



## Planning Director Staff Report Hearing on March 3, 2022

County of Ventura · Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### RENAMING OF EXISTING PRIVATE ROAD, CASE NO. PL21-0114

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests to change the name of an existing private road from Talal Court to Rocky High Road (Case No. PL21-0114).
2. **Applicant:** Taylor Cox, 11216 Sumac Lane, Santa Rosa Valley, CA 93012
3. **Decision-Making Authority:** In keeping with the authority granted in the California Streets and Highways Code Section 970.5, and its responsibility for general supervision, management and control of county highways as granted in Section 940, and with the authority over private and public roads under the County's General power, the Ventura County Board of Supervisors designates the Planning Director as the decision-maker for the requested renaming of an existing private road.
4. **Project Site Size, Location, and Parcel Number:** Talal Court (642 feet long), is an existing private road located southeast of the intersection of Sumac Lane and Freeborn way in the Santa Rosa Valley community, in the unincorporated area of Ventura County. The northern 297.34 feet of Talal Court is located east of APN 520-0-331-225 and the southern 345.03 feet of Talal Court crosses over APN 520-0-100-610 (Exhibit 2).
5. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Very Low Density Residential and Open Space
  - b. Zoning Designation: RE-1 AC (Rural Exclusive – 1 acre minimum lot area) and OS-10 ac/HCWC (Open Space – 10 acre minimum lot area/Habitat Connectivity and Wildlife Corridors).
6. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-1 ac	Residential
East	RE- 2.85 ac av/HCWC	Open Space
South	OS-10 ac/HCWC	Residential
West	OS-10 ac/HCWC	Residential

7. **History:** The northern 297.34 feet of Talal Court was created as a private street to serve Tract No. 4267, recorded May 5, 1989 (115 MR 93). The southern 345.03 feet of Talal Court was created as a private street to serve Parcel Map No. 5086, recorded February 23, 2000 (58 PM 79). The most southern portion of Talal Court connects to the existing 2,303 ft long Rocky High Road was created to serve Parcel Map No. 5024, recorded December 9, 1998 (57 PM 72).
8. **Project Description:** The applicant requests to change the name of an existing private road from Talal Court to Rocky High Road (Case No. PL21-0114).

**B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15378), the Planning Director determined that the renaming of an existing private road is not a “project” that is subject to CEQA environmental review.

**C. CONSISTENCY WITH THE STREET NAMING POLICY/CRITERIA**

The proposed renaming of an existing private road is subject to the requirements of the Ventura County Policies and Procedures for the Naming and Renaming of Existing Private Roads, County Highways and Public Roads.

Table 1 list the applicable street naming criteria and a description of whether the proposes name change complies with the criteria.

**Table 1 – Street Naming Criteria Consistency Analysis**

Criteria Requirement	Complies?
Suffixes	Yes
Directional Prefixes	Yes
Continuity	Yes
Choice of Names	Yes

**D. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENT, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and California Streets and Highways Code Section 970.5. The Planning Division mailed notice on February 16, 2022, to owners of property within 300 feet of the property on which the project site is located, posted hearing notices at the three public places along the road proposed to be affected, and placed a legal ad in the Ventura County Star. As of the date of this document, the planning division has not received any comments.

## E. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that the renaming of the existing private road is not a "project" that is subject to environmental review under CEQA;
3. **ADOPT** and **ORDER** the renaming of the existing private road (Case No. PL21-0114), as set forth in Exhibit 2;
4. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

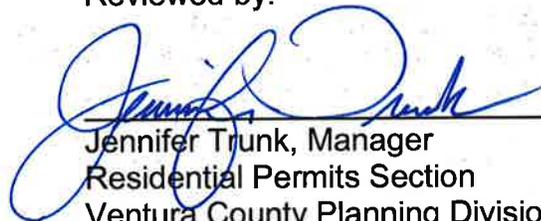
If you have any questions concerning the information presented above, please contact Noe Torres at (805) 654-3635 or noe.torres@ventura.org.

Prepared by:



Noe Torres, Case Planner  
Residential Permits Section  
Ventura County Planning Division

Reviewed by:



Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

## EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Ventura County Assessor's Maps



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 12-02-2021



County of Ventura  
Planning Director Hearing  
Case No. PL21-0114  
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





FREEBORN WY

SUMAC LN

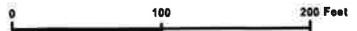
ROCKY HIGH RD



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 11-10-2021  
 This aerial imagery is under the  
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 Source: Vexcal, DEC 2020

