permit. No large predator cats or larger mammals are on the Restricted Species Permit and the applicant is not requesting to keep these types of animals on his property or entitle their keeping through this request.</p>	Thomas Chaffee; (805) 654-2406	Brockett Jim-gina A Tr 437 W Carlisle Rd Thousand Oaks, CA 91361 805-379-3141
PL24-0129	1510030255	423 W LOOP DR, CAMARILLO, CA 93010	?PERMIT	Awaiting Resubmittal	Senate Bill 9 two lot subdivision of a 15,816 square foot lot located in the Single Family (R1) Zone and the Very Low Residential General Plan land use designation addressed as 423 West Loop Drive (APN 151-0-030-255. Water to the property is provided by the Pleasant Valley Mutual Water Company and wastewater is handled by the Camarillo Sanitation District. The subdivision would result in a 9,040 square foot Parcel 1 and a 6,776 square foot Parcel 2. An existing dwelling would be located on Parcel 1 and Parcel 2 would be undeveloped. Direct access to the parcels is via West Loop Drive.	Aubrie Richardson; (805) 654-5097	David Maddux Po Box 2545 Camarillo, CA 93011 805-302-8598

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PL24-0130	8500132035	6 HOLSTER LN, WEST HILLS, CA 91307	Planned Development	Awaiting Resubmittal	<p>Planned Development Permit construct a new 6,800 sq. ft. single-story, single-family dwelling found on a vacant parcel addressed as 6 Holster Lane, Bell Canyon. The proposed dwelling has a 6,800 sq. ft. habitable space, a 1,327 sq. ft. attached garage, and 650 sq. ft. of attached covered patios. An outdoor pool is also proposed within the development footprint.</p> <p>The subject property is in the Very Low Density - Residential Land Use Designation and was previously developed with a 4,239 sq. ft. single-family dwelling, attached garage, and pool. In 2018, the development found on this parcel was lost in the Woolsey fire. Such data can be confirmed in record identification number SAP18-00175.</p> <p>The parcel, a 1.12 acre lot created by TM 2008-3, contains a base zone of RE-1 ac (Rural Exclusive - 1 acre minimum) and is located within the Critical Wildlife Passage Area and Habitat Connectivity Wildlife Corridor Zone Overlay. Access to the parcel is provided by a 44 North Dapplegray Road and the parcel itself is found near the terminus of North Holster Lane.</p> <p>All exterior lighting shall adhere to NCZO Sec. 8109-4.8.2 in that all exterior lighting (except security lighting) shall be shielded downward, shall not exceed 3,000 kelvin or 850 lumens, shall be turned off from 10 P.M. onward, and shall not exceed the allowable light trespass (0.1 foot-candles at the property lines) for the zone.</p>	Michael Conger; (805) 654-5038	Nissim David Chai 2 Peregrine Circle Agoura Hills, CA 91377 818-974-7477
PL24-0131	1440061305	3288 VINEYARD AV, OXNARD, CA 93036	Minor Modification	Awaiting Resubmittal	<p>Conditional Use Permit (CUP) for a Retail Lumber and Building Material Sales Yard located at 3288 Vineyard Avenue in the El Rio Area. No new development is proposed and all of the public infrastructure that was originally required has been built out. The site is developed with a 8,560 square foot two story commercial building comprised of 2,800 square feet of sales and display area and 5,760 square feet of warehouse space. A six foot tall block wall screens the 59,613 square foot sales yard. The required on-site parking is provided by 17 full size spaces including one handicap space. Access to the site is provided by one 30-foot wide driveway via Vineyard Ave. Water is provided by the Rio Plaza Water Company. Waste water is provided by Ventura County Community Service District 34 (sewer connection to be confirmed).</p> <p>Here is the applicant's project description:</p> <p>This request is for a 20 year permit for the operation of a Retail Landscape Building Materials Sales Yard. The use was previously approved under LLU10-0037 in July, 2010 and before that as CUP 4281 in the 1980s. This proposed request does not require any new construction or grading changes from the previously approved permits for the site.</p> <p>Materials to be stored and sold on the site include, but are not limited to: stone, brick, block, hardscape, stucco, sand, cement, tile and miscellaneous hand tools and gloves. Please see the CUP Site Plan for additional information regarding how and where the materials are stored. No lumber or hazardous materials will be stored, used or sold on site. The existing security system will remain as a locked gate across the driveway when business is closed. There is a perimeter block wall surrounding the property, with an 18” wrought iron component that is affixed to the top of the perimeter wall. Minimal lighting exists on the site for security purposes. The lighting is turned on a dusk and remains on until 6:00am, daily. No light emanates from the project site.