



Planning Director Staff Report – Hearing on October 8, 2015

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

A. PROJECT INFORMATION:

1. **Request:** The applicant requests that a Conditional Use Permit be granted to authorize the construction and operation of a new wireless communications facility for Verizon Wireless for a 10-year period (Case No. PL14-0145).
2. **Applicant:** Verizon Wireless, 2785 Mitchell Drive, Blvd. 9, Walnut Creek CA 94598
3. **Applicant's Representative:** Josh Green, Complete Wireless Consulting, 2009 V Street, Sacramento, CA 95818
4. **Property Owners:** Clif Simonson, Santa Paula Investment Team, LLC, 1746 B Victoria Avenue, Ste. 382, Ventura, CA 93003
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5 and §8111-1.2 et seq.) the Planning Director is the decision-maker for the requested Conditional Use Permit.
6. **Project Site Location and Parcel Numbers:** The project site is located at 909 Mission Rock Rd, Santa Paula, Ca 93060 at the southwest corner of Mission Rock Road and Shell Road, in the Mission Rock Road community, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that comprises the project site is 099-0-060-535.
7. **Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the construction and operation of a new wireless communication facility operated by Verizon Wireless for a 10-year period.

The proposed facility includes the following structures and equipment:

- A 55-foot tall monopole
- 12 panel antennas (3 sector arrays w/4 antennas per sector) located at the top of the pole
- One 4-foot microwave dish located on the pole, 42 feet above ground level.

The associated telecommunication equipment is located in a 34 foot by 14-foot, 8-inch (508 square feet) CMU-walled lease area at the base of the monopole. Access to the site will be provided by a private driveway connected to Mission Rock Road and an alternative driveway connected to Shell Road. The unmanned facility does not require water to operate. The facility would be subject to periodic

maintenance. No vegetation or protected trees will be removed to accommodate the development of the facility as it is located in a developed industrial storage yard.

8. Project Site Land Use and Zoning Designations:

a. Countywide General Plan Land Use Map Designation:

The proposed project parcel has a General Plan land use designation of Existing Community. The proposed project would not be located within an area plan. However, the proposed project would be located within the Mission Rock Road community.

b. Zoning Designation:

The project parcel has a Zoning designation of M3-10,000 sq. ft. minimum lot size (General Industrial, 10,000 sq. ft. minimum lot size).

9. Adjacent Zoning and Land Uses/Development:

Table 1 - Adjacent Zoning and Land Uses

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	M3-10,000 (General Industrial uses, 10,000 sq. ft. minimum lot size)	Auto Salvage Yard, auto wrecking, recycling with ancillary retail sales of salvaged auto parts with a 10,500 sq. ft. two-story warehouse building with interior offices. Industrial storage Yard.
South	M3-10,000	Auto Salvage Yard, auto wrecking, recycling with ancillary retail sales of salvaged auto parts
North	M3-10,000	Santa Clara Waste Water Treatment Plant
West	M3-10,000	Asphalt Mixing Plant and recycling facility

Land uses in the vicinity of the project site are primarily heavy industrial. The Mission Rock Road community is surrounded by agriculture on the north east, south and west. The project site is approximately 0.5 miles north of the Santa Clara River, 0.9 miles south of SR 126 and 450 feet east from the nearest agricultural uses.

- 10. History:** On November 15, 2010, the Planning Director granted CUP LU10-0063 for the construction and operation of an auto salvage yard with ancillary retail sales of salvaged auto parts. CUP LU10-0063 also reflects the approval of Permit Adjustment No. LU07-0022 and CUP LU09-0129 for the construction of a 10,500 sq. ft., two-story warehouse with offices and installation of a septic system for use by the auto salvage and auto parts sales facility.

On October 3, 2014, the applicant submitted an application for a new CUP for the construction and operation of an unmanned wireless communication facility operated by Verizon Wireless located at 909 Mission Rock Rd, Santa Paula, Ca, on a 1.55 acre lot.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code §21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, §15000 et seq.), the subject application is a "project" that is subject to environmental review.

A Negative Declaration (ND) is a written statement describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. The CEQA Guidelines [§ 15074(b)] states that an ND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the ND reflects the agency's independent judgment and analysis.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, County staff prepared a ND and made the ND available for public review and comment from June 29, 2015 through July 20, 2015. The method of notification was direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice published in the Ventura County Star newspaper.

The proposed final ND is attached as Exhibit 9. As discussed in sections A and B of the Initial Study, the proposed project site has been developed with an auto salvage yard, auto wrecking with ancillary retail sales of salvaged auto parts and with a 10,500 sq. ft. two-story warehouse building with interior offices. The proposed wireless communication facility would not create any significant impacts that would affect long term environmental goals and it would not create any impacts that are individually limited but cumulatively considerable. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, adverse impacts to water bodies located on or around the project site, and will not generate any hazardous wastes. Therefore, the proposed project would not create any environmental effects that would cause substantial adverse effects, either directly or indirectly on human beings. No comments to the ND were received by County staff and no changes were made to the ND.

Based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence the proposed project may have a significant adverse effect on the environment and the ND (Exhibit 9) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (April 6, 2010, Edition, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (§8111-1.2.1.1.a) states that in order to be approved, a Conditional Use Permit must be found consistent with all applicable policies of the Ventura County General Plan. The project site is also adjacent to the City of Camarillo sphere of influence.

Evaluated below is the consistency of the project with the applicable policies of the General Plan.

- 1. Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above) for the project, the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the above discussion, the proposed project will be consistent with Policy 1.1.2-1.

- 2. Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA. No significant adverse environmental impacts have been identified for the proposed project.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.1.2-2.

3. **Resource Policy 1.3.2-2:** *Discretionary development shall comply with all applicable County and State water regulations.*

Resource Policy 1.3.2-4: *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

The proposed project is comprised of the installation of a new wireless communication facility in an existing paved industrial yard. It would not involve the creation of any new impervious surfaces or any substantial changes in surface water runoff volume. The proposed project also does not involve any new water demand. Thus, no substantial effect on water resources is anticipated.

Based on the above discussion, the proposed project will be consistent with Policies.

4. **Resources Policy 1.5.2-1:** *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

Implementation of the proposed project would include the construction of a new wireless facility (WCF) and would not include the introduction of a new use that could adversely impact biological resources. The site has been previously cleared of vegetation to accommodate the existing auto salvage and recycling facility. No new effects on biological resources would occur with implementation of the proposed project.

Based on the above discussion, the proposed project will be consistent with Policy 1.5.2-1.

5. **Resource Policy 1.5.2-3:** *Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 712 minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.*

The project site is located more than 1,000 feet from the Santa Clara River. The Cummings Road Drain, a flood control channel under the jurisdiction of the

County Watershed Protection District, is located adjacent to the western boundary of the project site. This control channel does not contain significant wetland habitat, and the proposed project does not involve any dredging, filling or other impacts to the channel. The proposed facility would be installed in an existing paved industrial yard that supports no vegetation.

Given the above described factors, the Ventura Planning Division Staff Biologist determined that the proposed project would not result in any significant effects on biological resources.

Based on the above discussion, the proposed project will be consistent with this policy.

6. **Resource Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

State Highway 126 (Hwy 126) is an eligible scenic highway that is located within proximity to the project sites. However, due to the existing industrial development throughout the surrounding community, and the distance (2,700 feet) between the project site and Hwy 126, the proposed facility will not be prominently visible from Hwy 126. In addition, there are no scenic features located on or near the project site that the proposed project could adversely affect (e.g., modify or obscure). Therefore, the proposed project would not result in significant environmental impacts on visual resources.

Based on the above discussion, the proposed project will be consistent with Policy.

7. **Resource Policy 1.8.2-1:** *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

Resource Policy 1.8.2-5: *During environmental review of discretionary development the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.*

The proposed project involves the construction and operation of a new WCF with minimal grading. The proposed project is located within an area that has been previously disturbed and does not contain any known historical, archaeological, or

paleontological resources. No impacts to paleontological or cultural resources are expected.

Based on the above discussion, the proposed project will be consistent with Policy.

8. **Hazards Policy 2.10.2-3:** *Development shall be protected from a 100-year flood if built in the flood plain areas.*

The proposed project is comprised of the installation of a new wireless communication facility in an existing paved industrial yard. It would not involve the creation of any new impervious surfaces or any substantial changes in surface water runoff volume. The proposed project also does not involve any new water demand. Thus, no substantial effect on water resources is anticipated.

Based on the above information, the proposed project will be consistent with this policy.

9. **Hazards Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

Public Facilities and Services Policy 4.8.2-1: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and has recommended conditions of approval that are in accordance with the International Fire Code and current VCFPD Fire Land Standards (Exhibit 10, Condition Nos. 24-26). In addition, the VCFPD determined that the distance from a full-time, paid fire station is adequate and the proposed project does not require the construction of a new fire station or additional equipment. The project does not require water for fire suppression.

Based on the above information, the proposed project will be consistent with these policies.

10. **Hazards Policy 2.15.2-2:** *Site plans for discretionary development that will generate hazardous wastes or utilize hazardous materials shall include details on hazardous waste reduction, recycling and storage.*

The Resource Management Agency, Environmental Health Division has reviewed the project and has recommended conditions of approval that will ensure that the storage, handling, and disposal of any potentially hazardous material will occur in a manner consistent with applicable State regulations

(Exhibit 9, Condition Nos. 19, 20). The VCFPD has determined that any hazardous material use and storage will be required to be conducted in conformance with the 2006 International Fire Code, as adopted and amended by the VCFPD current ordinance (Exhibit 10, Condition No. 25, 26).

Based on the above information, the proposed project will be consistent with this policy.

- 11. Hazards Policy 2.15.2-3:** *Any business that handles a hazardous material shall establish a plan for emergency response to a release or threatened release of a hazardous material. The County Fire Protection District is designated as the agency responsible for implementation of this policy.*

The VCFPD has reviewed the project and has recommended conditions of approval to ensure that the storage of any hazardous material complies with the 2006 International Fire Code, Article 27, as adopted and amended by the VCFPD Ordinance No. 26. With these recommended conditions of approval, the proposed project will operate in a manner consistent with applicable regulations.

Based on the above information, the proposed projects will be consistent with this policy.

D. ZONING COMPLIANCE

The proposed project is subject to the requirements of the Ventura County Non-Coastal Zoning Ordinance.

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5), the proposed use is allowed in the M3-10,000 sq. ft. zone district with the granting of a Conditional Use Permit. Upon the granting of the requested CUP modification (PL14-0145) to authorize the construction and operation of a new wireless communication facility, the Permittee would be in compliance with this requirement.

As described in Table 2 (below), the proposed project is consistent with the development standards of the M3-10,000 sq. ft. zone.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes
Maximum sq. ft. of Building Coverage	40%	Yes
Front Setback	10 feet	Yes

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Side Setback	As specified by this CUP	Yes
Rear Setback	As specified by this CUP	Yes
Maximum Building Height	As specified by this CUP	Yes
Maximum Antenna Height	50-feet	Yes, with the issuance of this permit

The project parcel is a legal lot (Section E.6 below). The proposed use is authorized under NCZO because project parcel is legal lot. The project is not a subdivision and involves the construction of a new communications facility on land currently zoned as M3-10,000 sq. ft. In addition, the subject facility is in conformance with the setback requirements in Table 2, above.

E. CONDITIONAL USE PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant the requested permit pursuant to Section 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance. The ability of the decision-maker to make these findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [§8111-1.2.1.1.b].**

The proposed project involves the construction and operation of a new wireless communications facility. The facility would be located in a developed area primarily used for heavy industry. The proposed new 50-foot tall monopole would visually blend with the surrounding industrial environment and existing

surrounding utility poles. The communication facility design would be visually compatible with the surrounding uses. Thus, the proposed development would be in character with the surrounding development.

Based on the above discussion, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§8111-1.2.1.1.c].

No aspect of the proposed project has been identified that would be obnoxious or harmful or adversely affect the use of neighboring property. Implementation of conditions of approval (Exhibit 10, Condition No's 1, 4, 8, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, and 25) will ensure the compatibility of the project with the ongoing industrial, agricultural and rural residential uses in the vicinity.

Based on the above discussion, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§8111-1.2.1.1.d].

No adverse effect of the proposed project on the environment or public health and safety has been identified. The project would not involve any adverse effects on adjacent properties.

Based on the above discussion, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§8111-1.2.1.1.e].

The proposed project involves the construction and operation of a new wireless communications facility. The facility would be located in a developed area primarily used for heavy industry. No adverse effect on the surrounding industrial or agricultural uses has been identified. Given the remote location and the industrial zoning of the area, a change in land use is not foreseeable at this time. Implementation of conditions of approval (Exhibit 10, Condition No's 1, 4, 8, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, and 25) will ensure the compatibility of the project with the ongoing and future industrial and agricultural uses in the vicinity.

Based on the above discussion, this finding can be made.

6. The proposed development will occur on a legal lot [Sections 8101-3.4 and 8111-1.2.1.1f].

The project parcels (APNs 099-0-110-535 and -545) together comprise one legal lot. This lot is shown and described as Parcel 2 in Exhibits A and B of Parcel

Map Waiver No. SD07-0004, recorded on March 3, 2008, as Document No. 200080303-00033843 of the Official Records of Ventura County.

Based on the above discussion, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE AND PUBLIC COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§65091), Ventura County Non-Coastal Zoning Ordinance (§8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the subject project site and the City of Santa Paula. In addition, a legal ad in the Ventura County Star was published. As of the date of this document, no comments had been received.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the 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**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that there is no substantial evidence that the project will not have a significant effect on the environment and that the Negative Declaration (ND) reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the Negative Declaration (Exhibit 9);
4. **MAKE** the required findings to grant a conditional use permit (CUP) in accordance with Sections 8111-1.2.1.1 and 8109-3.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** CUP No. PL14-0145, subject to the conditions of approval (Exhibit 10).
6. **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 10th 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 Becky Linder at (805) 654-2469 or becky.linder@ventura.org.

Prepared by:



Becky Linder, Case Planner
Commercial and Industrial Permits

Reviewed by:



Brian R. Baca, Manager
Commercial and Industrial Permits

EXHIBITS

- | | | |
|---------|----|---|
| Exhibit | 2 | Location Map |
| Exhibit | 3 | Aerial Photo, General Plan and Zoning Designation Map |
| Exhibit | 4 | Topographic Plan for PL14-0145 |
| Exhibit | 5 | Flood Plain Plan for PL14-0145 |
| Exhibit | 6 | Site Plan for PL14-0145 |
| Exhibit | 7 | Equipment Plan/Antenna Plan for PL14-0145 |
| Exhibit | 8 | Northwest/Northeast Elevations for PL14-0145 |
| Exhibit | 9 | Negative Declaration for PL14-0145 |
| Exhibit | 10 | Conditions of Approval for PL14-0145 |



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 06-01-2015

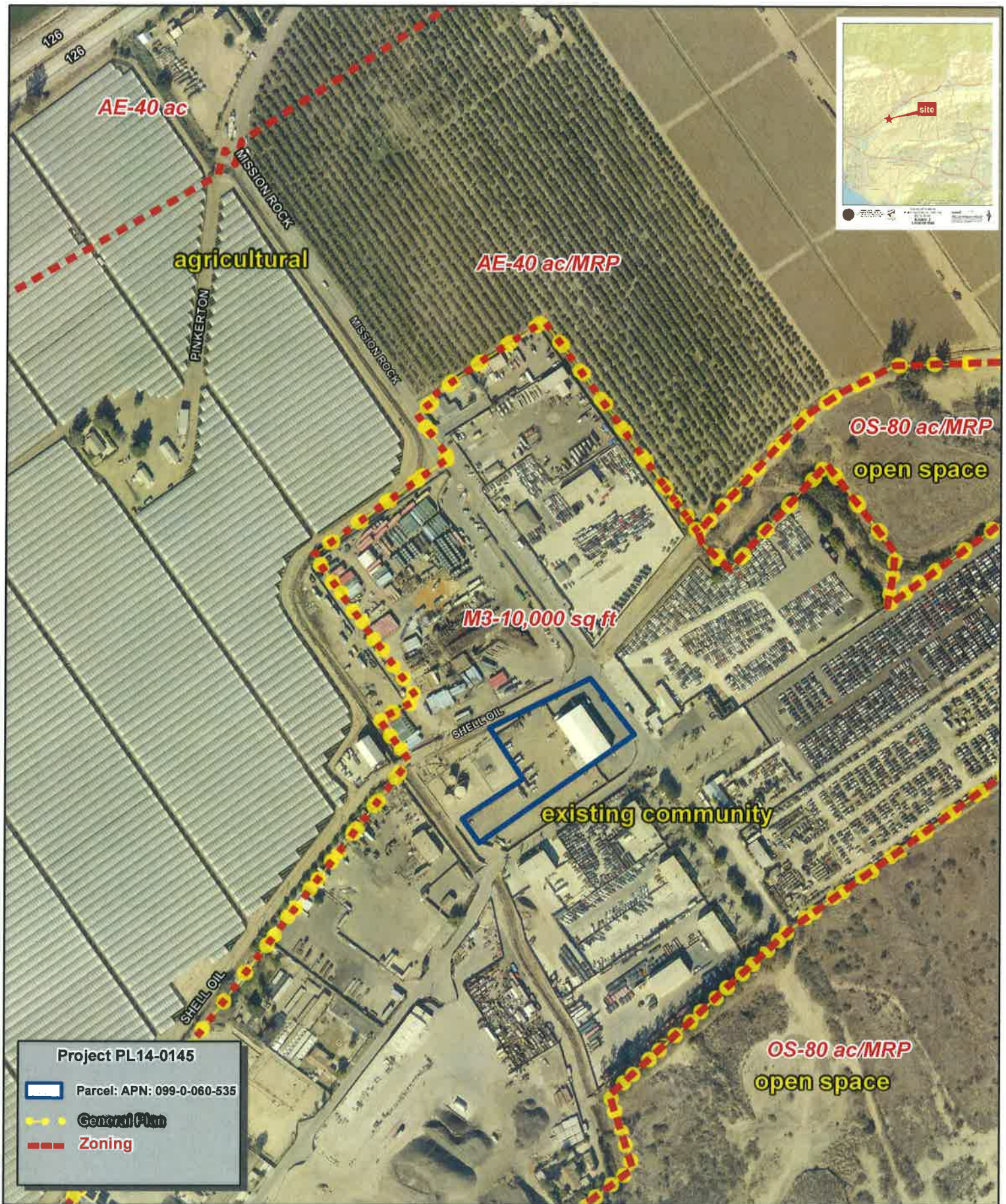


County of Ventura
Planning Director Hearing
PL14-0145
Exhibit: 2
Location Map

0 8,000 16,000 Feet

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.





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 06-01-2015
This aerial imagery is under the
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Source: Pictometry, Jan. 2015



County of Ventura
Planning Director Hearing
PL14-0145
Exhibit 3
General Plan & Zoning Map

0 165 330 Feet

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.