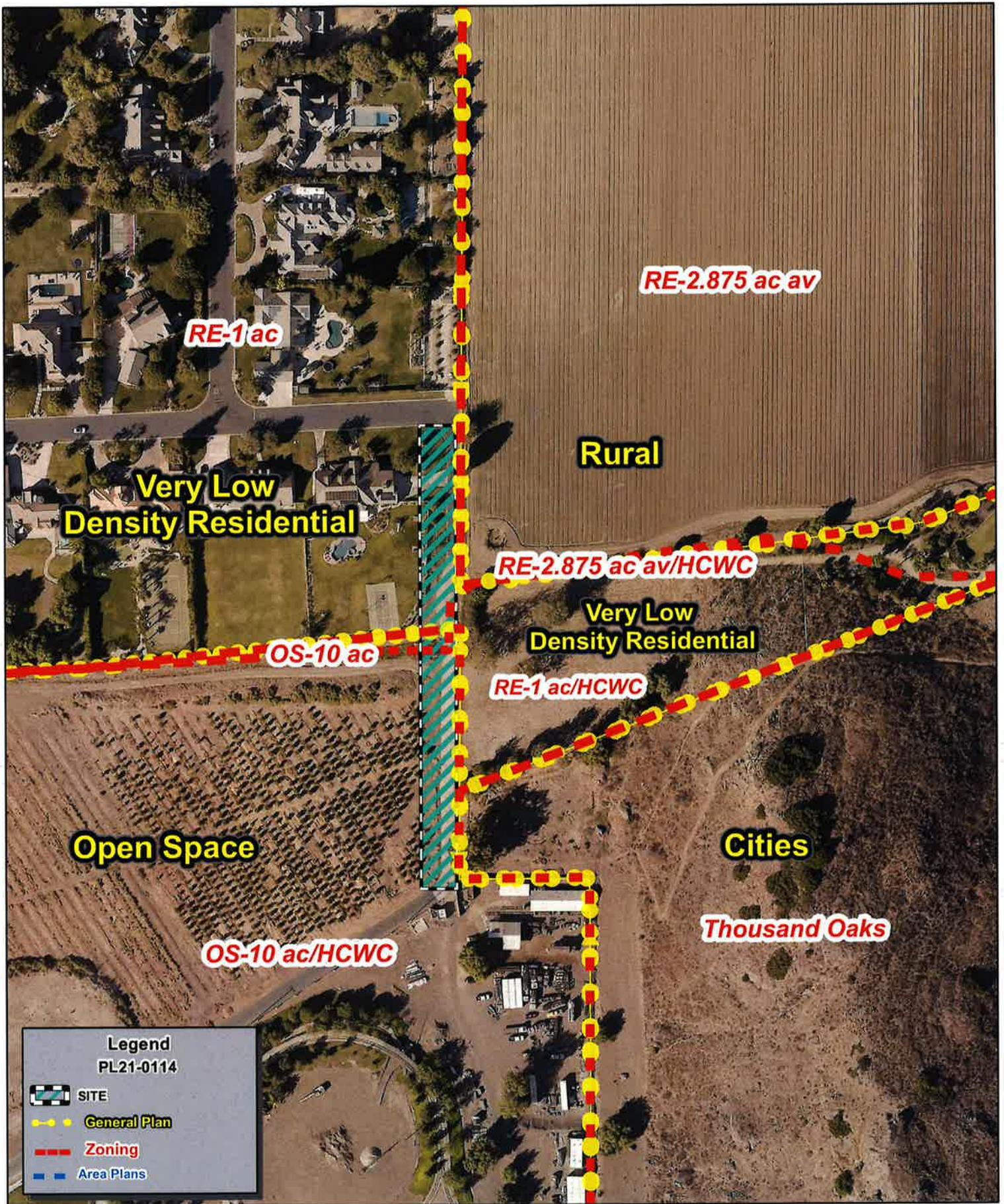


County of Ventura  
 Planning Director Hearing  
 PL21-0114  
**Aerial Photography**



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Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 12-02-2021  
 This aerial imagery is under the  
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 Source: Plotometry, 2019