</p> <p>The days and hours of operation are Monday through Friday 6am – 4pm and Saturdays 7am til noon. There are eight employees working at the site. Daily traffic to and from the site is similar to the previously approved permit.</p> <p>Water is provided by California American Water and sewer service is by County Service Area #34 which provides sewer service in the El Rio area. Copies of the water and sewer service bills are attached.</p> <p>Southern California Edison and Verizon will continue to provide electrical and telecommunication services to the site. The project does not include any changes to the amount of electrical usage.</p> <p>While keeping the location of the originally approved perimeter landscaping, SiteOne has replanted and replaced old, dying landscape with new plants to bolster the general appearance of the site. A copy of the new landscape plan has been included in the application submittal. Also, since no changes are proposed, we have included the photometric plan that was approved as part of LU10-0037.</p>	Erick Gasca; (805)654-2466	Doug Troesh 3288 Vineyard Avenue Oxnard, CA 93036 805-220-0699

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL24-0132	1550231025		Parcel Map	Completeness Rev In Progress	Tentative Parcel Map to subdivide 5.434 acres into 4 parcels: Parcel A at 1.299 acres; Parcel B at 1.187 acres; Parcel C at 1.367 acres; and Parcel D at 1.582 acres. The subject property is located in the Rural Exclusive 1-acre Zone and the Very Low Density General Plan land use designation in the unincorporated area of Camarillo. Access to the proposed parcels is provided by a private Ocean View Road via Valencia Drive. The subdivider is proposing to grade 4-building pads on each resulting parcel. Parcel A will require 4,600 cubic yards of grading cut, Parcel B & C require 2,400 cubic yards of remedial grading, and Parcel D requires 8,150 cubic yards of grading fill. Water is provided by the Pleasant Valley Mutual Water Company and wastewater is proposed to be provided by individual onsite wastewater treatment systems.	Noe Torres; (805) 654-3635	David Maddux Po Box 2545 Camarillo, CA 93011 805-302-8598
PL25-0002	5190190075	13660 PACIFIC BREEZE DR, CAMARILLO, CA 93012	Modification	Awaiting Resubmittal	Application for a Tract Map Amendment for a property addressed as 13660 Pacific Breeze Drive (APN: 519-0-190-075) for the construction of a fence at the rear of the property. This property is associated with PL23-0036 and violation PV23-0001.	Michael Conger; (805) 654-5038	David Pierce 15260 Ventura Blvd. Sherman Oaks, CA 91403 8184892271
PL25-0003	2230030125	2174 STANFORD ST, OXNARD, CA 93033	Conditional Use Permit	Awaiting Resubmittal	Please see the revised Case Planner as Mr. Erick Gasca: Conditional Use Permit (CUP) for the installation and operation of a new Dish Wireless Telecommunications Facility (WCF) for a 10-year time period. The new facility will consist of: Existing Southern California Edison (SCE) utility pole in SCE Right-of-Way 6 Panel Antennas 6 Remote Radio Units (RRU's) 143-square foot lease area at base of utility pole	Erick Gasca; (805)654-2466	Robert Ramirez 655 N. Central Avenue, Suite 1520 Glendale, CA 91203 951-813-5242
PL25-0004	0040057650		Merger	Completeness Rev In Progress	Voluntary Merger between two legal lots created as Unit AAA and Unit BBB of recorded Notice of Merger 84277 located in the Unincorporated Area of Lockwood Valley and the Rural Agricultural 5-acre minimum Zone and the Rural General Plan land use designation. Both Unit AAA and BBB are 15,000 sq. ft. the resulting parcel will be 30,000 sq. ft. .	Amanda Bonavida; (805) 654-2476	Jason Rusoff 219 Banner Av Ventura, CA 93004 851919-0228
PL25-0005	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Ag Tourism Project	Brittany Webber; (805) 654-2457	Brittany Webber 800 S. Victoria Ave Ventura, CA 93009 805-654-2469