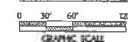


RH



NOTE: EXISTING SEPTIC TANK AND LEACH FIELDS SHOWN FOR REFERENCE ONLY. LOCATION GIVEN AS PROVIDED BY PROBE DOCUMENTS.

FLOOD PLAIN PLAN



DATE APPROVED	DATE
AUG	
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	
APR	
MAY	
JUN	
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	

verizon wireless

19505 Santa Catalina Ave
Building "D", First Floor
Santa Ana, CA 92705

(949) 286-7000

"PINKERTON"
909 MISSION ROCK RD.
SANTA ANA, CA 92705
FLOOD PLAIN PLAN
ZONING DRAWINGS



REVISION	DATE	BY	CHKD
1	08/11/11	08/11/11	08/11/11
2	08/11/11	08/11/11	08/11/11
3	08/11/11	08/11/11	08/11/11
4	08/11/11	08/11/11	08/11/11
5	08/11/11	08/11/11	08/11/11
6	08/11/11	08/11/11	08/11/11
7	08/11/11	08/11/11	08/11/11
8	08/11/11	08/11/11	08/11/11
9	08/11/11	08/11/11	08/11/11
10	08/11/11	08/11/11	08/11/11

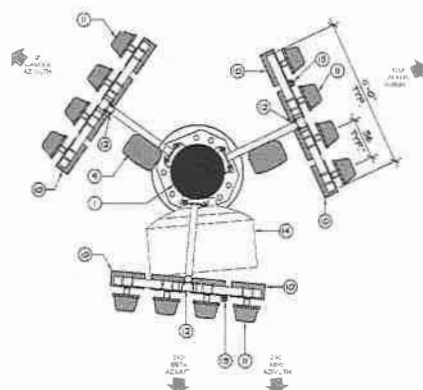
FP-1

SEE PLAN NOTE

PL14-0145 Planning Director Hearing Exhibit 5 - Flood Plain Plan

KEYNOTES:

- 1 PROPOSED VERIZON WIRELESS 30' HIGH MONOPOLE (3) 1/2" HYD-FLEX CABLES TO BE CONCEALED WITHIN MONOPOLE
- 2 PROPOSED VERIZON WIRELESS EQUIPMENT CABINET ON RAISED CONCRETE PAD, TYP. OF 2
- 3 PROPOSED VERIZON WIRELESS 500W POLAR GENERATOR & UL 142 LISTED DOL. WALLED 55 GALLON SUB-BASE TANK ON RAISED CONCRETE PAD
- 4 PROPOSED VERIZON WIRELESS CABLE TRAY ON RAISED CONCRETE PAD. INSTALL 1- 5/8" HYD-FLEX CABLES
- 5 PROPOSED VERIZON WIRELESS NYLON MESH FABRIC COVER
- 6 PROPOSED VERIZON WIRELESS 8'x11' CHU HALL ENCLOSURE
- 7 PROPOSED VERIZON WIRELESS 10'x10' LEASE AREA
- 8 PROPOSED VERIZON WIRELESS (2) 4' CORRUGATED METAL ACCESS GATES
- 9 PROPOSED VERIZON WIRELESS RAYCAP SURGE PROTECTOR MOUNTED ON PROPOSED ANTENNA SECTOR ARM
- 10 VERIZON WIRELESS TO INSTALL NEW RRS BEHIND NEW PANEL ANTENNA (TYP. OF 12 (4) PER SECTOR)
- 11 PROPOSED VERIZON WIRELESS PANEL ANTENNAS (TYP. OF 14) PER SECTOR (12) TOTAL
- 12 VERIZON WIRELESS TO INSTALL NEW ANTENNA ARMS & MOUNTING BRACKETS AT NEW MONOPOLE
- 13 PROPOSED (2) GPS ANTENNAS MOUNTED ON SECTOR ARMS
- 14 PROPOSED VERIZON WIRELESS 4'x6' MICROWAVE ANTENNA

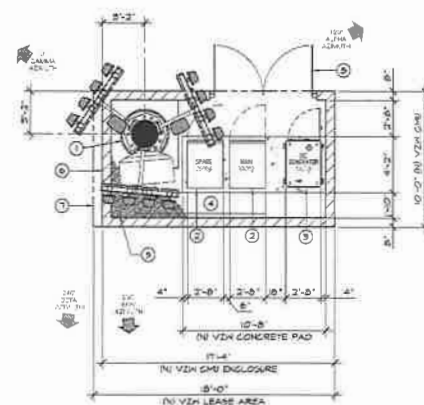


ANTENNA PLAN

0 1 2' GRAPHIC SCALE



NORTH
SCALE 1/2"=1'-0"



EQUIPMENT PLAN

0 4' 8' 16' GRAPHIC SCALE



NORTH
SCALE 1/8"=1'-0"

DATE	APPROVED	DATE
AMT	RE	RE
RE	RE	RE
RE	RE	RE
RE	RE	RE
RE	RE	RE
RE	RE	RE

verizon wireless
15505 Sand Canyon Ave.
Building D
Irvine, CA 92618
(949) 298-7000

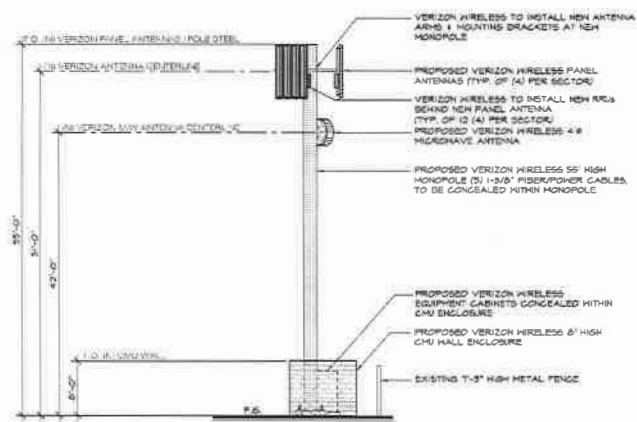
"PINKERTON"
908 MISSION ROCK RD.
SANTA PAULA, CA 93060
EQUIPMENT / ANTENNA PLANS
ZONING DRAWINGS

derra
1000 S. GATE RD. SUITE 100
SANTA ANA, CA 92701
(714) 241-1111

REVISION	DATE	BY	CHKD	APP'D
1	01/14/14	WJH	WJH	WJH
2	01/14/14	WJH	WJH	WJH
3	01/14/14	WJH	WJH	WJH
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5	01/14/14	WJH	WJH	WJH

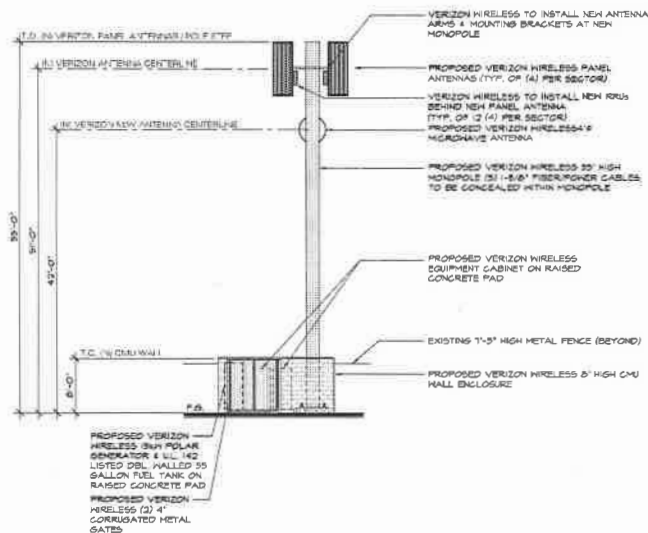
A-2
JAN 14, 2014

PL 14-0145 Planning Director Hearing Exhibit 7 - Equipment Plan/Antenna Plan



NORTHWEST
ELEVATION

SCALE 1/8\"=1'-0"



NORTHEAST
ELEVATION

SCALE 1/8\"=1'-0"

verizon wireless 15005 Sand Canyon Ave Irvine, CA 92618 (949) 255-7000		Dec't Approved Date ALLD HSE PER INT CHS EE/CMT
"PINKERTON" 908 MISSION ROCK RD, SANTA PAULA, CA 93060 NORTH AND WEST ELEVATIONS ZONING DRAWINGS		derra 11111 17TH AVE, SUITE 100 SAN DIEGO, CA 92131 (619) 594-1111
PROJECT: 15005 SAND CANYON AVE CITY: IIRVINE COUNTY: ORANGE CLIENT: VERIZON WIRELESS DATE: 01/11/11 DRAWN BY: J. J. JENSEN CHECKED BY: J. J. JENSEN APPROVED BY: J. J. JENSEN		A-3 SEE PLAN SHEET

PL14-0145 Planning Director Hearing
Exhibit 8 - Northwest / Northeast Elevation Plans

county of ventura

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: PL14-0145

Applicant: David Downs for Verizon Wireless

Location: The project site is located at 909 Mission Rock Rd, Santa Paula 93060, at the intersection of Shell Road and Mission Rock Road, in the unincorporated area of Ventura County.

Assessor's Parcel No.: The Tax Assessor's parcel number for the property that comprises the project site is 0990060535.

Parcel Size: 1.55 acres

General Plan Designation: Industrial

Existing Zoning: M3, 10,000 (Heavy Industrial, 10,000 sq. ft. minimum lot size)

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests that a conditional use permit be granted to authorize the construction and operation of a Wireless Communication Facility operated by Verizon Wireless for a period of 10-years.

The request entails the construction of a 55-foot tall monopole with 12 panel antennas (3 sector arrays w/4 antennas per sector) located at the top of the pole and a 4-foot microwave located 42-feet high on the pole. The associated telecommunication equipment is located in a 34' X 14'-8" cmu walled lease area at the base of the monopole. Access to the site is provide by a private driveway via Mission Rock Road with an alternative driveway at Shell Road. The unmanned facility does not require water to operate. No vegetation or protected trees will be removed to accommodate the development of the facility as it is located in a developed industrial storage yard. No impact to the existing traffic patterns is anticipated nor are any traffic hazards or nuisances expected as the Verizon technicians park a standard truck in the existing parking area.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency (RMA), Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.



C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in the *Ventura County Star*.

Document Posting Period: June 29, 2015 through July 20, 2015

Public Review: The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to the case planner, Becky Linder, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at becky.linder@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



Becky Linder, Case Planner
(805) 654-2469

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial and Industrial Permits Section

**Recommended for Approval by
Lead Agency by:**

Kim L. Prillhart, Director
Ventura County Planning Division



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

INITIAL STUDY Verizon Wireless Communication Facility Case No. PL14-0145

Section A – Project Description

1. **Project Case Number:** PL14-0145
2. **Name of Applicant:** Verizon Wireless, 2785 Mitchell Drive, Blvd. 9, Walnut Creek CA 94598
3. **Project Location and Assessor's Parcel Number:** The project site is located at 909 Mission Rock Rd, Santa Paula, Ca 93060 at the southwest corner of Mission Rock Road and Shell Road, in the Mission Rock Road community, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that comprises the project site is 099-0-060-535.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** The proposed project has a General Plan land use designation of Existing Community and is not located within an Area Plan.
 - b. **Zoning Designation:** The proposed project has a Zoning designation of M3-10,000 sq. ft. minimum lot size (Heavy Industrial, 10,000 sq. ft. minimum lot size).
5. **Description of the Environmental Setting:** The site is located in an industrial setting on property used as a contractor's service and storage yard. The project site is surrounded by industrial and agricultural land uses. The site area is relatively flat and surfaced with dirt and gravel.
6. **Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize the construction and operation of a wireless communication facility for a period of 10-years.

The project consists of the following components:

- construction of a 55-foot tall monopole
- Installation of 12 panel antennas (3 sector arrays w/4 antennas per sector) located at the top of the pole
- Installation of a 4-foot microwave located at a point on the monopole 42 feet above the ground.

The associated telecommunication equipment will be located in a 34 feet by 15 feet lease area. The lease area will be surrounded by a CMU wall. Access to the site is provided by an existing private driveway connected to Mission Rock Road. Alternate access is available

Initial Study – (Continued)

from Shell Road. The unmanned facility will not require water to operate. No vegetation or protected trees will be removed to accommodate the development of the facility as it is located in a developed industrial storage yard. The facility is located to the rear of the subject property.

7. **List of Responsible and Trustee Agencies:** None
8. **Methodology for Evaluating Cumulative Impacts:** The methodology used to analyze cumulative impacts in the Initial Study was the list approach (see attached list and map).

Section B – Initial Study Checklist and Discussion of Responses¹

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and provides the following comments:

Impact Discussion:

- 1a. Based on information provided by the applicant, air pollutant emissions from the development would be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project development would have a less than significant impacts on regional air quality.

¹ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Initial Study – (Continued)

- 1b.** Based on information in the project application, the subject project would generate local air quality impacts, but those impacts would not be significant. Implementation of APCD conditions of approval relating to fugitive dust, particulate matter and ozone precursor emissions that may result from vehicles parking on the site and other project activities would ensure that project impacts would be less than significant. Therefore, the project development would be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document; Analysis prepared by Alicia Stratton of the VCAPCD on November 12, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?	X				X			
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?	X				X			
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?	X				X			
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2A-1 through 2A-5: The proposed WCF does not require the use of water and would not create a new demand for water. Therefore, there would be no impact, project-specific and cumulative, on the quantity of available groundwater supplies and it would be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Rick Viergutz of the Ventura County Watershed Protection District, Groundwater Section on November 6, 2014.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

2B-1 and 2. No sewer service would be required for the proposed project. Diesel fuel stored in the emergency generator has the potential to contaminate groundwater if a spill occurs. Implementation of WPD standard conditions of approval will reduce the potential to less than significant. Therefore the proposed project would not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed pollution levels specified in the groundwater quality objectives set by the Basin Plan.

2B-3 and 4. Implementation of Watershed Protection District Conditions of Approval regarding stormwater treatment and conveyance would avoid the potential for substantial surface and groundwater contamination from site runoff. The development would not be located within two miles of the boundary of a former or current test site for rocket engines. Therefore, the proposed development would not result in project-specific impact on groundwater quality, or contribute considerably to a significant cumulative impact on groundwater quality.

The project would be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

Initial Study – (Continued)**Mitigation and Residual Impact:**

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Rick Viergutz of the Ventura County Watershed Protection District, Groundwater Section on November 6, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C.1, -2, and -3: The proposed WCF does not require the use of water and would not create a new demand for water. Therefore, there would be no impact, project-specific and cumulative, on the quantity of available surface water supplies and it would be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Ewelina Mutkowska of the Ventura County Watershed Protection District, Surface Water Quality Section on October 31, 2014.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives is contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed less than Significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The proposed project involves soil disturbance activities related to the construction of a new unmanned wireless Communication Facility. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. The proposed construction project is located within the County Unincorporated Urban area, it will involve soil disturbance of less than 1 acre. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to develop and implement Best Management Practices (BMPs) for construction less than 1 acre designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. (Table 6 in Subpart 4.F). Therefore, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a Less than Significant (LS) impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

Initial Study – (Continued)

2D-3. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives is contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. Therefore, proposed project is consistent with the applicable General Plan Goals and Policies for the Initial Study Assessment Guidelines (ISAG) Item 2d.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Ewelina Mutkowska of the Ventura County Watershed Protection District, Surface Water Quality Section on October 31, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?		X				X		
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

3A-1, -2, and -3. The proposed development is located within or adjacent to an area defined as MRZ-2 and is adjacent to land zoned with the Mineral Resource Protection (MRP) overlay. There are no existing permitted aggregate mining facilities in the vicinity of the proposed project. In addition, the proposed project would not be located adjacent to a principal access road for a permitted aggregate mining site and it would not have the potential to restrict access to

Initial Study – (Continued)

aggregate resources. Therefore, the proposed development would have less than significant impacts (individual or cumulative) to aggregate mineral resources and would be consistent with the applicable General Plan Goals and Policies for Initial Study Assessment Guidelines Item 3A.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of June 2011, Ventura County Non-Coastal Zoning Ordinance (2014, §8104-0), and Planning GIS data layers 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

3B-1 and 2: The proposed development is located in the vicinity of existing oil wells and an existing oil transmission pipeline. The construction and operation of the proposed WCF would not affect access to or the operation of the adjacent petroleum production facility or pipeline. Therefore, the development would have less than significant (individual or cumulative) impacts on petroleum resources and would be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers 2015.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		

Impact Discussion:

4A-1. The proposed project site contains no native or naturalized vegetation and consists entirely of bare ground or pavement. Thus, there is no potential for special-status plant species to occur and no direct, indirect, or cumulatively considerable impacts will result from the proposed project.

4A-2. The proposed project site is located in an industrial area and does not support any vegetation, there is virtually no potential for the site to support wildlife habitat for special-status species. The site could be a part of a foraging area for birds of prey. However, this is unlikely due to poor quality habitat for prey species. There is some potential for birds to nest, but because of the developed nature of the site, lack of trees, and high degree of disturbance and human presence, it is very unlikely. The project site is approximately 700 feet from riparian vegetation associated with the Santa Clara River. The Santa Clara River supports numerous special status species. However, no direct, indirect, or cumulatively considerable impacts will occur as a result of the proposed project because of the nature of the project and the distance from the site to any habitat area.

Mitigation/Residual Impact(s)

No impacts will occur and no mitigation is necessary.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X			X			

Impact Discussion:

4C-1, 2, 3, and 4: There are no waters or wetland features that occur on or adjacent to the subject property. The proposed project does not involve removal of vegetation, grading, or the obstruction or diversion of any waters or wetlands. Riparian vegetation associated with the Santa Clara River floodplain is located approximately 700 feet from the property boundary. Indirect impacts will be minimal due to the buffer distance between the proposed project site and the Santa Clara River and the inclusion of NPDES BMPs. Indirect impacts associated with dust as a result of construction have been found to fall below standards from VCAPCD that would require dust control measures; thus, indirect impacts to waters and wetlands will be less than significant. Indirect impacts to the Santa Clara River's surface water quality could occur as a result of sedimentation or other pollutants associated with stormwater runoff. Stormwater runoff BMPs consistent with Ventura County's NPDES permit conditions will be implemented as a condition of the project. Thus, indirect impacts associated with dust and stormwater to waters and wetlands will be less than significant and will have no cumulatively considerable impact on sensitive plant communities.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Remove habitat within a wildlife movement corridor?	X							
2) Isolate habitat?	X							
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X							
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?		X				X		

Impact Discussion:

4E-1, 4E-2, and 4E-3: The subject property is located approximately 700 feet from the Santa Clara River which is an important wildlife linkage area that facilitates wildlife movement and migration. The Santa Clara River's habitat provides a critical east-west linkage for wildlife movement in Ventura and Los Angeles Counties. It also facilitates wildlife movement between two large core habitat areas, the Santa Monica Mountains and the Sierra Madre Mountains in the Los Padres National Forest. As a result, the River is a component of the South Coast Missing Linkages Project's Santa Monica-Sierra Madre Connection which provides a landscape-scale network of connective habitats that facilitate regional wildlife movement. Because the proposed project contains no habitat and is located in a developed industrial area approximately 700 feet from the wildlife movement linkage, no direct impacts to wildlife habitat or wildlife movement are anticipated.