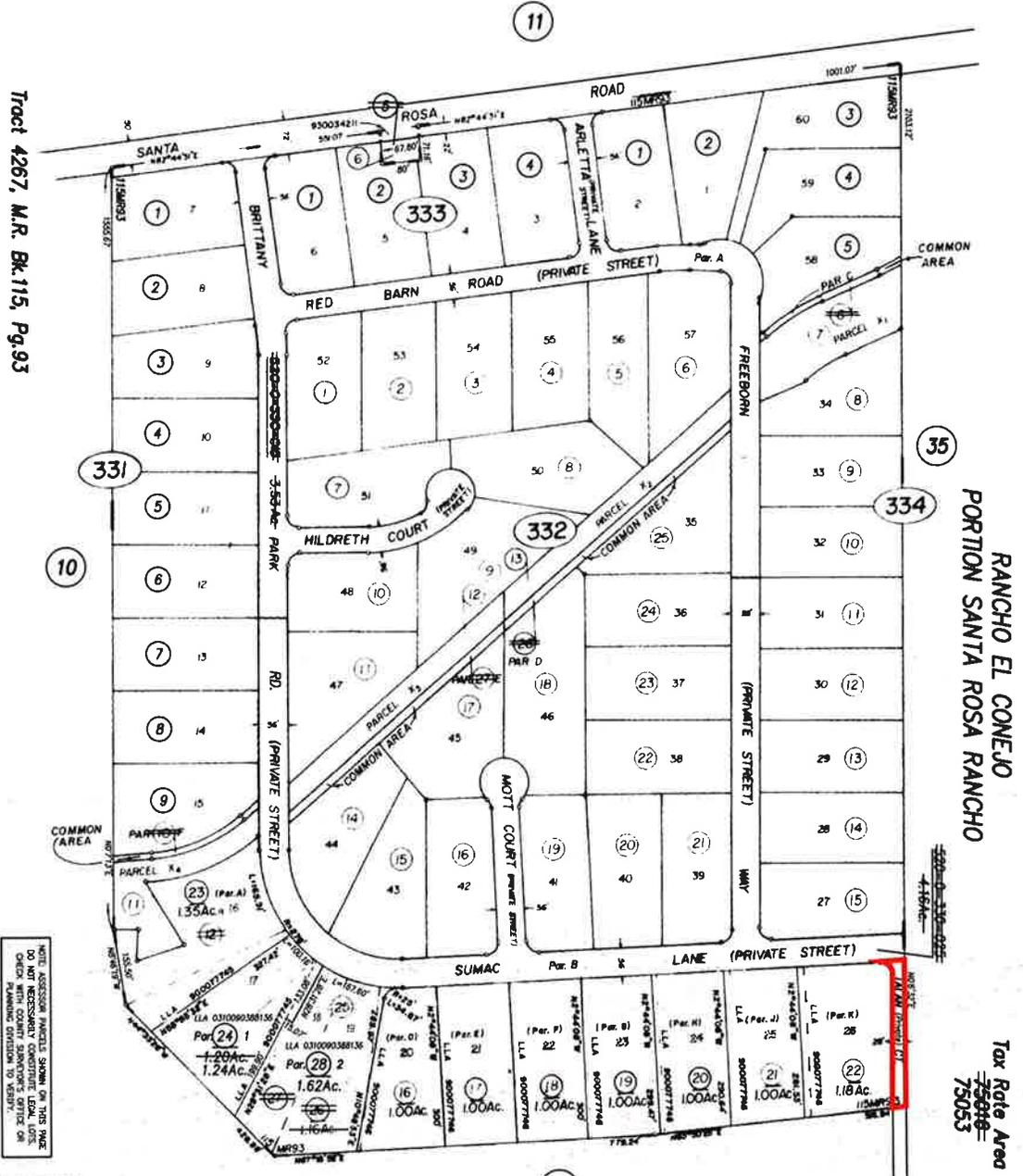
**County of Ventura  
 Planning Director Hearing  
 PL21-0114  
 General Plan & Zoning Map**

0 80 160 Feet

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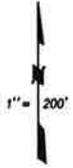
Tract 4267, M.R. BK. 115, Pg. 93



RANCHO EL CONEJO  
PORTION SANTA ROSA RANCHO

Tax Rate Area  
~~75048~~  
75053

520-33



NOTE: ASSASSION PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CORRELATE WITH THE OFFICIAL PLANNING DIVISION TO VENTURA COUNTY.

PREPARED BY	DATE
REVISION	01-14-2013
APPROVED	01-14-2013
PROJECT	PRELIMINARY MAP, PORTION P/L 10
COMPILED BY	Ventura County Assessor's Office

UNINCORPORATED AREA  
Ventura County Assessor's Map.  
Assessor's Block Numbers Shown in Blue.  
Assessor's Parcel Numbers Shown in Green.  
Assessor's Acreage Numbers Shown in Yellow.