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL25-0006	7000060100	10799 YERBA BUENA RD, MALIBU, CA 90265	Permit Adjustment	Prep Decision Letter	<p>Site Plan Adjustment for Coastal Planned Development (PD) Permit Case No. PL22-0082 to amend the lot coverage square footages (sq. ft.) and gross floor area of the project. The request would authourize construction a 2,593 square feet (sq. ft.) one-story single-family dwelling with an attached 664 sq. ft. two car garage, a 320 sq. ft. covered patio. The roof of the single-family dwelling will contain solar panels, which will provide electricity to the project site, and a 500-gallon propane tank for heating. Access to the site is provided by way of Yerba Buena Road using an existing unimproved 20-foot wide by 1,700-foot-long private driveway that will be upgraded per Ventura County Fire Protection District standards for access. Estimated earthwork includes 4,308 cubic yards cut and 2,835 of cubic yards fill and 1,473 cubic yards of export. Grading will consist of 2:1 cut and fill slopes and a building pad with a 2-5% gradient.</p> <p>Water service will be provided by an existing permitted private water well (01S20W22F02S). Two proposed 4,995-gallon galvanized steel water tanks will provide water storage for domestic and firefighting purposes. An onsite wastewater treatment system (OWTS) that includes two seepage pits, approximately 5 feet wide by 50 feet deep, a septic tank, and a treatment system tank would be constructed adjacent to and west of the single-family dwelling.</p> <p>The proposed project will permanently remove approximately 121,314 sq. ft. (2.785 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the access road, the home, and the required 100-foot fuel modification zone. Approximately 2,700 sq. ft. of ESHA was cleared without the benefit of a permit 13,590 sq. ft. (0.312 acres) associate with previous development on the western portion of the site and 1,829 sq. ft. (0.042 acres) of ruderal vegetation west of the access road. A total of 3.097 acres of ESHA will require mitigation at a 2:1 ratio (6.19 acres). Restoration of 0.312 acres will occur onsite, the remaining 5.882 acres will be mitigated through the acquisition of offsite parcels to be dedicated to Mountains Recreation and Conservation Authority (MRCA).</p>	John Oquendo; (805) 654-3588	William Finn 3165 Dunbar Ln Tallahassee, FL 32311 850-766-2828
PL25-0008	5200350155		?PERMIT	Awaiting Resubmittal	Application for Map Amendment to Tract No. 5347 located on APN No.:520035015, to capture unrecorded CC&R's. This record is associated with ZC24-0973	Aubrie Richardson; (805) 654-5097	Disha Rao 11280 Corbin Avenue Porter Ranch, CA 91326 9084726578
PL25-0009	6920040020	2784 CS QUEENS GARDEN CT, THOUSAND OAKS, CA	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit (CUP) for the installation, operation, and maintenance of a new Wireless Telecommunications Facility (WCF) for a 10-year time period. The WCF will consist of 2 locations, one for the equipment and one for the antennas:</p> <p>Antenna Locations: 20 Panel Antennas mounted on "popsicle stick" antenna mounts 1 4-foot diameter microwave dish 12-foot max height Remote Radio Units (RRU's) mounted behind antennas</p> <p>Ground Mounted Equipment: Approximately 181 square foot equipment area surrounded by chain link fence Ground mounted cabinets Battery backup</p> <p>Please see Site Plans for further details.</p>	Erick Gasca; (805)654-2466	Jerry Carl Ambrose 3905 State Street, Suite 7-188 Santa Barbara, CA 93105 8056377407
PL25-0010	1560200025	2729 SOMIS, VENTURA COUNTY, CA 93009 2739 SOMIS, VENTURA COUNTY, CA 93009	Permit Adjustment	Submittal In Progress	Permit Adjustment to PL19-0046.	Noe Torres; (805) 654-3635	Ramin Kianfar 30141 Agoura Road, Suite 100 Agoura Hills, CA 91301 8188077756
PL25-0011	0170010360		Conditional Certificate of Compliance	Completeness Rev In Progress	Conditional Certificate of Compliance based on the denial of Certificate of Compliance No.24-10-1682.	Aubrie Richardson; (805) 654-5097	Luke Ulrich 456 Rice Rd Ojai, CA 93023 805-883-8737

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL25-0013	0000000000		Zoning Ordinance Amendment	Prep for Hearing	Phase III NCZO Update	Franca Rosengren; (805) 654-2045	Franca Rosengren 800 S. Victoria Avenue Ventura, CA 93009 805-654-2045
PL25-0014	2060174030	121 HIGHLAND DR, OXNARD, CA 93035	Planned Development	Completeness Rev In Progress	<p>Pursuant to Sec. 8175-5.1.1.2, Coastal Plan Development (PD) permit for the construction of an attached 600 sq. ft. Accessory Dwelling Unit (ADU), at the site of an existing two-story two-family dwelling. The project includes the conversion of an existing 371.09 sq. ft. two-car garage and a 229 sq. ft addition to the first floor of the structure. Required onsite parking for the ADU will be provided in the exisiting driveway that has direct access to Highland Drive. No grading or removal of major vegetation will be required to prepare the site for the proposed development.</p> <p>Water and sewer services are provided by the Channel Island Beach Community Service District.</p>	John Oquendo; (805) 654-3588	Ryan J Bloom 1375 Del Verde Ct Thousand Oaks, CA 91320 6612106751