4E-4. The proposed project will involve temporary indirect impacts associated with construction including noise, light, and increased human presence. Maintenance activities could also result in a temporary increase in noise and light and would contribute to existing indirect impacts associated with the industrial area that could affect migrating wildlife. However, because the project site and surrounding area already produce noise, emit light, and contain a human presence, these impacts are anticipated to be less than significant. In addition, the project's cumulative contribution to impacts indirect impacts are less than significant.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

4F. The proposed project is consistent with all biological General Plan Goals and Policies.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?		X				X		
2) Involve a General Plan amendment that will result in the loss of agricultural soils?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5A-1. The proposed WCF is a non-agricultural use in an area which is zoned industrial. According to the Important Farmland Inventory Map, the project site does not include soil designated as prime, unique, or of statewide importance. The proposed development would not

Initial Study – (Continued)

remove any land that is currently in agricultural production. Therefore, the impacts of the proposed project on agricultural resources will be less than significant.

5A-2 and -3. The proposed project does not involve a General Plan amendment that would result in the loss of agricultural soils. The proposed development would not remove any land that is currently in agricultural production. Therefore, the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of November 20, 2011 and Planning GIS data layers 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (Plng.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5B-1 and -2. The project site is located approximately 450 feet from active agricultural operations on Shell Road and would not be closer than the threshold distance of 300 feet from existing agricultural operations as set forth in Section 5b.C of the Initial Study Assessment Guidelines. In addition, the project would not result in the removal of any land from agricultural production. Thus, impacts on agricultural resources would be less than significant and no land uses incompatible with agriculture would be introduced. The project will be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Initial Study – (Continued)

Source Document: Ventura County Initial Study Assessment Guidelines of November 20, 2011 and Planning GIS data layers 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a, b, and c. According to the Ventura County General Plan, Highway 126 is considered an "Eligible Scenic Highway," and the project is located within one half mile of Highway 126. The land uses surrounding the proposed WCF site in the Mission Rock Road area include a mix of heavy industrial activities. The land extending from Highway 126 to the industrially-zoned Mission Rock Road community is used for cultivated agricultural.

The proposed WCF includes the construction and use of a 55-foot tall monopole which would be similar in height and location to existing electric power poles located in the Mission Rock Road community. The monopole will not be silhouetted against the sky as viewed from the elevated roadway of State Highway 126. The background will be the adjacent industrial uses and buildings and the southern flank of South Mountain. Given the characteristics of the Mission Rock Road industrial area and the existence of other utility poles in the area, impacts of the proposed project on visual resources will be less than significant.

Initial Study – (Continued)

The project will be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, the applicant's site plan dated March 2015 and Planning GIS data layers (aerial imagery) 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a, b and c. The proposed development would not be located in an area known for the occurrence of paleontological resources. The subject property has also been disturbed by previous development and vehicular traffic. In addition, the area of disturbance would be limited to less than 550 square feet. Therefore, potential impacts on paleontological resources would be less than significant. The project is consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Initial Study – (Continued)

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers (aerial imagery) 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

8A-1, -2, and -3. The proposed development would not be located in an area known for archaeological resources. The subject property has been disturbed during installation of previous development and vehicular traffic. The proposed project would involve less than 500 square feet of area. Thus, the potential for discovery of cultural resources is very low. Therefore, impacts on cultural resources will be less than significant.

The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers (aerial imagery) 2015.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8B.1, 2, 3, and 4. The Cultural Heritage Board staff has determined that a finding of no impact is appropriate for the proposed project because there are no historical resources within the project area limits. Therefore, the proposed project would have no impact on historic resources.

Mitigation and Residual Impact:

No mitigation required. No residual impact.

Initial Study – (Continued)

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011, Planning GIS data layers 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9.a, b, and c. The project site is located many miles from the coast and does not have the potential to affect coastal resources such as beaches or sand dunes. Thus, no impacts on Coastal Resources are anticipated and the project would be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. No residual impact.

Source Document: Planning GIS data layers (2015 aerial imagery).

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Public Works Agency, Development and Inspection Services reviewed the proposed project and provided the following comments:

The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would occur as a result of other projects.

12a and b. The site is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. A site specific Geotechnical study was conducted by Mid Pacific Engineering, report dated September 3, 2014, which evaluated the liquefaction potential. This study includes recommended design measures sufficient to address liquefaction hazards. Therefore, the project would be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on October 15, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Public Works Agency, Development and Inspection Services reviewed the proposed project and provided the following comments:

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13a. Based on aerial photograph review of photos (dated December 2014, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, December 2013); the site is not located adjacent to a closed or restricted body of water and would not be subject to seiche hazard. Therefore, the proposed project would have no impact, project specific or cumulative, from potential hazards from seiche.

13b and c. The project site is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, there would be no impact, project specific or cumulative, to the project site from potential hazards from tsunami and the project would be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. No residual impact.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on October 15, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

14a and b. The site is not located in a hillside area of Ventura County and is not located in a potential seismically induced landslide zone, based on Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. The project does not include any excavations into a hillside. Therefore, there would be no impacts, project specific or cumulative, to the project site resulting from landslide hazard. In addition, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on October 15, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15.a and -b. Future development of the site will be subject to the requirements of the County of Ventura Building code adopted from the California Building Code, dated 2010, Section 1803.5.3 that require mitigation of potential adverse effects of expansive soils. The Soils and Geotechnical Reports prepared by Mid Pacific Engineering, Inc. dated September 3, 2014, indicates the near surface soils should not have an adverse effect on the planned project, page 10. The report recommends that improvements constructed on these soils be designed to resist earth pressures associated with expansive soils. Therefore, the hazard associated with adverse effects of expansive soils is considered to be less than significant and the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on October 15, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Public Works Agency, Development and Inspection Services and Watershed Protection District, reviewed the proposed project and provided the following comments:

17a-1 and 2. The only additional impervious area due to construction of the site would be for the 500 sq. ft. antenna foundation. The additional runoff would be by sheet flow and attenuated by the surrounding pervious surface within an existing industrial storage yard. No increase in

Initial Study – (Continued)

flooding hazard or potential for erosion or siltation will occur as a result of the WCF facility. Therefore, the proposed project development would have less than significant impacts, project specific or cumulative, related to non-FEMA hydraulic hazards. In addition, the proposed project development would be consistent with the applicable General Plan Goals and Policies for Item 17 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Engineering Services Department, Development and Inspection Services Section on October 15, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?	X				X			
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?	X				X			
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?	X				X			
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Initial Study – (Continued)

The Watershed Protection District Floodplain Management section reviewed the proposed project and provided the following comments:

17.b-1, -2, -3, -4 and -5. Based on the Applicant's resubmitted Site Plan as prepared by Derra Consultants, dated March 3, 2015 (Sheets A-1, A-2, A-3, C-1, FP-1,T-1), the proposed project site would be located out of the 1% annual chance (100-year) floodplain as mapped by the Federal Emergency Management Agency (FEMA) on the Effective Flood Insurance Rate Map (FIRM) No.06111C0778E (January 20, 2010). Since the proposed development would be located in an X-Shaded Zone (500-year) floodplain, it would not be subject to a Ventura County Floodplain Development Permit. However, the proposed project would be required to obtain a Floodplain Clearance from the Ventura County Public Works Agency Floodplain Manager. Therefore, it is located out of the 1% annual chance (100-year) floodplain and would have less than significant impacts, project specific or cumulative, to FEMA related flood hazards. In addition, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 17.B of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Brian Trushinski of the Ventura County Watershed Protection District, Flood Control Section on March 12, 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

18.a and b. The proposed project is not located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas. Therefore, there would be no impact, project specific or cumulative, to the proposed development from Fire Hazards and the

[illegible]

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Ventura County Environmental Health Division and the VCFPD reviewed the proposed project and provided the following comments:

20a-1 and -2. The proposed project includes the use of hazardous materials typically associated with back-up power supply for communication facilities. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. The required compliance with applicable state and local regulations will reduce the potential impacts to less than significant.

Therefore, proposed project would have less than significant impacts, project-specific or cumulative, relative to hazardous material and it would be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on March 17, 2015 and John Dodd of the Ventura County Fire Protection District on October 16, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

20b-1 and -2. The proposed project development is not considered an activity that generates hazardous waste. Therefore, it would not have any project-specific or cumulative impacts relative to hazardous wastes and it would be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines

Mitigation and Residual Impact:

No mitigation required. No residual impact.

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on March 17, 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

Initial Study – (Continued)

a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		X				X		
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X			X			

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

22.a and b. The project would be subject to standard conditions of approval that require the use of non-reflective building materials such as painted (non-gloss) panels, and pre-cast concrete or fabricated textured wall surfaces. This requirement would reduce the potential impacts of daytime glare on motorists travelling on Highway 126 to a less than significant level. The project would be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Initial Study – (Continued)

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

23.a and b. The proposed project includes the use of hazardous materials typically associated with back-up power supply for communication facilities. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to the environment. However, compliance with applicable state and county regulations enforced by the EHD would reduce potential impacts to less than significant. Therefore, the proposed project would have less than significant impacts, project specific or cumulative, to Public Health and it would be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on March 17, 2015 and John Dodd Ventura County Fire Department on October 16, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and provides the following comments:

24a. The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts to greenhouse gases would be less than significant.

Mitigation and Residual Impact:

Initial Study – (Continued)

No mitigation required. Residual impacts will be less than significant.

Source Document; Analysis prepared by Alicia Stratton of the VCAPCD on November 12, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (PIng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

25.a and b. The project parcel has a General Plan designation of "Existing Community" and has a zoning designation of "M3, 10,000 sq. ft., Heavy Industrial". The development consists of the construction and operation of a wireless communication facility in an industrial neighborhood on 525 sq. ft. of a 1.55 acre parcel. The WCF would have an industrial look (See Attachments) and will be visible from Highway 126.

The proposed facility would be located within the Mission Rock Road Community which consists of heavy industrial land uses. The monopole would be slightly higher than the existing electric poles located adjacent to the project site. However, the proposed 55-foot monopole would be painted with non-reflective coating to blend into the background. Therefore, the proposed project would be in character with the adjacent and nearby development in the surrounding industrially-zoned area.

Based on the above discussion, impacts on community character would be less than significant. The project would be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Initial Study – (Continued)

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 		X				X		
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

26.a. The project site is not located in the Coastal Zone and does not include the elimination of any existing dwellings. Therefore, the proposed project development would have a less than significant, project-specific and cumulative, impact on housing.

26.b. As stated in the Initial Study Assessment Guidelines (146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions. Therefore, the proposed project development would have a less than significant, project-specific and cumulative, impact on housing.

26.c and -d. The proposed project would not create a demand for new housing, no new employees are required as part of the proposed project. Therefore, based on the discussion above, the proposed project development would have a less than significant, project-specific

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
a) Does the existing Public Road or intersection comply with current County Road Standards, and would the proposed Public Road or intersection improvement or encroachment associated with the project or required by the CEQA lead agency also comply with County Road Standards?		X				X		

Impact Discussion:

The Public Works Agency, Transportation Department reviewed the proposed project and provided the following comments:

27a(2)-a. The project, as proposed, will not generate additional traffic on the County of Ventura Regional Road Network. The project does not have the potential to alter the level of service of County roads near the project. Therefore, impacts related to safety/design will be Less Than Significant.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Ben Emami of the Ventura County Transportation Department on October 23, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X				X		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

27a(3)-a and b. No new roads are proposed. The private access will be designed to meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines. Therefore, the proposed development would have less than significant, project-specific or cumulative, impacts related to transportation and circulation safety and design of private access and it would be consistent with the General Plan Goals and Policies that pertain to item 27a(3).

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by John Dodd of the Ventura County Fire Protection District on October 16, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

27a(4).a and b. All existing access roads meet VCFPD requirements. The proposed project access would be designed in conformance with VCFPD- adopted Private Road Guidelines. Therefore, the proposed development would not have project-specific or cumulative impacts related to transportation and circulation and tactical assess and it would be consistent with the General Plan Goals and Policies that pertain to item 27a(4).

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by John Dodd of the Ventura County Fire Protection District on October 16, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the proposed project cause actual or potential barriers to existing or planned pedestrian/bicycle facilities?		X				X		
2) Will the proposed project generate or attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle		X				X		

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Public Works Agency, Transportation Department reviewed the proposed project and provided the following comments:

27b.1, -2, and -3. The proposed project will not generate additional traffic on the County of Ventura Regional Road Network. Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a "Less Than Significant."

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Ben Emami of the Ventura County Transportation Department on October 23, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27c-1 and 2. The project site is not located near any bus transit facilities. In addition, the WCF would not be a use that will generate new demand for bus transit. Therefore, the proposed

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1 and 2. The proposed project development would not be located adjacent to any harbor, would not affect the operations of a harbor, and would not increase the demands on harbor facilities. Therefore, it would not have any project-specific or cumulative impacts related to harbors and it would be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Initial Study – (Continued)

27g-1 and 2. Since no existing pipelines are located under or adjacent to the subject property, the proposed development would not substantially interfere with or affect the operation of, any existing pipelines. Therefore, the proposed development would be consistent with the General Plan Goals and Policies that pertain to item 27G of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

28a-1 and 2. The proposed project will not require a supply of domestic water. Therefore, the proposed development would not have any project-specific or cumulative impacts to the quality of water supplied by the public water system and it would be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. No residual impact.

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on March 17, 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

28c-1 and -2. The proposed project development does not have a fire flow water requirement. Therefore, it would have no impact on Water Supply- Fire Flow Requirements for VCFPD and it would be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by John Dodd of the Ventura County Fire Protection District on October 16, 2014.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

Initial Study – (Continued)

Impact Discussion:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29a-1 and -2. The proposed development would not utilize an individual sewage disposal system. Therefore, it would not have any project-specific or cumulative impacts relative to on-site sewage disposal and it would be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. No residual impact.

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on March 17, 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29b-1 and -2. The proposed project will not require sewage disposal. Therefore, the proposed development would not have any project-specific or cumulative impacts on sewage collection systems and it would be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Initial Study – (Continued)

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on March 17, 2015.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1: As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC. Therefore, the proposed development would have less than significant impacts, project-specific and cumulative, related to Ventura County's solid waste disposal capacity.

29c-2: Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment & Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, -4, and -6. Therefore, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Ventura County Watershed Protection District, Planning and Regulatory Division reviewed the proposed project and provided the following comments:

31a.1 and 2. The project site is adjacent to a Watershed Protection District (District) jurisdictional red line channel, the nearest one being Cummings Road Drain which is located approximately 104.4 feet southwesterly of the project site. No direct drainage connections to District jurisdictional red line channels including Cummings Road Drain, are indicated on any of the Applicant's package submission.

Implementation of conditions of approval from Engineering Services Department, Development and Inspection Services Division, which would require increases in runoff due to increases in impervious area included in the proposed development to be reduced to less than significant levels. This condition would require that runoff from the site be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact in downstream velocity or duration. Therefore, the proposed project development would have Less than Significant impacts project specific and cumulative, on flood control facilities and watercourses under the jurisdiction of the Watershed Protection District and it would be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by Sergio Vargas of the Ventura County Watershed Protection District, Planning and Regulatory Division on October 29, 2014.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?	X					X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?	X					X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?	X				X			
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The Ventura County Watershed Protection District, Planning and Regulatory Division reviewed the proposed project and provided the following comments:

31b.1, -2, -3, -4 and -5. Runoff from the project development would be less than 1% of the flow in the watershed to which it would contribute. The proposed development would be built in compliance with Local and State codes and standards that require the increase in runoff to be minimized. Therefore, the proposed project would have a less than significant impact, project specific and cumulative, on drainage facilities not operated by the Watershed Protection District and the project would be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

33a-1, -2 and -3. The proposed project would not require additional fire stations or personnel and existing response time would be adequate. Therefore, the proposed development would have no impacts, project specific or cumulative, to Fire Protection Services, Distance and Response and it would be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by John Dodd of the Ventura County Fire Protection District on October 16, 2014 and Ventura County Initial Study Assessment Guidelines, 2011.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

33b-1, -2, and -3. The proposed project is located adjacent to Fire Station 577. Given the small scale of development, it would not require additional fire stations, personnel or equipment. Therefore, it would have no impact, project specific or cumulative to Fire Protection Services, personnel, equipment, or facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

Source Document: Analysis prepared by John Dodd of the Ventura County Fire Protection District on October 16, 2014 and Ventura County Initial Study Assessment Guidelines, 2011.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? 	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

35.a -b, -c and -d. The proposed project development would not be located within existing designated local park land, or within the vicinity of any local or regional facilities. The proposed development would not involve a residential use and it would not generate new employment opportunities that would result in an increase in population and a corresponding increase in demand for new parks and recreational facilities. Therefore, it would not have an impact, project specific or cumulative, on local or regional parks and recreational facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

Mitigation and Residual Impact:

No mitigation required. Residual impacts will be less than significant.

(Ventura County Initial Study Assessment Guidelines, 2011)

Initial Study – (Continued)

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of	AG. - Agricultural	VCAPCD - Air Pollution
Airports	Department	Control District
EHD - Environmental	VCFPD - Fire Protection	GSA - General Services
Health Division	District	Agency
Harbors - Harbor	Lib. Agency - Library	Plng. - Planning Division
Department	Services Agency	
PWA - Public Works	Sheriff - Sheriff's	WPD – Watershed
Agency	Department	Protection District

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Initial Study – (Continued)**Section C – Mandatory Findings of Significance**

Based on the information contained within Section B:					
		N	LS	PS-	PS
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X				
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	X				
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)	X				
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X				

Findings Discussion:

1. As stated above in Section B, the proposed project would not cause significant impacts on environmental resources. Therefore, the proposed project will not pose any threat to fish and wildlife, nor will it degrade the quality of the environment.
2. As stated above in Section A, the proposed project development of a WCF will not create any significant impacts that would affect long term environmental goals.
3. As stated in Sections A and B, the proposed project will not create any impacts that are individually limited but cumulatively considerable.
4. As stated in Section B, the proposed project does not involve the use of hazardous materials in a manner that pose any unusual risks. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, adverse impacts to water bodies located on or around the project site, and will not generate any hazardous wastes. Therefore, the proposed project will not create any environmental effects that will cause substantial

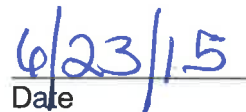
Initial Study – (Continued)

adverse effects, either directly or indirectly on human beings.