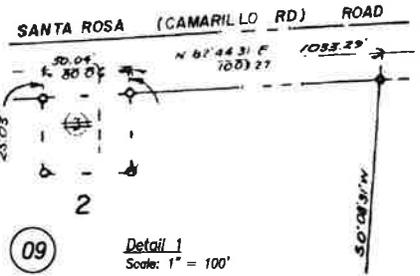
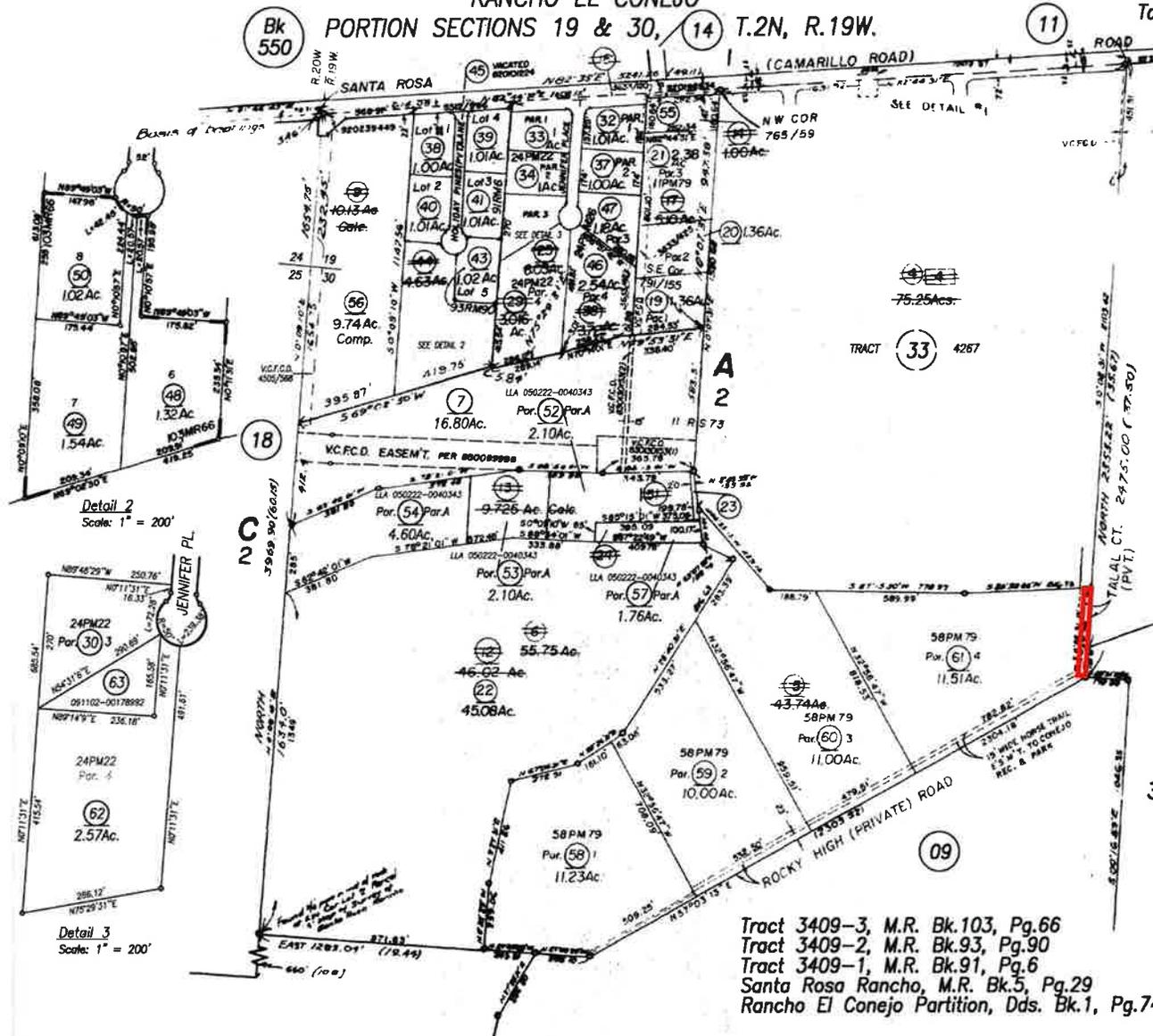
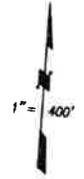
Note: For C.C. data's pertaining to Tract 4267, see Doc. No. 08020527 or Official Records

County of Ventura  
Planning Director Hearing  
Case No. PL21-0114  
Exhibit 3 - Project Plans

RANCHO EL CONEJO  
PORTION SECTIONS 19 & 30, 14 T.2N, R.19W.

Tax Rate Area  
75016  
75041  
75046

520-10



Detail 1  
Scale: 1" = 100'

Detail 2  
Scale: 1" = 200'



Detail 3  
Scale: 1" = 200'

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

UNINCORPORATED AREA  
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

Tract 3409-3, M.R. Bk.103, Pg.66  
Tract 3409-2, M.R. Bk.93, Pg.90  
Tract 3409-1, M.R. Bk.91, Pg.6  
Santa Rosa Rancho, M.R. Bk.5, Pg.29  
Rancho El Conejo Partition, Dds. Bk.1, Pg.746

DRAWN	REVISED	2-1-2010
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL

Compiled By Ventura County Assessor's Office

DATE	REFERENCE DOC.	EXPLANATION	Code	REVISION LOG	NEW A.P.N.(s)
1/14/10	091102-00178992	SPUT	SPUT	BK. 520, PG. 10	520-0-100-650
					520-0-100-650

Roll-Year 10-11