PL25-0015	2300180105	9964 CHEYENNE CR, VENTURA, CA 93004	Conditional Use Permit	Submittal In Progress	<p>Conditional Use Permit (CUP) for the construction, operation, and maintenance of a new Wireless Communication Facility (WCF) for a 10-year time period. The WCF will consist of:</p> <p>Remove existing panels from SCE tower and relocate to new co-locatable 53' height faux water tower. Behind screening, install (8) new panel antennas and (1) 2' dia. Microwave dish.</p> <p>Remove existing CMU equipment enclosure and electrical meter and replace with new 8' CMU enclosure to include steel platform, (3) equipment cabinets, h-frame, 53gal diesel generator. Install (6) 4" diameter underground cable conduits from new equipment to water tank in new underground power route.</p>	Erick Gasca; (805)654-2466	Andrea Liu 1511 E Orangethorpe Ave, Unit D Fullerton, CA 92831 7144230563
PL25-0016	0280120130	2464 E OJAI AV, OJAI, CA 93023	Permit Adjustment	Completeness Rev In Progress	Convert the existing small Chapel building from a religious/gathering use to a music studio. The music studio (like the Chapel) would be a supporting space to the existing independent-living CUP use for currently allowed activities and uses on the property. Like chapels, music-oriented spaces for resident use are common program-supporting elements for resident activities in independent-living communities. For personal use of the property owner; not available to the public.	Kristina Boero; (805) 654-2467	Sam Malkiewicz 1672 Donlon St Ventura, CA 93003 8056332258

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL25-0017	6150500145	2801 MADERA RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Completeness Rev In Progress	<p>Per Ventura County Code Section 8111-1.2.1 – Discretionary Permits, Waste Management of California, DBA is requesting an Emergency Use Permit.</p> <p>Simi Valley Landfill and Recycling Center (SVLRC), operating under CUP PL19-0043, is seeking an Emergency Use Authorization (EUA) permit. This request is to facilitate the immediate disposal needs following the multiple fires in Los Angeles and Ventura Counties, which have led to the largest wildfire cleanup effort in California history.</p> <p>On January 7, 2025, Governor Gavin Newsom declared a State of Emergency in Los Angeles and Ventura Counties due to multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, and Woodley Fires (as noted in Executive Order N-5-25). Per Governor Gavin Newsom’s Executive Order N-5-25, “these devastating fires also created burn scars that will pose additional risks to surrounding communities if significant winter storms impact the area, because rainfall on burned soil is not absorbed at normal rates and can lead to run off, causing flash floods, mudslides, and debris flows in waterways that lead to additional flooding.” To protect the public and the environment, Governor Gavin Newsom ordered the swift removal of debris from the fire-affected areas.</p> <p>The U.S. Army Corps of Engineers (USACE) estimates approximately 4.5 million tons of debris requires removal from the cleanup areas. Estimated volume into the SVLRC is approximately 2 - 3 million tons, with receipt of volume varying between 3,000 to 10,000 tons per day. Please see Table 1 for total disaster debris received at SVLRC from 12/1/24 to 2/28/25. It is important to note that debris sent to Class III landfills must first be cleared of household hazardous waste and asbestos-containing materials. This assessment and removal process is carried out by the U.S. EPA and USACE, working alongside the Department of Toxic Substances Control (DTSC) personnel, the U.S. Department of Defense, and licensed contractors.</p> <p>The current EUA for the State of Emergency (AD24-0152) is set to expire on March 26, 2025, as it was approved for a duration of only 120 days. On February 5, 2025, SVLRC staff submitted a request to extend the existing EUA from 120 days to 180 days. A response to this extension request is pending. The fire cleanup is anticipated to take approximately 8 to 9 months. Therefore, SVLRC is requesting a new EUA permit. Pursuant to Section 8111-1.2.1(c) of the Ventura County Non-Coastal Zoning Ordinance, SVLRC is requesting approval for a new EUA for a duration of 180 days. This permit is essential to support the immediate disposal efforts related to the State of Emergency fire recovery and to ensure that debris is managed safely and efficiently. Furthermore, this EUA request is solely for the State of Emergency cleanup efforts, and SVLRC will continue to track vehicle volume and fire debris tonnage on a daily basis and provide weekly updates to the Ventura County LEA with volume, tonnage and jurisdiction details.