Section D – Determination of Environmental Document**Based on this initial evaluation:**

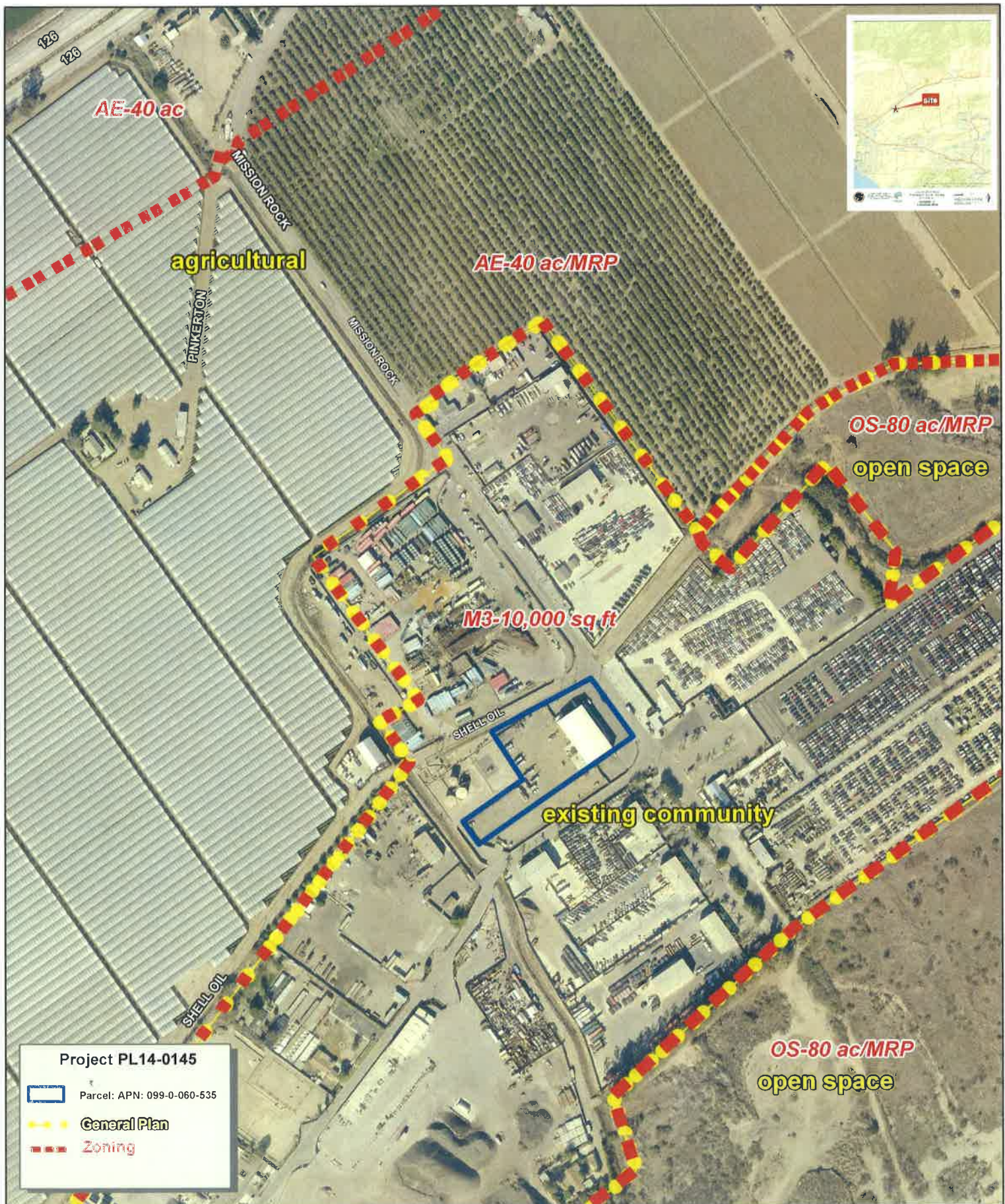
<input checked="" type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required .


 Becky Linder, Case Planner


 Date

Attachments:

- Attachment 1 Location Map
- Attachment 2 Aerial Zoning and General Plan Map
- Attachment 3 Topographic Plan
- Attachment 4 Flood Plain Plan
- Attachment 5 Site Plan/Enlarged Site Plan
- Attachment 6 Equipment Plan /Antenna Plan
- Attachment 7 Northwest/Northeast Elevation Plans
- Attachment 8 List and Map of Pending and Recently Approved Projects Used in the Cumulative



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 06-01-2015
This aerial imagery is under the
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Source: Pictometry, Jan. 2015



County of Ventura
Planning Director Hearing
PL14-0145
Attachment 2
Aerial Zoning and General Plan Map

0 165 330 Feet

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.



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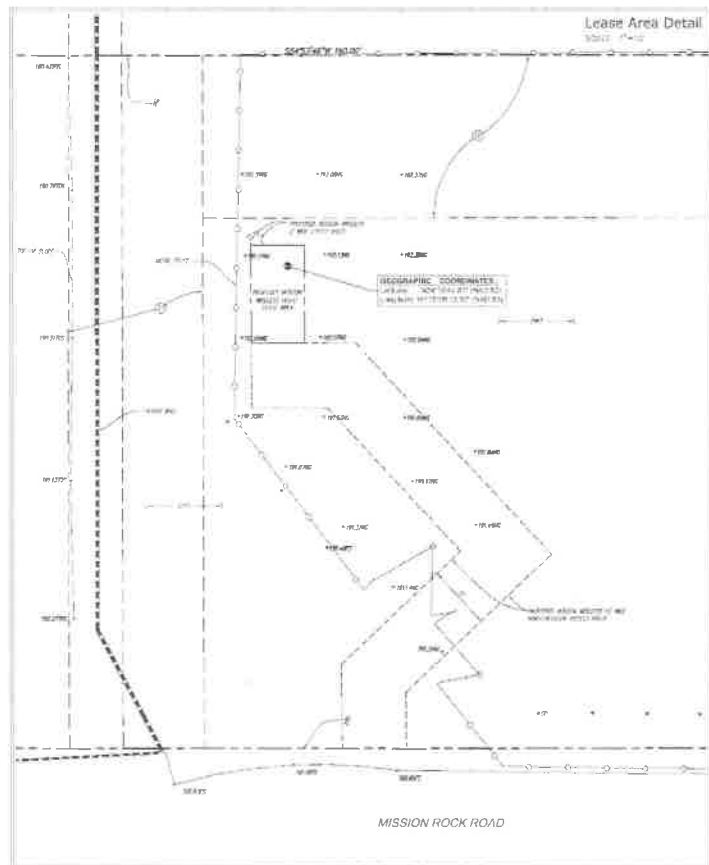


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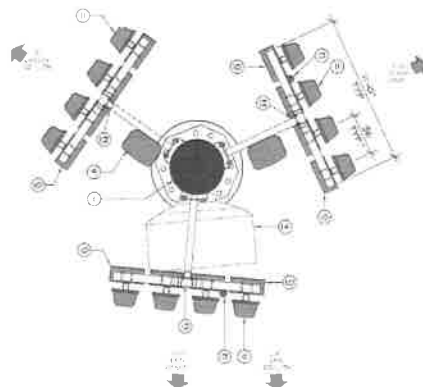
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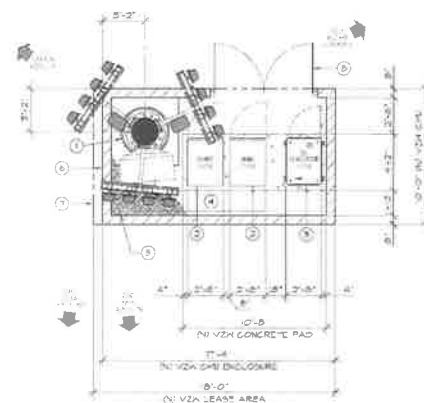
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21972 31 71 111 147 148 153 154

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- 1) PROPOSED VERTICAL WIRELESS 15' HIGH MONOPOLE (1) 1/2" 5/8" HYPERBORE CABLE TO BE CONCEALED WITHIN MONOPOLE
- 2) PROPOSED VERTICAL WIRELESS EQUIPMENT CABINET TO BE CEILING CONCRETE PAD TYPE OF 3
- 3) PROPOSED VERTICAL WIRELESS DUAL PORT GENERATOR 1 U.-25 LBS. WEIGHT, MAX. 1000 PSI GALLOP SUB-BASE "TANK ON RAISED CONCRETE PAD
- 4) PROPOSED VERTICAL WIRELESS CABLE TRAY OF 2" 5/8" HYPERBORE CABLES TO INSTALL 1/2" 5/8" HYPERBORE CABLES
- 5) PROPOSED VERTICAL WIRELESS HYDRO-PNEUMATIC TOWER
- 6) PROPOSED VERTICAL WIRELESS 8' X 8' WALL ENCLOSURE
- 7) PROPOSED VERTICAL WIRELESS 10' X 10' LEASE AREA
- 8) PROPOSED VERTICAL WIRELESS (1) 4 CORRUGATED METAL ACCESS GATES
- 9) PROPOSED VERTICAL WIRELESS RA/GAF SURGE PROTECTOR MOUNTED ON PROPOSED ANTENNA SECTOR ARM
- 10) PROPOSED WIRELESS TO INSTALL NEW RIBS BEHIND NEW PANEL ANTENNA (TYPE OF 12) PER SECTOR
- 11) PROPOSED VERTICAL WIRELESS PANEL ANTENNAS (TYPE OF 12) PER SECTOR (12) TOTAL
- 12) VERTICAL WIRELESS TO INSTALL NEW ANTENNA 1 MOUNTING BRACKETS 4" NEW MONOPOLE
- 13) PROPOSED (12) OPS ANTENNAS MOUNTED ON SECTOR ARMS
- 14) PROPOSED VERTICAL WIRELESS 4' MICRO WAVE ANTENNA



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GRAPHIC SCALE



0 4 8
GRAPHIC SCALE



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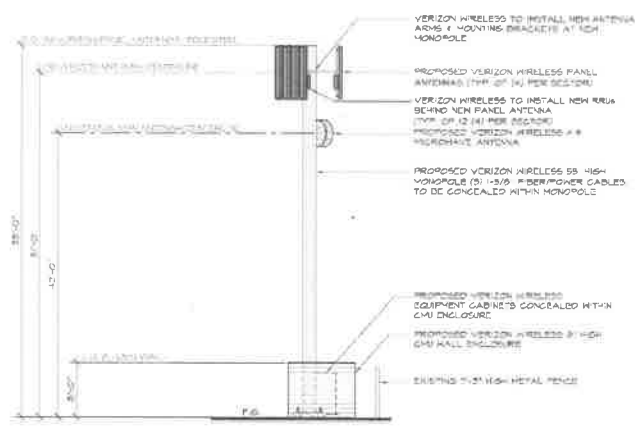


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SANTA PAULA, CA 95060
EQUIPMENT / ANTENNA PLANS
ZONING DRAWINGS



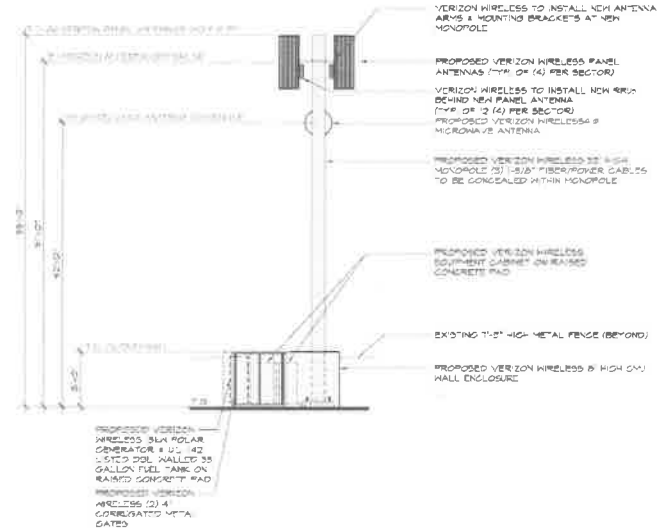
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3	Case 3	3	3/3/2017
4	Case 4	4	4/4/2017
5	Case 5	5	5/5/2017
6	Case 6	6	6/6/2017
7	Case 7	7	7/7/2017
8	Case 8	8	8/8/2017
9	Case 9	9	9/9/2017
10	Case 10	10	10/10/2017
11	Case 11	11	11/11/2017
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A-2



NORTHWEST
ELEVATION

SCALE: 1/8\"/>

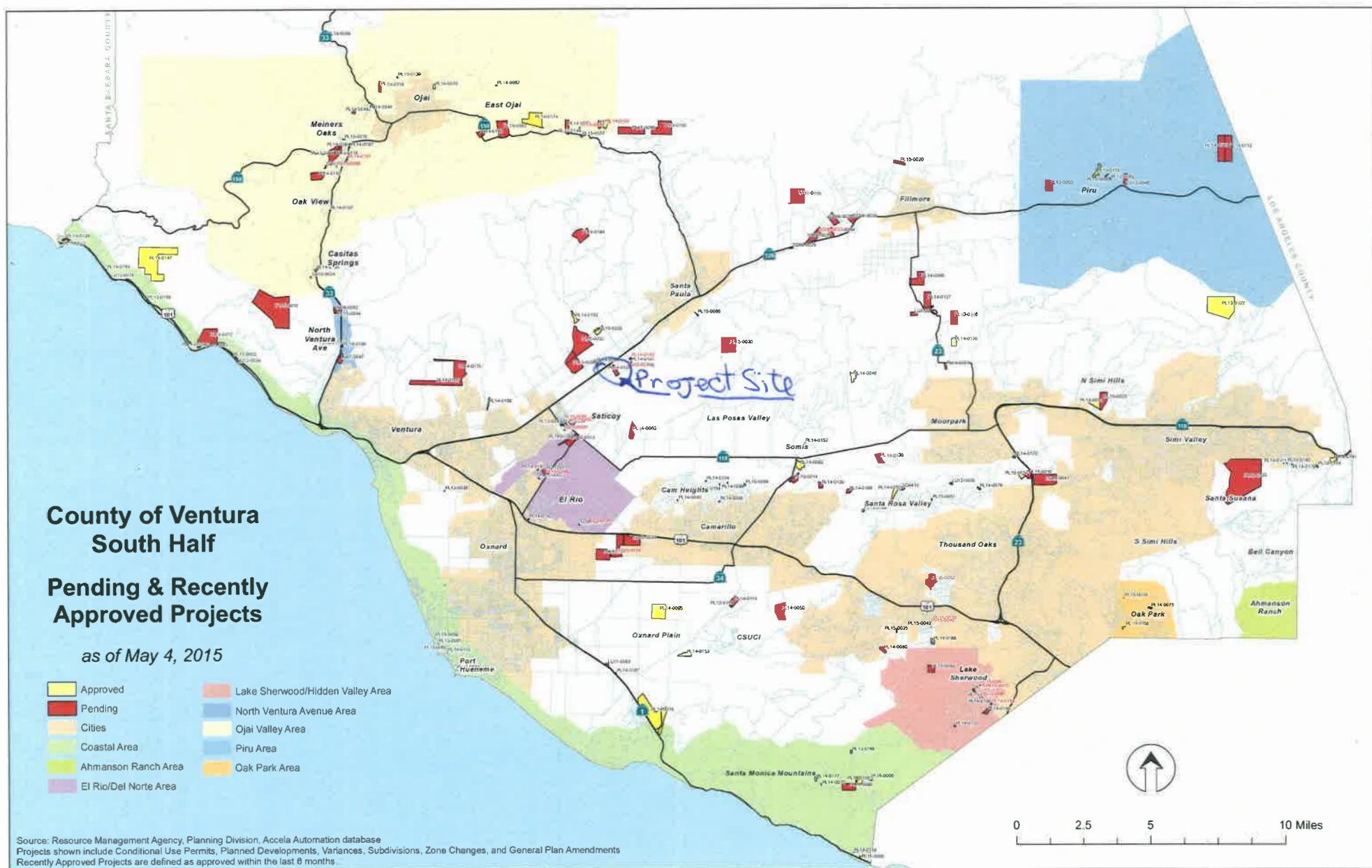


NORTHEAST
ELEVATION

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<p>VERIZON WIRELESS</p> <p>10000 E. Camelback Road, Suite 1000, Phoenix, AZ 85016</p>		<p>PIKERTONI SAN MISSION PROJECT SANTA PALIA CAKSEK</p>		<p>derra</p> <p>1000 E. Camelback Road, Suite 1000, Phoenix, AZ 85016</p>		<p>PROJECT INFORMATION</p> <p>PROJECT: VERIZON WIRELESS ANTENNA SITE</p> <p>LOCATION: 1000 E. Camelback Road, Suite 1000, Phoenix, AZ 85016</p> <p>DATE: 10/1/2014</p> <p>SCALE: 1/8\"/> </p>
<p>A-3</p>						

PL14-0145
Attachment 8



Source: Resource Management Agency, Planning Division, Accela Automation database
Projects shown include Conditional Use Permits, Planned Developments, Variances, Subdivisions, Zone Changes, and General Plan Amendments
Recently Approved Projects are defined as approved within the last 6 months



Recently Approved Projects as of May 04, 2015

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

Recently Approved Projects include the following entitlement types: 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 05/04/2015.