</p> <p>Revised Standards to be Waived:</p> <ul style="list-style-type: none"> • Increase the daily tonnage from 12,000 tons per day to unlimited tons per day. • Increase the current weekly average from 64,750 tons per week to unlimited tons per week. • Increase the 1,128 truckloads per day and 6,244 truckloads per week to unlimited truckloads per day and week. • Increase in current hours of operation from 6 a.m. to 8 p.m. to 24/7 operations. <p>Similar to the Woolsey Fire cleanup effort, SVLRC will utilize additional temporary scales and a separate offload area for cleanup volume to expedite vehicle routes and provide more queueing space within the facility. Additionally, per Condition 58(b) of CUP LU07-0048, as modified by case No. PL17-0043 (2020), SVLRC will provide priority acceptance to Ventura County’s MSW and Recyclables.</p>	Thomas Chaffee; (805) 654-2406	
PL25-0018	7000030115	12815 YELLOW HILL RD, MALIBU, CA 90265	Permit Adjustment	Submittal In Progress	Coastal PD modification for expanded fuel modification zone.	Noe Torres; (805) 654-3635	George Wittman 9027 Se 37th Street Mercer Island, WA 98040 20622904066

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL25-0019	0990060595		Merger	Submittal In Progress	VM for APN: 099006059 and 099006060 Commercial contractor service and storage yard. VM delete interior lot line between the two lots.	Amanda Bonavida; (805) 654-2476	Wade Lewis Po Bx 1025 Santa Paula, CA 93060 (805) 525-6400
PL25-0020	1090221055	1675 RAMONA DR, CAMARILLO, CA 93010	Parcel Map	Completeness Rev In Progress	<p>Tentative Parcel Map of a lot located at 1675 Ramona Drive, Camarillo, CA 93010 in Ventura County with APN# 109-0-221-055. The current lot encompasses 1.08 acres and the proposal is to divide it into two distinct parcels, Parcel 1 and Parcel 2. The subject property is within the Rural Exclusive 20,000 sq. ft. Zone and the Very Low Density Residential General Plan Land Use Designation.</p> <p>The purpose of this subdivision is to create a separate lot for residential development on Parcel 2 (an empty lot) while preserving the existing residence on Parcel 1. The following are the particulars of the proposed subdivision: Parcel 1: Area: 0.61 acres Location: 1675 Ramona Drive, Camarillo, CA 93010 on the south end of the current lot, encompassing the existing single-family residence, garage, garden, and orchard. Proposed Use: Retention of the existing single-family residence. Parcel 2: Area: 0.47 acres Location: (Address TBD) Ramona Drive, Camarillo, CA 93010, adjacent to Parcel 1 on the north side of the current lot. Proposed Use: Construction of a new single-family residence, subject to obtaining the necessary permits and approvals.</p> <p>Onsite Wastewater Treatment Systems (OWTS) Exception: We are submitting for your perusal the soil report which includes the recommendation for an OWTS. With the soil report, there is a quote for the recommended OWTS and a quote for tying into the city's sewer system to compare. You will notice a vast price difference which I hope will satisfy the exception criteria. In addition, we have the letter from the City of "Camarillo Conditional Sewer Non-Availability Letter for APN: 109-0-221-055".</p>	Aubrie Richardson; (805) 654-5097	James Norton 1675 Ramona Dr Camarillo, CA 93010-7401 805-338-4312
PL25-0022	6480011050	6818 SANTA SUSANA PASS RD, SIMI VALLEY, CA 93063	Merger	Completeness Rev In Progress	Voluntary merger for APN: 648-0-011-050 where there are 6 legal lots within 1 APN. There is an open violation on the parcel for unpermitted structures and this Voluntary Merger is to aid in abating the violation. Associated to VM PL24-0102. This VM covers the merger of portion of lot 95 and lot 96.	Amanda Bonavida; (805) 654-2476	Henrick Avanesian 11024 Balboa Bl Granada Hills, CA 91344 8187952836
PL25-0023	0370012455		Lot Line Adjustment	Submittal In Progress	LLA between 0370012545 and 0370012455	Amanda Bonavida; (805) 654-2476	Jeremy Henry 619 Crestview Dr Ojai, CA 93023 8052166124

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
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.