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL12-0163	0560113050	4072 E CENTER ST. FILLMORE, CA 93015	PERMIT	01/22/2015	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Kristina Boero: (805) 654-2467	Cabrillo Economic Dev Corp 702 County Sq Ventura, CA 93003; 805-672-2577
PL12-0163	0560113050	4072 E CENTER ST. FILLMORE, CA 93015	Planned Development	01/22/2015	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Kristina Boero (805) 654-2467	Cabrillo Economic Dev Corp 702 County Sq Ventura, CA 93003; 805-672-2577
PL12-0163	0560113050	4072 E CENTER ST. FILLMORE, CA 93015	Merger	01/22/2015	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Kristina Boero: (805) 654-2467	Cabrillo Economic Dev Corp 702 County Sq Ventura, CA 93003; 805-672-2577

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL12-0174	0630180465	101 ORCHARD DR, VENTURA, CA 93001	Minor Modification	04/06/2015	A new Conditional Use Permit (PL12-0174) to replace expired CUP-4878 for the existing use of a manufactured home as a caretaker dwelling unit accessory to a commercial storage facility located at 101 Orchard Drive in the North Ventura Avenue Area (APN 063-0-180-485). The storage facility is entitled under a separate Planned Development Permit (PD 987). Water to the site is provided by the City of Ventura and waste water disposal is handled by the Ojai Sanitary District. Also see PL14-0045 Permit Adjustment of Planned Development Permit No. 987 for an existing ministorage facility - simultaneously in process.	Franca Rosengren: (805) 654-2045	William Kendall 1601 Eastman Avenue #100 Ventura, CA 93003, 805-642-4773
PL13-0036	1380060125	5100 OLIVAS PARK DR VENTURA, CA 93003	Conditional Use Permit	11/28/2014	Conditional Use Permit for temporary outdoor events within a 2 acre area on a 20 acre property in the Agricultural 40 acre minimum parcel size zone (AE-40) and the Agricultural General Plan land use designation addressed as 5100 Olivas Park Drive (APN 138-0-060-125). The request includes up to a maximum of 20 events each year, on Saturday and Sunday with wedding rehearsals and setup on Friday when needed. The events would be held between the months of April and September. There would be a maximum of 175 people at any any given event. There are 2 owner operators that manage the site, 2 employees are utilized to setup and break down when needed, and 1 on site caretaker is available for security and site management. Water is provided by the City of Ventura for fire suppression purposes and waste water disposal for the events would be provided by portable toilets. No guests are allowed in the on site buildings. The operator has prepared an on site circulation plan where guests could unload near the event area without having a cue backup onto Olivas Park and has prepared a parking plan for 110 onsite parking spaces. No new development or impervious area is being added to the site to facilitate the proposed project. Lighting would be provided by existing lighting fixtures including string lighting for the event area and pole lighting in the driveway. Guests are responsible for organizing catering, setup, and cleanup. The operator has a roll off trash container on site year round that is made available for guests as needed.	Kristina Boero: (805) 654-2467	Mary McGrath 5100 Olivas Park Dr Ventura, CA 93003-7671 805-644-1235
PL13-0110	0560020300		Minor Modification	03/09/2015	Minor Modification to Conditional Use Permit No. 4803 for a thirty year time extension for Warring Water Services. No additional development is proposed. Warring Water Services, Inc., water distribution system is located approximately 30 miles east of Ventura, California, in the community of Piru. The water system is located adjacent to the Piru Creek and slightly sloped to the southeast. To the south of Piru lies the Santa Clara River. Water to the Warring Water Services distribution system is supplied by three water wells (Wells 1, 2 & 4). All three wells are located south of the intersection of Camulos Street and Church Street. Well 1 has a 75-hp motor and a 500-gpm well pump. Well 2 includes a 60-hp motor and a 200-gpm well pump (Currently out of service for repairs). Both of these wells were constructed in the 1920s. Well 4 was constructed in 2003 and has a 150-hp motor and a 1500-gpm pump. Piru is comprised primarily of residential water users and agricultural water users. Only a small portion if utilized for commercial and industrial usage. The current population of the water consumption area is 2,100 people, representing 485 active domestic connections and 12 commercial and irrigation connections. All three wells are chlorinated using sodium hypochlorite. The groundwater supply source is designated as the Piru Basin, and is recharged by the runoff from Piru Creek and Santa Clara River in addition to the Piru Recharge Spreading Basin. This basin is part of the AB3030 Groundwater Management Plan which is overseen by the Groundwater Management Council. The distribution system is comprised of 5,170 linear feet (LF) of 12-inch PVC pipe, 13,900 LF of 10 PVC pipe, 16,325 LF of 8-inch asbestos-cement pipe (ACP), 9,100 LF of 6-inch ACP, 11,600 LF of 4-inch ACP, 6,200 LF of 3-inch PVC & ACP pipe and 2,700 LF of pipelines under 2-inch in size. The existing distribution system was constructed in phases between 1958 and 1965 with additional main line installations in 1990, 1995, 1999, 2003 & 2009. Water from the wells is discharged into a 1.1 million-gallon steel storage tank (total volume) located on north of Center street along Warring Wash Road below the Ventura County Watershed Protection District's Debris Basin. The tank is protected by a chain link fence with a locked gate. The elevation of the reservoir is adequate to provide all customers with a minimum static pressure of 20 psi. The water storage reservoir can adequately supply water for the fire protection based on a 1,7500 gpm, two-hour duration fire flow (180,000 gallons) along with meeting the maximum day demand for all of our domestic customers. An emergency generator was added to the system in 2011 to allow for continued operation during power outages. Water records for 2012 show that residential demand accounted for approximately 36%, commercial accounted for 8%, and irrigation accounted for 56% of the water consumed. The goal of Warring Water Service is to keep the percentage of water lost below 10%.	Nicole Doner: (805) 654-5042	Hollee King 1327 Del Norte Rd #200 Camarillo, CA 93010; (805) 901-2261

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0122	6150060195		Conditional Use Permit	12/29/2014	<p>Conditional Use Permit for Oil and Gas Exploration to entitle the drilling of 12 oil and gas exploratory wells on a 4 existing well pads on a site that is approximately 4.8 miles north of the Highway 118 and Tapo Canyon Road intersection above Tapo Canyon Park at the terminus of the improved portion of Tapo Canyon Road. The project is located on a 447.25 acre parcel within the AE-40 Zone District and the Open Space General Plan land use designation (APN 615-0-060-195) which is part of a larger land holding commonly known as Big Sky Ranch. Access to the pads is provided by an existing dirt roads off of Tapo Canyon Road with secondary access provided by the Sall Creek Fire Road. Three of the four well pads will be improved to accommodate the drilling rigs: Pad "2X alt." is proposed to be 33,600 square feet and requires 3,000 cubic yard cuts and 2,525 cubic yards of fill; Pad "5x" is proposed to be 36,259 sq. ft. and will require 6,480 cubic yards of cut and 5,600 cubic yards of fill; and Pad "16" is proposed to be 20,570 sq. ft. and will require 7,000 cubic yards of cut and 7,000 cubic yards of fill. Pad "15" will not require additional grading and will be utilized in its current size and configuration. Three new oil wells and an emergency flare are proposed to be located on Pad "2X-alt". Three new oil wells and an emergency flare are proposed for Pad "15." Four new oil wells, 3 oil stock tanks, a flow treater, 1,000 bbl produced water tank, a L.A.C.T. unit, a transfer pump, a containment berm around the tanks, and an emergency flare are proposed to be located on Pad "5X." All of the wells would be connected by a flow line leading from the wells to the tanks located on Pad "5X." Any water necessary for proposed use would be trucked in.</p>	Becky Linder: (805) 654-2469	Bob Booher 3221 Quail Hollow Drive Fairfield, CA 94534; 707-399-7835
PL13-0166	1630140160	8620 SANTA ROSA RD, CAMARILLO, CA 93012	Minor Modification	12/23/2014	<p>Minor Modification to Conditional Use Permit LU08-0060 (CUP) for a 10 year time extension, to add bride and groom changing rooms, and minor condition language clarification. CUP LU08-0060 was approved with the following description:</p> <p>Conditional Use Permit to allow "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events, birthday and anniversary celebrations, non-profit and charity events, family reunions, corporate events, and similar temporary events. Temporary events shall be limited to 300 guests for a maximum of 60 days within the calendar year.</p> <p>Parcel A (APN 163-0-140-160) is a 4.45 acre parcel and will be where wedding ceremonies and receptions (or similar temporary events) would take place. The temporary events will be located on approximately one (1) acre (garden and terrace areas immediately adjacent to and south of the existing residence), known as Maravilla Gardens. The caterer's preparation area is located southwest of the existing residence, adjacent to the reception area. (See Exhibit "3", Site Plan). No new permanent structures (i.e. outdoor lighting and accessory structures) are to be constructed for temporary events; the use of a temporary tent may be used for inclement weather. The single-family residence is restricted to the owner's use and will not be leased out. The on-site agricultural sales building and related structures shall not be leased out for any events.</p> <p>Parcel B (APN 163-0-140-170) is 1.12 acres and is vacant. This area would be designated as an overflow parking area when the primary guest parking area on APN 063-0-140-160 is full. Access to this lower parking area is directly from the main guest parking lot. Guest parking on Parcel A (APN 063-0-140-160) is located in the northeast corner of the property (See Exhibit "3"). There are currently 50 parking spaces. Guest parking on Parcel B (APN 163-0-140-170) provides a total of 100 parking spaces. If the number of guests exceeds 100 people, valet service shall be required as part of the contract between Maravilla Gardens and the lessee to ensure the additional parking and circulation thereof is managed and efficient. A total of fourteen (14) parking spaces are designated for staff parking and are located on the western portion of Parcel A (APN 063-0-140-160). Access for staff employees is from a service driveway located on the northwest corner of the property. No parking is proposed on Santa Rosa Road or shoulder right-of-way.</p> <p>Portable restrooms shall be provided by a local vendor (i.e. Mission Valley Sanitation or similar company) and shall be required as part of the contract for the event to be held at Maravilla Gardens. The portable restrooms shall be located east of the designated reception/cocktail area. The public restroom serving the Agricultural Sales Building and the bathrooms serving the main residence are prohibited from being used for temporary events.</p> <p>Maravilla Gardens shall not install any permanent lighting for the purpose of temporary special events. Temporary exterior lighting shall be provided in the parking areas for safety and security purposes. Temporary dance lights would be limited to the area reserved for the dance floor. Other temporary lighting shall be for ceremony ambience and dinner tables. All temporary lighting shall be removed from the site after the event has ended. Any lighting in excess of 150 watts shall not result in direct illumination on adjacent properties. Any exterior lighting in excess of 150 watts shall be hooded and/or directed downward onto the subject parcel to prevent spill-over onto adjacent parcels. All lights will be dimmed by 10:00 pm and completely turned off by 11:00 pm. The proposed hours of operation for temporary outdoor events will be Monday through Sunday from 1:00 pm to 11:00 pm for a maximum of 60 days within the calendar year. (See applicant's description for further details)</p>	Franca Rosengren (805) 654-2045	Jo Maravilla 8620 Santa Rosa Rd Camarillo, CA 93010; 805-432-7488

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0184	6950062080		PERMIT	12/06/2014	The proposed project includes the construction of a 6,815 square foot (sq. ft.) single family dwelling with an attached 540 sq. ft. two-car garage which will result in the removal of one heritage-size oak tree (Quercus Agrifolia), the removal of one non-heritage size oak tree, and the alteration nine oak trees for which a Discretionary Tree Permit and mitigation is required. The approximately 9,922 sq. ft. lot is located within the RE-10,000 sq. ft. Zone District and the Urban Residential 2-4 Dwelling Unit Lake Sherwood Area Plan land use designation. The required grading to prepare the site of the proposed development includes approximately 1,189 cubic yards of cut, approximately 59 cubic yard of fill, and approximately 1,130 cubic yards of export. Water to the property would be provided by the County of Ventura Lake Sherwood Community Service District and waste water disposal would be handled by the Triunfo Sanitation District. Access to the site will be provided by a 20 foot wide all-weather surface driveway connected to Lake Sherwood Drive. The grading, construction, and any ground disturbance activities related to the proposed dwelling and tree removals/alterations will not involve any blasting, pile-driving, or vibratory compaction. Nighttime low voltage outdoor lighting that will be directed downward and away from neighbors, and window and door locks will be provided for security.	Chuck Anthony: (805) 654-3683	David Alpern 28281 Crown Valley Parkway Laguna Niguel, CA 92677; 949-582-6200
PL14-0015	2340110460		Modification	03/25/2015	Request for a 10 year time extension to an existing Verizon Wireless Communications facility, CUP LU04-0017 at the corner of Wood Rd. and Hwy 1. No change in equipment, one 50 foot tall mono tree, 12 panel antennas, equipment shelter and microwave dish. No batteries, change to emergency generator in 2008 LU08-0130. INSTALL AND OPERATE AN UNMANNED WIRELESS ANTENNA COMMUNICATIONS FACILITY CONSISTING OF A "Mono tree" ANTENNA. Resubmitted and awaiting hearing on August 5, 2004	Kristina Boero: (805) 654-2467	Christina Song, Core Communications/ Verizon 2749 Saturn Street Brea, CA 92821; 714-333-4441
PL14-0031	6150150245	2801 MADERA RD. Ventura County Unincorp	Permit Adjustment	12/02/2014	Request for Permit Adjustment to Conditional Use Permit (CUP) LU07-0048 for the Simi Valley Landfill and Recycling Center to adjust the approved buffer area for the landfill to accommodate the shooting range proposed by the Simi Valley Police Department (CUP PL13-0132).	Michelle D'Anna: (805) 654-2685	Mike Sedell 2929 Tapo Canyon Road Simi Valley, CA 93063; 805-583-6772
PL14-0040	1520102030		Minor Modification	11/10/2014	The request for a 25-year renewal to Conditional Use Permit (CUP) 4858, prior to expiration on August 2, 2014. This Application requests a Minor Modification of existing Crestview Mutual Water Company CUP 4858 for an extension of 25 years (minimum). Crestview Mutual Water Company (CMW), formed in the year 1950, serves an area that includes about 600 services in Unincorporated Ventura County near the City of Camarillo. CMW currently holds CUP 4858 (attached to APN 159-0-032-065) which expires August 2, 2014. CUP 4858 was initiated and approved in 1994 and granted an extension of ten years in 2004. In 2006, a Permit Adjustment was approved to allow a request for a time extension of up to 25 years. In accordance with said Permit Adjustment, this application requests a 25 year extension of the existing CUP 4858. In an effort to conform to the current County application requirements for mutual water systems we are submitting documentation of system infrastructure as well as supporting certifications and permits as required. No Changes Proposed This Application does not propose any changes to the existing system; any new construction or upgrade of infrastructure, any expansion of service area or system capacity. Compliance with Current Regulatory Requirements CMW meets all the requirements of the current Ventura County Waterworks Manual as well as Certified Unified Program Agency - Hazardous Materials Program. Water System Description The infrastructure system incorporates five separate property sites with above-ground facilities. (Please see attached System Map.) They are as follows: Well #4 - 6 Alviso Dr. - APN 152-0-332-165 Well #5, Booster Station, Treatment Plant (inactive) - 602 Valley Vista Dr. - APN 159-0-032-065 Well #6 - 241 Crestview Ave. - APN 152-0-190-285 Reservoir #1 - Via Zamora - APN 152-0-410-165 Reservoir #2, Office/Yard - 328 Valley Vista Dr. - APN 152-0-102-030 Note: Well #6 is within the City of Camarillo jurisdiction	Kristina Boero: (805) 654-2467	Crestview Mutual Water Company 328 Valley Vista Dr Camarillo, CA 93010; 805-850-9998

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0044	0170090470	100 E. El Roblar Drive, Meiners Oaks, CA	Planned Development	02/26/2015	Planned Development Permit to replace an expired Conditional Use Permit for an existing 4,003 square foot commercial building with 6 tenant spaces located in the Commercial Ojai Valley Area Plan land use designation and the Commercial Planned Development Zone District addressed as 100, 102, 104, 106, 108, and 110 East El Roblar Drive. The subject property 15,575 square feet and includes 24 parking spaces, a 25 access driveway on El Roblar Drive and a 25 foot wide driveway on Lomita Avenue. One 1,006 square foot tenant space is dedicated to a restaurant which has a 470 square foot outdoor eating area and the other five tenant spaces are occupied by other commercial uses. The Planned Development request includes the allowance to have tenant changes in the existing commercial spaces through a Zoning Clearance as long as the replacement use is permitted by a Planned Development Permit as detailed in County of Ventura Non-Coastal Zoning Ordinance Section 8105-5 (Permitted Uses in Commercial and Industrial Zones) and the replacement use has the same parking requirement as the use it is replacing. A sign program has been submitted as required by the Ojai Area Plan. Water to the site is provided by the Meiners Oaks Water District and waste water is handled by the Ojai Valley Sanitary District. The building and site improvements were originally approved by Conditional Use Permit 3786 which has subsequently expired. No new development is proposed.	Franca Rosengren: (805) 654-2045	Robert Smith 12777 Tree Ranch Rd Ojai, CA 93023; 805-558-6322
PL14-0045	0630180465	101 ORCHARD DR VENTURA, CA 93001	Permit Adjustment	04/06/2015	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 the legalization of 2 cargo containers located adjacent to Building A. The 2 cargo containers eliminated 3 parking spaces thereby reducing the parking from 40 to 37 spaces. A new ADA parking space will be added adjacent to the existing office building. Additionally, the adjustment includes the installation of a new trash enclosure, a decorative iron sliding entrance gate and a new concrete block entrance wall. A revised landscaping plan has been submitted to authorize the installation of alternative screening trees along the northwesterly portion of the property line and add plants near office building and along the south easterly property line. Water to the site is provided by the City of Ventura and waste water disposal is handled by the Ojai Sanitary District. Also see PL12-0174 - minor modification of CUP4878 for a caretaker dwelling to authorize a 20 year extension of time.	Franca Rosengren: (805) 654-2045	Orchard Self Storage L.P. 101 Orchard Drive Ventura, CA 93001; 805-642-4773
PL14-0046	110060605	7840 BALCOM CANYON RD, SOMIS, CA 93066	Land Conservation Act	12/12/2014	Rescission/re-entry of 4 existing agricultural LCA contracts	Tess Harris: (805) 654-2453	Ed Jefferson 2524 Townsgate Road Unit D Thousand Oaks, CA 91361; 805-379-0020
PL14-0056	1510040555	312 ANACAPA DR, CAMARILLO, CA 93010	Parcel Map	04/07/2015	A tentative parcel map for a subdivision, PM5930, to create 2 lots, proposed Parcel 1 will be 20,000 sf and proposed Parcel 2 will be 20,366sf Parcel 1 has an existing 3100 sf SFR and garage. The parcel currently utilizes an on site sewage disposal system and water service is from the Pleasant Valley Mutual Water Company.	Nicole Doner: (805) 654-5042	James Johnson 220 Glencrest Circle Camarillo, CA 93010; 805-208-9903
PL14-0062	0290020020	4230 THACHER RD, OJAI, CA 93023	Lot Line Adjustment	01/12/2015	Project revised to 3 lots on May 15, 2014, new exhibits submitted. An application for a 2 lot- PMW-LLA to match existing fence line. Both parcels are developed with residential uses, and individual septic disposal systems. Apn 029-0-020-02 is a listed historic site of merit	Elias Valencia: (805) 654-3635	Jonathan Cutler 4230 Thacher Road Ojai, CA 93023-9368; 323-969-9904
PL14-0070	0280010090	1175 GRAND AV, Ventura County Unincorp	Lot Line Adjustment	11/10/2014	PMW-LLA to adjust 2 of the previously adjusted parcels. Both are vacant legal lots from a previous LLA. SD08-0032 previous lot line adjustment of 3 legal lots and voluntary restrictive covenants included for wetland setback and open space preservation	Winston Wright: (805)654-2468	Margaret Vanderlin 4861 Calle Descaso Camarillo, CA 93012; 805-448-7672
PL14-0071	8010310015	6100 E DOUBLETREE RD, OAK PARK, CA 91377	Minor Modification	12/22/2014	The applicant requests a Minor Modification to Conditional Use Permit 4550 to authorize the continued operation and maintenance of a church for an additional 50-year period. No new development is proposed. The original CUP was approved by the Planning Commission on November 30, 1989 for the construction of a 15,980 sq. ft. church facility with a detached 50-ft. tall spire for a 25 year period ending on August 31, 2014. In addition to the 15,980 assembly building, the site is developed with an approximately 300 sq. ft. storage building for grounds maintenance, 197 parking spaces, and the associated landscaping. Water to project site is provided by the Oak Park Water Service and waste water disposal is accommodated by the Triunfo County Sanitation District.	Kristina Boero: (805) 654-2467	Kyle Harris 151 West Branch Street Arroyo Grande, CA 93420; 805-574-1550

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PL14-0084	0900070080	12908 W TELEGRAPH RD, SANTA PAULA, CA 93060	Conditional Use Permit	12/22/2014	Conditional Use Permit for an Agricultural Contractor's Service and Storage Yard at a 9.42 acre property located at 12908 West Telegraph Road in the Santa Paula area. The subject property is in the Agricultural Exclusive Zone District with a 40 acre minimum parcel size and the Agricultural General Plan land use designation. The site is developed with a single family dwelling, animal husbandry, and orchards. Approximately 2.5 acres of the property is proposed for the storage of agricultural trucks, trailers, and agricultural equipment. The conditional use permit is proposed to abate violation case number CV13-0493.	Becky Linder: (805) 654-2489	Jose Gonzalez 12908 West Telegraph Road Santa Paula, CA 93060; 805-338-6762
PL14-0093	1610040040	3756 Somis, CA	Minor Modification	03/23/2015	<p>Minor Modification to Conditional Use Permit (CUP 4495-2) Case No. LU10-0071 to extend the permit time frame for an additional 20 years, to eliminate the previous entitlement to construct a 98,720 sq. ft. greenhouse, and to remove the conversion of an existing 52,095 sq. ft. greenhouse to a warehouse. The existing 52,095 sq. ft. greenhouse will continue to operate as a greenhouse.</p> <p>The applicant provided the following project description:</p> <p>The project is a request for a Modification to Conditional Use Permit 4495, to extend CUP 4495 for an additional 20 years (from June 19, 2008 to June 19, 2028) to continue the agricultural operation that involves the growing, harvesting, as well as import of flowers and other plants to be sold and utilized as ornamentals. The proposed horticultural operation involves the use of flowers and plants that are dyed, infused with fragrance, dried and assembled into bouquets and various other arrangements for bulk sale to outside vendors. The proposed project will reverse the previous modification to construct an approximately 98,720 square foot (s.f.) building (referred to as building B-14), which was previously proposed as a greenhouse, and this building is no longer a part of the project. Likewise, the proposed conversion of the 52,095 sq. ft. Building B-8 from a greenhouse to a warehouse will also be removed from the CUP. All stored items previously indicated as a violation have been removed from the site, and there are no administrative office functions onsite (all have been relocated to a facility in the City of Ventura). The existing structures onsite will remain per the Building Legend indicated on the site plan. No housing other than one existing caretaker residence will continue to be provided onsite. No composting operations are proposed as part of the project. The Conditional Use Permit (CUP) boundary includes approximately 46.62 acres of the subject property.</p> <p>The proposed project will not alter the existing maximum number of 99 full time equivalent ("FTE") employees nor does the Permittee propose to exceed a total of 99 employees daily or during the hours of operation. The employees working on site as full-time permanent employees, contract employees, and seasonal and part-time laborers engaged through labor agencies will not exceed the total of 205,920 hours per year. No trees or native vegetation are to be removed as a result of this CUP modification.</p> <p>Water to the project site will continue to be provided by Ventura County Waterworks District 19. Sanitation is to be provided by portable restrooms and an individual sewage disposal system.</p> <p>We also request that the County remove or modify any conditions related to stormwater runoff and onsite detention due to the removal of the detention basin from the project and the lack of new impervious area.</p>	Nicole Doner: (805) 654-5042	Ed Ives 3200 Golf Course Drive Ventura, CA 93003; 805-386-5717

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PL14-0095	2300071135	645 LAGUNA RD, Ventura County Unincorp	Permit Adjustment	04/15/2015	<p>Permit Adjustment to Conditional Use Permit CUP 4924 to legalize the construction of 43,580 square feet of buildings: 1) a 202 sq. ft. storage equipment and 2) 17,441 sq. ft. breakroom/packing/storage building. The project also include the conversion of 25,595 sq. ft. of greenhouse to storage and the acknowledgment of already constructed and permitted electrical buildings (4) total 544 sq. ft. on the approved site plan.</p> <p>The following description has been provided by the applicant for this project:</p> <p>Lighting: There is no new lighting proposed at this time.</p> <p>Parking: Houweling's proposes to remove the two additional, unnecessary handicap spaces, and all spaces will be restriped.</p> <p>1. Structures added to site plan/CUP: The new structures have been added to the site plan, including the irrigation equipment storage building, the altered Greenhouse 6 interior storage area/mezzanine, the Greenhouse 5 storage area/mezzanine/break room, and 4 small, block wall-construction electrical buildings. Please refer to the site plan for further detail.</p> <p>The cart shade structure and metal storage buildings adjacent to Greenhouse 6 have been removed.</p> <p>We request to add a total of 25 storage containers to the CUP, which are relocated regularly around the site as needed.</p> <p>2. Farmworker units: The farmworker unit mentioned in the NOV has been removed from the site, out of the state.</p> <p>3. Pavement and materials outside the eastern CUP boundary: An easement is being pursued from the neighboring property owner to use this land for paving and equipment storage, and this area will be added to the CUP when the easement is completed. The easement term will match the CUP time limit term.</p> <p>The debris located in the drainage ditch is not from Houweling's operations. The ditch is located on the adjacent parcel to the east.</p> <p>4. Signs: The sign on the eastern side of the entrance will be removed. The sign on the western side of the entrance will remain, and it is 5'10" wide x 4' tall (23.32 sq ft) and is currently 4' off the ground, making it 8' to the top of the sign. The posts will be shortened and the sign will be lowered to 5' total height in order to conform to the sign ordinance (see attached sign exhibit). The sign area is already consistent with the ordinance at 23.32 sf.</p> <p>5. Storage/packing house/break room: This comment refers to the original, existing, and still operations packinghouse. This structure has always been used as a packinghouse for Greenhouses 1 and 2, as well as a cooler, break room, small office, and recently added storage area. The uses contained therein have not changed, so the designation of the entire area as storage is in error. The site plan has been revised to reflect the existing configuration.</p> <p>Groundwater use related to additional fixtures:</p> <p>Each individual employee uses approximately 25 gallons per person per day. Since there is no increase in employees or personnel, and previously the Greenhouse 5 and 6 employees were using portable toilets with wash basin water coming from the well, the only additional water demand comes from the toilets. Therefore, the 16 additional toilets create an additional water demand of 2,050 gallons per day. This calculation is based on 320 employees using the toilets, which is 1 toilet per 20 employees, and assuming that each employee uses the toilet an average of 4 times per day, and each toilet requires 1.6 gallons per use.</p> <p>Since the total water demand of the site is almost entirely agriculture-related, and fluctuates between 500,000 gallons and 1,000,000 gallons a day, the additional 2,050 gallons used by the toilets is not a significant additional extraction from the well. When seasonal water use fluctuations are considered, the additional use is even less significant.</p>	Kristina Boero (805) 654-2467	Houweling Nurseries 645 W Laguna Rd Camarillo, CA 93012; 271-5105

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PL14-0098	1550180045		Conditional Use Permit	12/17/2014	<p>Conditional Use Permit for an existing wireless communication facility originally approved as Conditional Use Permit 5311 on October 23, 2003. CUP 5311 has subsequently expired and PL14-0098 will replace it.</p> <p>The current request includes the following:</p> <p>The applicant, Sprint-Nextel, pursuant to conditional of approval No. 2a, (expired on October 23, 2013) of Conditional Use Permit No. CUP 5311, approved on October 23, 2003, is requesting a new Conditional Use Permit to replace said permit for the continual use of its unmanned Wireless Telecommunications Facility for an additional 10 (ten) year period. There are no proposed modifications being made to the site at this time.</p> <p>Project Scope</p> <p>The applicant, Sprint-Nextel, proposes to maintain an unmanned, Wireless Telecommunications Facility (WTF) on an existing water tank that is 300 feet north of the intersection of East Highland Drive and Highland Hills Drive on a 38,279 square feet (.88 acres) lot that is currently owned by the Pleasant Valley Mutual Water Company. The existing WTF consist of three (3) panel antennas mounted on pipe mounts on the façade of the water tank; nine (9) remote radio units (RRU), three RRU's below each panel antenna; six (6) outdoor equipment cabinets consisting of: 1) Battery back-up cabinet 2) AC power cabinet 3) Telco cabinet 4) Fiber junction cabinet 5) Modcell cabinet 6) TWC Boxer cabinet. All equipment is within a 4' high, CMU three-sided wall enclosure that measures 21'-8" x 11'-11".</p>	Becky Linder: (805) 654-2469	Sprint 6391 Sprint Parkway Overland Park, KS 66251, 800-357-7641
PL14-0101	0990060045		Lot Line Adjustment	03/17/2015	<p>Lot Line Adjustment between two M2 Zoned Properties located in the Mission Rock Road area of Ventura involving APNs 099-0-060-045, 099-0-060-165, 099-0-060-495, 099-0-060-505, 099-0-060-515, 099-0-060-525. Existing Parcel 1 is 212,511 square feet in size and the existing Parcel 2 is 125,699 square feet in size. Proposed Parcel A is 303,219 square feet in size and proposed Parcel B is 34,991 square feet in size. Parcel A is developed with a waste water facility which has no buildings, only wall structures and a sewer line pipeline intake. Parcel B is developed with an oil well and oil tanks, but no buildings.</p>	Elias Valencia: (805) 654-3635	Ben Turner 812 Railroad Avenue Santa Paula, CA 93060; 805-525-6400
PL14-0102	0400220185	12179 KOENIGSTEIN RD, SANTA PAULA, CA 93060	Lot Line Adjustment	05/04/2015	<p>Lot Line Adjustment between Lot 4, 5, and 6 of Parcel Map No. 5311 known as Assessor Parcel Numbers 040-0-220-185 (Parcel 1 of LLA), 040-0-220-195 (Parcel 2 of LLA), and 040-0-220-205 (Parcel 3 of LLA) respectively. The subject properties are addressed as 12179, 12288 and 12507 Koenigstein Road in Upper Ojai. Parcel 1 is currently 28.91 acres in size, Parcel 2 is currently 20.50 acres in size, and Parcel 3 is currently 20.50 acres in size. The LLA would result in Parcel 1 being 22.46 acres in size, Parcel 2 being 21.72 acres in size, and Parcel 3 being 23.73 acres in size. All of the lots involved in the LLA are within the Open Space General Plan land use designation, the Open Space Ojai Area Plan land use designation, and in the Open Space 20-acre minimum parcel size zone district. As numbered lots of a previously recorded parcel map in June of 2002, all of the subject lots are conforming legal lots. All resulting lots would remain as conforming lots that are over 20 acres in size.</p>	Elias Valencia: (805) 654-3635	Davis John R Tr 12179 Koenigstein Rd Santa Paula, CA 93060; (805) 640-1551
PL14-0104	1550270165		Conditional Use Permit	03/17/2015	<p>Conditional Use Permit for the ongoing operation of a Private Water Purveyor with reservoir facilities located on Assessor Parcel Number 155-0-270-165 within the Open Space General Plan land use designation and the Open Space 10-ac Zone District in the Camarillo Area. Conditional Use Permit (CUP) No. 4573 was originally approved in 1989 to construct an above-ground steel reservoir tank with a 400,000 gallon to supplement an existing 580,000 gallon reservoir tank that provides storage for the California-American Water Company (CAWC) Las Posas Service Area north of Camarillo. CUP N. 4573 subsequently expired and this permit is being processed to replace the expired entitlement.</p> <p>The Las Posas community served by the system is comprised primarily of residential and agricultural land uses. The current population of the water consumption is approximately 2,400 people, representing 620 service connections, with two irrigation connections for Mars Farms and the Las Posas Country Club. There are currently ten lots approved under 27 PM 63 that could be developed. The system relies solely on imported water from Calleguas Municipal Water District to meet all of its customers demand.</p> <p>The service area boundary is roughly bounded by properties on Fairway Drive and Callado Street at the north, the properties Ramona Drive at the west, on No new development is proposed and the service area boundary is not being expanded, the properties on Camino Concordia and Calle Aurora at the south, and the properties on Old Coach Drive at the east side.</p>	Hai Nguyen: (805) 654-5193	Matthew Lasecki 8657 Grand Avenue Rosemead, CA 91770; 916-275-4740

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PL14-0105	7010030100	12220 COTHARIN RD, MALIBU, CA 90265	Minor Modification	02/04/2015	<p>Minor Modification No. PL14-0105, (Modification of Conditional Use Permit No. LU10-0108) is a request by the applicant to convert the existing 561 square foot exercise room into an additional cabin (cabin 5) that would accommodate camp guests. The proposed conversion would not result increase the size of the structure or the number of guests permitted to be onsite. No new development or additional changes with the operation of the fitness and wellness camp are proposed with the subject modification.</p> <p>The existing fitness and wellness camp includes the continued operation and maintenance of the fitness and wellness camp (known as the Ranch at Live Oak, "Ranch") for an additional 15 year period, ending April 12, 2029. Table 1, below, includes an inventory of structures that the Ranch operation will continue to utilize as part of the Ranch operation.</p> <p>Table 1 – Existing Structures Associated with Minor Modification No. PL14-0105 (Modification of CUP Case No. LU10-0108)</p> <table><tr><th>Original Use</th><th>Permitted Use</th><th>Proposed Use</th><th>Square Feet of Structure</th></tr><tr><td>Children's bunk house</td><td>Cabin 1</td><td>No Change</td><td>1,087</td></tr><tr><td>Children's bunk house</td><td>Cabin 2</td><td>No Change</td><td>699</td></tr><tr><td>Children's bunk house</td><td>Cabin 3</td><td>No Change</td><td>1,088</td></tr><tr><td>Children's bunk house</td><td>Cabin 4</td><td>No Change</td><td>1,421</td></tr><tr><td>NA Staff residence</td><td>No Change</td><td>1,344</td><td></td></tr><tr><td>Recreation hall</td><td>Kitchen for guests and recreation hall (Recreation Hall)</td><td>No Change</td><td>2,150</td></tr><tr><td>Bathing facility</td><td>Exercise building</td><td>Cabin 5</td><td>561</td></tr><tr><td>NA Camp storage sheds</td><td>No Change</td><td>384</td><td></td></tr><tr><td>Foreman's residence</td><td>Lounge, kitchen for guests, guest dining hall (foreman's building/office)</td><td>No Change</td><td>2,247</td></tr><tr><td>Storage and small animal compound</td><td>Utility building</td><td>No Change</td><td>1,040</td></tr><tr><td>NA Pool and spa</td><td>No Change</td><td>3,900</td><td></td></tr><tr><td>NA Garden storage shed</td><td>No Change</td><td>480</td><td></td></tr></table> <p>Guests shall continue to arrive and depart the site each week via a shuttle service provided by the Permittee. A maximum of 32 overnight guests shall stay at the site for a one week period. The facility shall be limited to a maximum of 8 staff members.</p> <p>An onsite wastewater treatment plant will continue to be utilized for all structures included within the CUP area. In addition, three, 4,950 gallon water tanks will continue to serve the Ranch for domestic and fire suppression use. Additional fire hydrants and turnarounds have been installed within the CUP permit boundary area and are permitted as part of this CUP. Existing garden walls and retaining walls, ranging in size from 3 feet in height to over 6 feet in height, are located throughout the CUP area, and are permitted as part of this CUP.</p> <p>The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the project and conditions of approval below.</p>	Original Use	Permitted Use	Proposed Use	Square Feet of Structure	Children's bunk house	Cabin 1	No Change	1,087	Children's bunk house	Cabin 2	No Change	699	Children's bunk house	Cabin 3	No Change	1,088	Children's bunk house	Cabin 4	No Change	1,421	NA Staff residence	No Change	1,344		Recreation hall	Kitchen for guests and recreation hall (Recreation Hall)	No Change	2,150	Bathing facility	Exercise building	Cabin 5	561	NA Camp storage sheds	No Change	384		Foreman's residence	Lounge, kitchen for guests, guest dining hall (foreman's building/office)	No Change	2,247	Storage and small animal compound	Utility building	No Change	1,040	NA Pool and spa	No Change	3,900		NA Garden storage shed	No Change	480		Kristina Boero: (805) 654-2467	Ranch At Live Oak 12220 Cotharin Road Malibu, CA 90265; 310-457-3369
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PL14-0120	5020010105		Land Conservation Act	12/09/2014	<p>The project is for a new 10 year LCA contract for Leavens Ranches. The property is 47.68 acres and is planted in lemons and avocados. The contract contains 1 legal lot comprised of 2 APNs: 502-0-010-105 and 502-0-080-055. See LCA Contract # 76-6.8.</p>	Tess Harris: (805) 654-2453	Sakaguchi S Surv Tr Est Etal 9145 Jellico Ave Northridge, CA 91325; 818-326-8998																																																				
PL14-0139	0100201270	1459 N FOOTHILL RD, OJAI, CA 93023	Lot Line Adjustment	05/04/2015	<p>Lot line adjustment between to two parcels (APNs 010-0-201-27 & 010-0-201-28) addressed as 1447 and 1477 Foothill Road in the Ojai Area. The subject parcels are within the Rural Residential 2-5 Dwelling Unit Ojai Valley Area Plan land use designation and the Rural Agriculture (RA-2 ac) Zone Designation. Parcel 1 (APN 010-0-201-27) is currently 1.160 acres in size and Parcel 2 (APN 010-0-201-28) is 1.705 acres in size. The lot line adjustment would convey an equal amount of land from and to each parcel resulting in the same size parcels that existed prior to the lot line adjustment with Parcel 1 being 1.160 acres in size and Parcel 2 being 1.705 acres in size.</p>	Elias Valencia: (805) 654-3635	Rennie Adam 1459 Foothill Road Ojai, CA 93023; 805-646-3675																																																				

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PL14-0141	6480260020	7401 SANTA SUSANA PASS RD, SIMI VALLEY, CA 93063	Conditional Use Permit	02/17/2015	<p>Permit Adjustment to CUP - 4955 In order to upgrade an existing telecom facility and 50' tall steel monopole for Verizon Wireless - Installation of twelve (12) 8' panel antennas (3 sectors of 4 antennas each) centered at 50' for a max height of 54', 12 RRU's (4 on each sector), two (2) GPS antennas within an existing equipment shelter, one (1) 4' microwave dish, a new 30 kw generator on a 5'x9' concrete spill containment pad.</p> <p>The unmanned facility is located at 7401 Santa Susanna Pass Road in the Simi Valley area. APN: 648-0-260-020 The facility is accessed via a gated private concrete driveway known as Twilight Canyon Tl off of Santa Susana Pass Rd. The facility does not utilize water to operate. It will be in operation 24 hours a day, seven days a week.</p> <p>Zoning on the site is OS-160 ac, and General Plan designation is Open Space.</p> <p>A 6 foot high chain link fence extension with three strands of barbed wire is proposed to add the generator pad area of 72 s.f. to the existing 200 s.f. lease area, making the new lease area 272 s.f.</p>	Becky Linder: (805) 654-2469	Reliant Land Services 1745 Orangewood Ave Suite 105 Orange, CA 92868; 818.289.0002
PL14-0143	1450212340	567 VENTURA BL, OXNARD, CA 93036	Permit Adjustment	12/08/2014	<p>Permit Adjustment to Development Permit 62 for tenant change from paint store to wholesale roofing sales and distribution at 567 E. Ventura Blvd., Oxnard.</p> <p>The adjustment includes landscape improvements, accessible parking improvements, a new 8' vinyl fence with 30' wide manual bypass gate, and outdoor storage of roofing supplies and circulation for trucks.</p> <p>An anticipated 1680 gallons of hazardous material will be stored on site as indicated on the submitted Hazardous Materials and Wastes Inventory Matrix Report.</p>	Elias Valencia: (805) 654-3635	Patrick Mc Ilhenney 871 Via Alondra Unit 811-a Camarillo, CA 93012; (805) 482-9000
PL14-0147	0600030040	10151 OCEAN VIEW RD, Ventura County Unincorp	Permit Adjustment	12/31/2014	<p>Permit Adjustment to modify equipment on an existing communication facility tower owned by the County of Santa Barbara, the parent permit is Conditional Use Permit LU07-0079 which expires 2017.</p> <p>The adjustment covers AT&T equipment upgrades as follows: removal of two 4-foot panel antennas with RAD centers at 84 feet, removal of two 6-foot diameter microwave antennas with RAD centers at 84 feet and 91 feet, removal of one 8-foot diameter microwave dish with a RAD center at 15 feet, removal of one 2-foot diameter microwave dish with a RAD center at 50 feet, the installation of (2) 6-foot panel antennas with RAD centers at 57 feet, (2) 8 foot panel antennas with RAD centers at 96 feet, install 5 Remote Radio Units to be mounted behind the arrays, and miscellaneous telecommunication equipment upgrades in the equipment enclosure on the ground adjacent to the tower; improvement in the ground lease the emergency power plant will be removed and replaced, plus the accessory cable and junctions boxes as needed. Site Number SB0V01 at 10151 Ocean View Road, operator AT&T</p>	Craig Malin: (805) 654-2488	Deeah Riley 12900 Park Plaza Drive Cerritos, CA 90703; (949) 233-0988
PL14-0151	0330372070	11400 N VENTURA AV, OJAI, CA 93023	Minor Modification	04/23/2015	<p>The applicant requests a Minor Modification to Conditional Use Permit No. LU11-0052 to authorize the co-location by T-Mobile to an existing AT&T wireless communications facility. The existing facility is disguised as a mono-eucalyptus tree. The proposed project includes the addition of nine antennas mounted at the 26-foot level of the existing 42-foot tall tree and installation of two ground mounted BTS cabinets within an existing 22-foot x 6-foot lease area. All the proposed equipment area would be surrounded by a concrete masonry wall.</p>	Kristina Boero: (805) 654-2467	T-mobile West Llc 3257 E Guasti Ave Ontario, CA 91761; (909) 331-7344
PL14-0152	1100381295	5883 LA CUMBRE RD, SOMIS, CA 93066	Lot Line Adjustment	12/15/2014	<p>Parcel Map Waiver Lot line adjustment between two legally existing developed conforming lots in the RE-1 ac zone that will result in the transfer of ownership of an existing, permitted second dwelling unit.</p> <p>Starting sizes: 1.19 and 1.00 ac. Resulting sizes: 1.05 and 1.15 ac.</p> <p>APN's: 110-0-381-355 and 110-0-381-295</p> <p>5883 & 5887 La Cumbre Rd. Somis</p>	Elias Valencia: (805) 654-3635	Mark Sauer 5755 Valentine Rd. Ventura, CA 93003; 805.656.5882

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0153	2300180105		Permit Adjustment	12/10/2014	<p>Permit Adjustment to CUP-5267. M7-T5 Moorpark-Ormand Beach #1 and #2 Verizon, Southwest corner of Lewis Rd. and Potrero Rd.</p> <p>This permit adjustment is for the removal of six existing panel antennas on a SCE tower and replacing them with four 6' panel antennas mounted 50' on center. Four new radio remote units will be mounted on unutilized brackets. Two raycap boxes will also be installed one of which will be mounted behind a replacement antenna, the other which will be installed within an existing equipment shelter.</p> <p>CUP-5267 originally permitted for 8 panel antennas (2 sectors of 4) and one 2 foot diameter dish antenna to be mounted on an existing SCE Tower. A 760 Sq. Ft. lease area for 240 sq. ft. equipment shelter with one GPS antenna to be mounted on the structure.</p> <p>Originally set to expire on March 24, 2013, LU-120056 granted a time extension for an expiration date of December 11, 2022.</p>	Elias Valencia: (805) 654-3635	Verizon Wireless 15505 Sand Canyon Dr. Irvine, CA 92618; 949.286.7000
PL14-0155	1630130560	9415 SANTA ROSA RD, CAMARILLO, CA 93012	Conditional Use Permit	04/20/2015	<p>Renewal of expired Conditional Use Permit 4796, an existing wireless communication facility at 9415 Santa Rosa Road. Proposed modifications to the site include replacing existing equipment, removing 5 existing antennas and replacing with six 48" hexport and two 48" octoport antennas, installing two new LTE 2C RRU's. CUP 4796 was approved by the County of Ventura on May 28, 1993 for the construction of a communication facility consisting of six 48" ground mounted panel antennas with a maximum height of 8', a prefabricated 12' x 25' x 13' underground vault enclosed by a chainlink fence, Site operator is AT&T wireless, site number is SBOV19, site name is Santa Rosa Road.</p>	Becky Linder: (805) 654-2469	Adrian Culici 10640 Sepulveda Blvd Los Angeles, CA 91345; (818) 898-9186
PL14-0156	0610230020		Conditional Use Permit	03/30/2015	<p>Replace unknown expired CUP for existing wireless communication equipment on an existing Edison power pole. Site is located at 8100 Ventura Avenue in Casitas Springs. Site operator is Sprint and site number is VR33C-XC024.</p>	Hai Nguyen: (805) 654-5193	Richard Tang 6391 Sprint Parkway Overland Park, KS 66251; (800) 357-7641
PL14-0162	0580080305	1141 CUMMINGS RD, Ventura County Unincorp	Permit Adjustment	01/27/2015	<p>A request to revise the project description and plans of an approved farmworker housing complex (Planned Development Permit Case No. LU05-0113). The proposed project includes the elimination of three approved, not-yet constructed farmworker dwelling units from the Olivelihoods site (APN 064-0-320-07) and the addition of three new units to the Aliso/800 Camp site (APN 064-0-310-07).</p> <p>The original farmworker housing complex was approved on April 2, 2009 for 74 farmworker housing (modular) units distributed over two sites. The proposed request will not change the total number of 74 units. Site 1 is known as Aliso/800 Camp (APN 064-0-310-07) which is composed of three sub-sites or "camps": 800 Camp, 800 Camp North, and 800 Camp East. The original farmworker housing project was approved to allow for the construction of 57 units (which are currently under construction) at 800 Camp East. Site 2 is known as Olivelihoods (APN 064-0-320-07), and the original project was approved to allow for the construction of nine units (which remain unbuilt) at Olivelihoods. The proposed project will eliminate three units from the Olivelihoods site, and add three units to 800 Camp East. The result will be 60 units at 800 Camp East, five units at 800 Camp, three units at 800 Camp North, and six units at Olivelihoods.</p>	Matthew Sauter: (805) 654-2492	Alex Teague 1141 Cummings Road Santa Paula, CA 93060; 805
PL14-0167	2180093100	4164 RAYTHEON RD, OXNARD, CA 93033	Permit Adjustment	12/19/2014	<p>Permit Adjustment is granted to authorize the installation of three 8-foot panel antennas (one per sector) mounted at 96 feet above the ground on the existing 100-foot monopole and the installation of three remote radio units (RRUs) mounted within the existing 168-square foot lease area. The new equipment would be owned and operated by T-Mobile. The site number for the WCF is SV00362A. The site name for the WCF is LA362 Junkyard Dogs.</p>	Hai Nguyen: (805) 654-5193	Synergy Development Services 867 E Front St Suite A Ventura, CA 93001; (760) 803-6219
PL14-0168	8000180215		Permit Adjustment	04/24/2015	<p>Permit Adjustment to Conditional Use Permit 5065 to replace two antennas with a new 6' high antenna and one RRU (one per sector). Antennas mounted on existing 30' tall water tank at the Triunfo Sanitation District tank site south of Savoy Court in Oak Park. Permit approved for four antennas mounted on the tank. No modification proposed to water tank or vegetation and no grading proposed. No proposed changes in conditions of approval. Site number SV00593A, site name Savoy Tank, operator T-Mobile.</p>	Becky Linder: (805) 654-2469	Synergy Development Services 867 E Front St Suite A Ventura, CA 93001; (760) 803-6219

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0169	0650020035		Permit Adjustment	12/24/2014	<p>Permit Adjustment to Conditional Use Permit No. LU09-0105 to add three new 6' high antennas (one per sector) and one RRU behind each new antenna. LU09-0105 approved for installation of a new wireless telecommunications facility (WTF) on an SCE Lattice Tower located on SCE property off Foothill Rd just west of Kimball Road. The proposed facility will consist of 6 antennas located in 3 sectors (2 antennas per sector) located on an existing SCE lattice tower. The antennas will have an antenna tip height of 60' above grade on Sectors "A" and "B", and 46' 10" on Sector "C". The WTF will also accommodate 5 BTS cabinets, 1 battery back up unit, within a three sided CMU enclosure with a dimension of 30' 8" X 10' 8". The fourth side of the CMU enclosure is a proposed chain link gate. The equipment will be located within the footprint of the lower legs of the SCE Lattice Tower. No water is necessary to operate this unmanned facility. No generator is proposed. Access is provided by an existing 20 foot wide dirt maintenance road via Foothill Road (maintained by SCE).</p> <p>Site address 7569 Foothill Road, site number SV12188B, site name SCE@Foothill, operator T-Mobile.</p>	Craig Malin: (805) 654-2488	Synergy Development Services 867 E Front St Suite A Ventura, CA 93001; (760) 803-6219
PL14-0171	0030250200	15660 Curtis Trail, CA	Conditional Use Permit	11/26/2014	<p>Permit Adjustment to CUP PL12-0141.</p> <p>The project description for CUP PL12-0141 is as follows:</p> <p>The project consists of the construction and use of a facility for inherently dangerous animals, known as the Lockwood Animal Rescue Center (LARC). The 10.5 acre project site is located on a 20 acre parcel. The existing structures on the property consist of a 1,850 square foot (s.f.) barn, 480 s.f. animal shade structure, 5,000 gallon water tank, 340 s.f. storage container and various fenced animal pens and horse corrals. The project includes the construction of a new 22.7-foot tall 2,290 s.f. animal shade structure, 23-foot tall 2,997 s.f. storage barn, 5,000 gallon water tank, and a 9,600 s.f. fenced pen. All pens will be constructed with 11-gauge chain link fence, and will range in height from 8 to 10 feet with a two foot turned top at a 45 degree angle, facing inward. Each pen will have double entry gates, an internal security gate and an external perimeter gate. In addition, an 8-foot tall secondary perimeter fence will be constructed around the entire project site. The project also includes the authorization of an existing walk-in freezer unit, which was installed without permits and is accessory to the animal-keeping uses.</p> <p>The proposed LARC facility will include the following:</p> <ul style="list-style-type: none"> • A maximum of 80 canidae, including wild domestic and non-domestic dogs, cross breed dogs (wolf-dog crosses), wolves and coyotes, but excluding any big cats (genus Panthera); • A maximum of 10 horses; • A maximum of 12 domestic dogs; • A maximum of 50 parrots; • A maximum of five employees/volunteers (personnel); and • Seven parking spaces, one of which will be ADA compliant. <p>An existing dirt access driveway connected to Curtis Trail will provide access to the site. The proposed project does not include the removal of native vegetation or protected trees. No grading beyond what is required to construct the barn and shade structure foundations will occur (Less than 50 cubic yards). An existing on-site well will provide water, and two portable restrooms will be installed for sewage disposal. Animal waste will be disposed of in accordance with the required Manure Management Plan (Condition No. 33).</p> <p>The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the project and conditions of approval below.</p>	Hai Nguyen: (805) 654-5193	Matthew Simmons Po Box 1510 Frazier Park, CA 93225; 661-245-3111
PL14-0174	0300060075	9739 OJAI-SANTA PAULA RD, Ventura County Unincorp	Permit Adjustment	01/08/2015	<p>Permit Adjustment to Conditional Use Permit LU08-0007 to change a condition of approval related to the prohibition of heatings in existing yurts at the Ojai Foundation (Condition 33.d) to allow heating in yurts and tent-like structures.</p>	Franca Rosengren (805) 654-2045	Leif Skoberg 9739 Ojai-santa Paula Road Ojai, CA 93023; 805-646-9951
PL14-0177	7010050115	10777 PACIFIC VIEW RD, MALIBU, CA 90265	Permit Adjustment	12/31/2014	<p>Drill new water well to replace water well no. 01S20W09Q03S for an existing single family dwelling approved in Planned Development Permit located at 10777 Pacific View Drive in Malibu.</p>	Winston Wright: (805)654-2488	Dustin Patrick 11438 Sumac Lane Santa Rosa Valley, CA 93012; (805) 427-0594

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0182	1330061075	498 LAMBERT ST OXNARD, CA 93035	Permit Adjustment	02/17/2015	Permit Adjustment to Planned Development Permit 1064 to change the use of a Trucking Services Facility with outside storage of trucks, truck repair, and accessory offices to a Whole Distributor of roofing supplies with outdoor storage of materials, inside storage, a merchandise display area, and accessory offices. The subject property is in the M2 Zone District and the Industrial El Rio/Nyeland Acres Area Plan land use designation located at 498 Lambert Street. The site will not require additional exterior improvements to facilitate the use except for restriping of the existing parking/storage areas. The developer will provide 20 parking spaces for the use of employees and customers at the southwest corner of the property and outdoor storage will occur at the northeast side of property that was utilized for outdoor truck storage under Planned Development Permit 1064. Interior tenant improvements will be required to convert the truck service areas to interior merchandize storage and the accessory offices will be improved to add the display area and reconfigured office space. Water is provided by the Vineyard Mutual Water Company and waste water discharged is handled by the County of Ventura Service Area #34. No additional grading or impervious area will be added to the site. No additional landscaping is proposed beyond what was originally installed per Planned Development Permit 1064. TRUCK SERVICE	Elias Valencia: (805) 654-3635	Jay Flores 487 Lambert St Oxnard, CA 93036; 805-551-1098
PL14-0183	0990060395	734 MISSION ROCK RD, SANTA PAULA, CA 93060	Permit Adjustment	12/22/2014	Permit Adjustment to Condition No. 6 LU11-0018 to for a one year time extension to obtain a Zoning Clearance for construction. Site located at 734 Mission Rock Road.	Franca Rosengren: (805) 654-2045	Rares Bodea 812 Railroad Avenue Santa Paula, CA 93061, (805) 525-8400
PL14-0184	0990060405	735 MISSION ROCK RD, SANTA PAULA, CA 93060	Permit Adjustment	12/22/2014	Permit Adjustment for a one year time extension to CUP LU10-0023 for issuance of a Zoning Clearance for construction. Site located at 735 Mission Rock Road.	Franca Rosengren: (805) 654-2045	Rares Bodea 812 Railroad Avenue Santa Paula, CA 9; (80
PL14-0187	1550180045	340 E HIGHLAND DR, Ventura County Unincorp	Permit Adjustment	01/15/2015	Permit adjustment for the addition of 3 (three) new 8 foot panel antennas (1 per sector), mounted on center at 18'11" and 3 (three) new RRU's (1 per sector) at an existing T-Mobile unmanned wireless communication facility (SV00598A) 350 Highland Dr. Camarillo. A brief permit history follows: ZC11-1251 Use inauguration for LU11-0083. Change out three existing antennas with dimensions of 12" by 48" with three new antennas with dimensions of 18" by 81" (or alternatively 7.7" by 81") at a wireless communication facility approved by Conditional Use Permit 5068. No additional equipment is proposed at this facility. Permit Adjustment LU11-0083 CUP5068	Elias Valencia: (805) 654-3635	Jesse Gilholm 867 E. Front St. Suite A Ventura, CA 93001; 760.803.6219
PL14-0188	6730310290	1000 S VENTU PARK RD, Ventura County Unincorp	Permit Adjustment	02/24/2015	Project is installation of one new six foot antenna per sector and one new remote radio unit per sector for three sectors (site will have nine antennas and three rrus), T-Mobile site SV00342. These changes substantially conform to LU04-0034. All conditions of CUP LU04-0034 apply.	Kristina Boero: (805) 654-2467	Cingular Wireless 3345 Michelson #100 Irvine, CA 92612; 760-803-6219

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0190	7010030100	12220 COTHARIN RD, MALIBU, CA 90265	Permit Adjustment	03/01/2015	Site Plan Adjustment to Conditional Use Permit No. LU10-0108, which was approved as a fitness and wellness camp known as the Ranch at Live Oak. The applicant requests the granting of a Site Plan Adjustment which would authorize the conversion of the four existing sheds into meditation huts. Two additional meditation huts are also proposed to bring the total number of meditation huts to six and a total of 192 additional square feet. The following plumbing fixtures are also proposed: six corner hand sinks in each hut, one exterior sink in the hut area, one ADA bathroom with shower (94 SF) in one of the new huts, and one hot water closet (14 SF) for a total of 108 SF of additional lot coverage. All new plumbing fixtures will be connected to the existing wastewater package treatment plant. There will be no increase in the number of guests or employees than what was approved with LU10-0108 (32 guests and 8 employees). The site plan adjustment also includes the installation of two portable freestanding trellis post sets (four posts each) with open bamboo sun covers that would be located between the Foreman's building and Utility building. Each portable trellis is 16 feet by 9 feet (90 SF each), for a total of 180 SF of lot coverage. The open bamboo sun covers will create a total of 270 SF of lot coverage. The total additional lot coverage proposed with this site plan adjustment is 654 SF, for an increase of 4.58% from the lot coverage that was approved for LU10-0108.	Kristina Boero (805) 654-2467	Asg Tr 12220 Cotharin Rd Malibu, CA 90265-2146; 310-457-3369
PL15-0003	0600340185	3128 SOLIMAR BEACH DR, VENTURA, CA 93001	Planned Development	04/23/2015	Planned Development Permit to demolish an approximately 1,800 sq. ft. single story single family residence and construct a single family residence. The new single family residence is proposed to be two-story and 5560 sq. ft. of habitable space with a 2 two-car garages of 1176 square feet. The project includes a series of garden walls and other outdoor amenities that are including a swimming pool at the rear of the property. The residence has a private access driveway that directly connects to Solimar Beach Drive. Water for the project is provided by Casitas Municipal Water District and sewer wastewater disposal is provided by the County of Ventura Community Service District 29.	Kristina Boero (805) 654-2467	James Sandefer 5450 Ralston St #105b Ventura, CA 93003; 805-207-4894
PL15-0006	7010030070	12320 YERBA BUENA RD, MALIBU, CA 90285	Permit Adjustment	04/23/2015	Site Plan Adjustment to PL No. 1964. The adjustment authorizes the construction of approximately 1,384 square feet of structures on the parcel subject to this Site Plan Adjustment. These structures include: <ul style="list-style-type: none"> • construction of a 700 square foot dwelling with attached 440 square foot garage. These structures was approved as a part of PD No. 1964 and Site Plan Adjustment No. PL12-0123, but were never built. • construction of a 244 square foot detached pool house. • construction of a 4-foot high retaining wall immediately south of the proposed dwelling. 	Kristina Boero (805) 654-2467	James Armstrong 2300 Knoll Drive Ventura, CA 93003; 805-644-8180
PL15-0010	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	Permit Adjustment	02/27/2015	Permit Adjustment to Planned Development Permit No. PL12-0163. The applicant requests the granting of a Permit Adjustment to PD No. PL12-0163 for the construction of a sidewalk from the northwest portion of APN 056-0-113-050 to just before Orchard Street in the community of Piru.	Kristina Boero (805) 654-2467	Cabrillo Economic Development Corporation 702 County Square Drive Ventura, CA 93003; 805-659-3791 X114
PL15-0017	5000410355		Permit Adjustment	04/23/2015	Permit Adjustment to CUP No. 4951 for the legalization of two, 320 square foot metal storage containers for authorized Walnut Grove temporary outdoor events. The containers have been altered with windows and doors. One of the cargo containers was previously permitted under ZC10-0295; however no building permit was obtained for this container.	Kristina Boero (805) 654-2467	John Newton John W. Newton & Associates 159 Moonsong Court Moorpark, CA 93021; 529-3494
PL15-0035	0900010065	1141 CUMMINGS RD, SANTA PAULA, CA 93060	Permit Adjustment	04/16/2015	Permit Adjustment Case No. PL15-0035 for the proposed construction of an approximately 17 foot high, 1,638 square foot metal canopy cover that will be attached to the existing and approved citrus packing, processing, and temporary storage building within the existing Conditional Use Permit (Case No. PL13-0117) boundary. The canopy roof will be the same metal material and color as the existing and approved roofs. The proposed project includes a concrete slab that will be located underneath the canopy. In addition, the existing plastic citrus bin washing activities will be relocated onto the concrete slab. Wastewater from the bin washing activities will drain into a water collection system and will be recycled at the bin wash area. When the recycled water becomes too dirty, it will go into the sewer line to the Limoneira wastewater treatment plant (WWTP) located directly south of the Limoneira main campus, where it will be processed and used as irrigation water. The proposed project will not change the amount of wastewater currently generated by the existing and approved citrus processing and storage operation. The drainage pattern will not be affected by the proposed project. The City of Santa Paula will continue to supply water to the existing operation and to the proposed project, which will not change the water demand. Access to the site is by a private access road connected to Cummings Road. Digging/trenching for the footings of the canopy will require less than 50 cubic yards of earth movement, and earth material will remain onsite. No additional employees or truck trips will result, and the truck circulation pattern will not be changed. No new lighting is proposed. The bin washing will occur only during the day.	Chuck Anthony (805) 654-3683	Alex Teague 1141 Cummings Rd Santa Paula, CA 93060-9708; 805-525-5541

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
SD06-0075	1490051080	2605 EUCALYPTUS DR, Ventura County Unincorp	Parcel Map	01/14/2015	Request the subdivision of a 32,188 square foot parcel containing 2 single-family dwellings into three approximately 10,000 square foot parcels, two containing three houses (two on one lot, one on one lot, one lot vacant).	Brian Baca: (805)654-5192	

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 maps. Please contact the Case Planner for more specific information.



Pending Projects as of May 04, 2015

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/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 05/04/2015.

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
AD12-0071	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	Planned Development	In Review	Development Review Committee for the review of a 24-unit multi-family development in the RPD-12 du/acre zone district located at 4072 Center Street (APN 056-0-113-050) within the Piru Area Plan land use designation. The development will consist of of three residential buildings of 5,253 sq. ft. each housing eight rental units. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street with a 24 ft wide secondary access driveway via Market Street to the south. 45 parking spaces would be provided on-site. No native vegetation would be removed though five heritage sized pepper trees would be removed. Water would be provided by the Warring Water Service Inc. and waste water disposal would be provided by the Ventura County Sanitary District No. 16. Pursuant to the submitted preliminary hydrology and hydrolic calculations the majority of the surface water run off is proposed to be retained on-site. The submitted landscape plan associated with the project also proposes a vegetative screening between the project and the adjacent agricultural operation. The 1.38 acre project includes a density bonus, in order to provide affordable housings, is part of entilment request to develop the site over the zone designated dwelling unit allowance of 12 du/acre to be 15 du/acre.	Winston Wright; (805)654-2468	Cabrillo Economic Dev Corp 702 County Sq Ventura, CA 93003 805-672-2577
AD12-0071	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	Zone Change	In Review	Development Review Committee for the review of a 24-unit multi-family development in the RPD-12 du/acre zone district located at 4072 Center Street (APN 056-0-113-050) within the Piru Area Plan land use designation. The development will consist of of three residential buildings of 5,253 sq. ft. each housing eight rental units. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street with a 24 ft wide secondary access driveway via Market Street to the south. 45 parking spaces would be provided on-site. No native vegetation would be removed though five heritage sized pepper trees would be removed. Water would be provided by the Warring Water Service Inc. and waste water disposal would be provided by the Ventura County Sanitary District No. 16. Pursuant to the submitted preliminary hydrology and hydrolic calculations the majority of the surface water run off is proposed to be retained on-site. The submitted landscape plan associated with the project also proposes a vegetative screening between the project and the adjacent agricultural operation. The 1.38 acre project includes a density bonus, in order to provide affordable housings, is part of entilment request to develop the site over the zone designated dwelling unit allowance of 12 du/acre to be 15 du/acre.	Winston Wright; (805)654-2468	Cabrillo Economic Dev Corp 702 County Sq Ventura, CA 93003 805-672-2577

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
LU07-0047	0630220110	2951 N VENTURA AV. VENTURA COUNTY UNINCORP	Minor Modification	Completeness Rev In Progress	<p>The existing original Development Plan Permit 99 provided for an oil field pipe yard, crane and warehouse operation that included parking of trucks and oilfield equipment storage. In 1983, OST was approved to operate a truck washing facility for applicant-owned vehicles only on APN 068-0-040-020. In 1985 (Mod 6), applicant was approved for a 1,050 square foot addition to the main office, one 3,600 sf warehouse (phase I) and one 18,000 sf warehouse (phase II). At the time, existing facilities included the main office, two warehouses, a dispatch office, truck scales, and pipe storage yard.</p> <p>As of November 2010, the applicant proposes to 1) legalize the operation of oilfield related contractor service and storage yards for two contractors (MJ Tank Lines, KAG Tank Lines); 2) legalize an existing 1,200 sf structure (Phase II warehouse) constructed without building permit on APN 068-0-040-13 which was originally shown on DP99-6 as located on another APN and proposed for 3,000 sf.; 3) modify and update the site plan to revise the permit boundaries down to 32.45 acres and lot coverage to be 25,581 square feet of total roof area of buildings; 4) modify and update the site plan to indicate relocation and size reduction of proposed phase 1 warehouse (4,800 sf), relocation of the existing dispatcher office to APN 068-0-040-13, relocation of the existing diesel fuel tank facility to 068-0-010-01; 5) relinquish PD 1992; 6) modify and update the site plan to remove the auto impound yard property (APN 068-0-040-120 and 050), bike path (APN 068-0-020-01), Towing yard (APN 068-0-040-08), and the truck wash area property (APN 068-0-040-02 portion) from the DP 99-7 boundary. 7) Removal of the previously approved under DP 99-6 Main office addition and Warehouse Phase I both not yet built; and 8) add fire hydrants, waterline for fire and detention basin. The existing uses which are to continue on the site are heavy drayage and transport and warehousing services through its fleet of trucks, cranes, forklifts and yard space with the base of operation through the main office and location of employee park without restrooms. The applicant has deleted the proposed addition to main office, and Phase I Warehouse proposed adjacent to the heavy repair shop. Merli Concrete Pumping, Morton Construction and Advanced Recycling operators are no longer proposed. Applicant showing on site plan the modified conex boxes used by contractors.</p> <p>The existing uses which are to continue on the site are heavy drayage and transport and warehousing services through its fleet of trucks, cranes, forklifts and yard space with the base of operation through the main office and location of employee park without restrooms.</p>	Nicole Doner (805) 654-5042	Zermano Ronald-julie Tr Et Al 2951 N. Ventura Avenue Ventura, CA 93001 643-9963
LU09-0082	0630040060	5753 N VENTURA AV. VENTURA, CA 93001	Planned Development	Environmental Doc Prep	<p>REVISED to add the following: The addition of 12,000 cubic yards of grading/river clean up and restoration is discretionary and is now a part of the CUP project as PWA identified during the review of the RV Storage facility CUP application. The project description will now include the grading permit. The grading within the recorded CCCPM Restrictive Covenant can be included in the environmental review for the CUP.</p> <p>Planned Development Permit LU09-0082 is to legalize outdoor storage of recreational vehicles. The subject property is 6.63 acres of which 2.74 acres is proposed for the development. The remaining 3.89 acres will be subject to a restrictive covenant for environmentally sensitive habitat preservation related to Conditional Certificate of Compliance SD06-0046. The proposal includes an asphalt parking lot that can accommodate 112 RVs. Recycled asphalt is the proposed surface for the parking lot which according to the soils and technical report is a permeable surface. The as-built grading plan indicates that the proposed parking lot area is at least one foot above the 100-year flood plain base elevations according to the local FEMA FIRM panel map. The project includes a 533 square foot caretaker dwelling to be provided in a premanufactured home. Access is provided to the site by a 20-foot wide private driveway of crushed misc. base (CMB) via the intersection of N. Ventura Avenue and Cananda Larga Road. Water would be provided by the City of Ventura and waste water disposal would be provided by the Ojai Valley Sanitary District. A natural bio-swale is proposed along the western edge of the proposed parking lot culminating in a sand/oil separator and energy dissipator. The facility would be screened from Ventura Avenue/any public viewing area with an existing 6' meshed, chain link fence atop a 3-foot earthen berm with landscaping to be planted in front once water is available.</p>	Becky Linder, (805) 654-2469	John Dewey Po Box 12913 Newport Beach, CA 92658 (805) 259-9499
LU11-0088	2180091120	3803 DUFAY RD, VENTURA COUNTY UNINCORP	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit for the operation of an agricultural preliminary packing and storage facility (over 20,000 square feet and under 100,000 square feet). The project includes: (1) continue to allow development on and use of the property as was previously permitted pursuant to Conditional Use Permit (CUP) Case No. 4842-2 and Variance 5249 and, (2) allow a new parking lot, office trailer, storage shed, cooling equipment and storage containers that were never previously permitted on the property. Waste water is handled by an on-site private septic system.</p>	Tess Harris (805) 654-2453	Mission Produce Inc Tim Albers Oxnard, CA 93036 805-981-3650

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
LU11-0103	0630220110		Planned Development	Submittal In Progress	<p>DP 99-8</p> <p>The applicant requests that the DP 99-6 permit be modified to include the 2.74-acre property (i.e., the southerly portion of APN 063-0-220-110) upon which the current Aera Energy operations are conducted in a separate permit. Other than this modification of the permit boundary, no changes in the authorized uses or structures are proposed in this 2.74-acre area. The existing permit requirements and conditions of approval will remain applicable in this permit area.</p> <p>Note: OST may conduct certain uses under lease on the Aera Energy property (similar to other lease holders) in conformance with the DP99-6 (now known as DP99-8) permit. Such uses are currently authorized and are not part of the current permit modification application.</p>	Nicole Doner (805) 654-5042	
LU11-0118	0410140090	3500 TOLAND RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	Permit Adjustment to modify Condition 3i regarding direct haul and to modify Condition 7i regarding notification to commercial accounts and newspaper advertisement to the public.	Michelle D'Anna (805) 654-2685	Ventura Regional San 1001 Partridge Dr #1 Ventura, CA 93003 805-658-4674 Sally
LU12-0005	5160120095	3165 SUBIDA CR, VENTURA COUNTY UNINCORP	Minor Modification	Prep for Hearing	<p>Minor Modification, LU12-0005, for a 20-year time extension related to Conditional Use Permit no. 5193 (CUP) for agricultural accessory structures exceeding 2,000 sq. ft. on a 4.84 acre property with a Rural General Plan land use designation and a Rural Agriculture Zone Designation. CUP 5193 was originally approved for a 7,368 sq. ft. horse barn, 6,112 sq. ft. hay barn, and a 2,740 sq. ft. hot walker to exercise the horses. A maximum of 20 horses are on the property at any one time and one full time employee works at the property to clean the horse stables and feed the horses. Manure that is produced on site is disposed of in containers and hauled to an agricultural property to be spread on an avocado field. No additional development or grading is proposed. Water to the property is provided by the Camrosa Water District and waste water disposal for the project is handled by an on-site septic system. Access to the site is provided an existing decomposed granite road base driveway via Subida Circle.</p>	Michelle D'Anna (805) 654-2685	Stewart Russell-kandi K 3165 Subida Cr Camarillo, CA 93012 805-491-8327
LU12-0018	0600082425	6766 BREAKERS WY, VENTURA COUNTY UNINCORP	Minor Modification	Coastal Comm Review	Minor Modification to PD 1016 to add CMU wall along northern property line within easement area to accommodate a raised walkway for the adjacent property owner. The subject property is developed with a two story single family dwelling addressed as 6766 Breakers Way and has a Local Coastal Plan land use designation of Residential High Density of 6.1-36 Dwelling Units Per Acre and a Residential Beach (RB) zone designation.	Michelle D'Anna (805) 654-2685	Larry Graves 2105 Hyland Avenue Ventura, CA 93001 805-701-1510
LU12-0034	0600350385	3020 SOLIMAR BEACH RD, VENTURA COUNTY UNINCORPORATED, CA 93001	Planned Development	Coastal Comm Review	A Planned Development Permit (Case No. LU12-0034) for the following remodel of an existing two-story single-family dwelling: a first floor dining room addition, a new roof over the existing first floor family room, a second floor master bedroom addition, and internal remodeling of the existing dwelling. After construction, the dwelling will include approximately 2,543 feet of gross floor area, a 447 square foot garage, and will be approximately 19 feet, 5 inches in height. The project includes the reduction of an existing six-foot, nonconforming courtyard wall to a maximum height of three feet in the 10 foot setback area adjacent to Solimar Beach Drive in order to comply with Section 8175-3.11 (Fences, Walls, and Hedges) of the Ventura County Coastal Zoning Ordinance. An existing private driveway directly off Solimar Beach Drive will continue to provide access to the site. Casitas Municipal Water District will continue to provide water and Ventura County Service Area No. 29 will continue to provide waste water disposal for the residential use of the property. Approximately 5 cubic yards of earth will be moved (by a small truck load hauled away from the project site) in order to construct new wall footing. No site grading or site topography changes will occur. No native vegetation or trees will be removed as part of the proposed project (Exhibit 3).	Chuck Anthony, (805) 654-3683	Carone Paul 3232 Calle De Debesa Camarillo, CA 93010 805-278-4025

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
LU12-0046	0550210100		Minor Modification	Environmental Doc Prep	Permit modification and Zoning Ordinance Text Amendment for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The property owner and proprietor is EMT trained and the motocross track is utilized by the Community of Piru's Citizen's Emergency Response Team as an emergency response area. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handled by a private septic system. Customers are provided with 4 portable toilets. The applicant is requesting to amend the language of Section 8107-29.4 of the Non-Coastal Zoning Ordinance to allow the continued operation of an existing motocross facility in an area that was subsequently added to a County adopted Greenbelt area and to remove the prohibition against having a motocross facility within any area designated by the Fire Protection District as a High Fire Hazard Area.	Jay Dobrowski, (805) 654-2498	Kevin Keehl P.O. Box 498 Piru, CA 93040 805-521-1391
LU12-0046	0550210100		Zoning Ordinance Amendment	Environmental Doc Prep	Permit modification and Zoning Ordinance Text Amendment for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The property owner and proprietor is EMT trained and the motocross track is utilized by the Community of Piru's Citizen's Emergency Response Team as an emergency response area. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handled by a private septic system. Customers are provided with 4 portable toilets. The applicant is requesting to amend the language of Section 8107-29.4 of the Non-Coastal Zoning Ordinance to allow the continued operation of an existing motocross facility in an area that was subsequently added to a County adopted Greenbelt area and to remove the prohibition against having a motocross facility within any area designated by the Fire Protection District as a High Fire Hazard Area.	Jay Dobrowski, (805) 654-2498	Kevin Keehl P.O. Box 498 Piru, CA 93040 805-521-1391
LU12-0055	0000000000		Conditional Use Permit	Awaiting Resubmittal	New Conditional Use Permit to replace expired CUP 5018 for an existing wireless communication facility. Site is located at 6672 W. Old Pacific Coast Highway in Caltrans Highway 101 right-of-way at the intersection of Ocean Avenue and Old Pacific Coast Highway, near the house on APN 060-0-082-59.	Jay Dobrowski, (805) 654-2498	Synergy Development Services 867 E Front Street, Unit A CA 93001 (760) 803-6219
LU4171	5000090195		Conditional Use Permit	Submittal In Progress	Sand and gravel quarry on APNs 500-0-050-41, and 500-0-090-19, -20, -21, and -22. The applications are for a time extension from 2000 to 2025, an increase in truck traffic from 460 ADT to 655 ADT, and the combination of CUP 4171 with CUP 3451 (an adjacent, small decorative rock quarry) into one permit. An EIR is in process.	Ebony McGee, (805) 654-5037	
PL12-0113	1280040310		Permit Adjustment	Completeness Rev In Progress	Replacement of current batchplant (1960 Stanssteel 4 ton plant) with a new (2011 Gencor Industries, Model 400 Ultradrump) plant, as permitted by NCZO Section 8107-42.1. The project will also include adding a permanent Rubber Plant that was previously portable and temporary and a 9'x12'x18' driver over hopper unloading system with radial stacker. For full project description, see PROJECT DESCRIPTION in documents tab.	Ebony McGee, (805) 654-5037	Mitchell Clark 11401 West Tuxford St. Sun Valley, CA 91352 818-504-3112

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL12-0145	7010010145	8393 MIPOLOMOL RD, MALIBU CA 90265	Planned Development	Prep for Hearing	<p>The applicant requests that a Coastal Planned Development Permit be granted to authorize the following</p> <ul style="list-style-type: none"> •Construction of a 2,500 sq. ft. single-family residence with an attached 765 sq. ft. garage on an existing pad; •Construction of two 10-foot diameter water storage tanks and associated pumps and plumbing for both residential use and fire safety; •Construction of an on-site wastewater treatment system (OWTS) utilizing seepage pits and a sand filtration and distribution bed; •Construction of retaining walls ranging from two feet to six feet in height; •Construction of a detention basin, culvert and energy dissipater; •Construction of a 15-foot wide asphalt-paved driveway and Fire Department hammerhead turnaround to improve the existing, graded dirt road; •Grading of 48 cubic yards of fill and 1,585 cubic yards of export over an area of approximately 8,000 square feet. <p>A 100-foot fuel modification zone will be required around the proposed residential structures. Creation and maintenance of this zone will result in the removal of Environmental Sensitive Habitat (ESHA). A 10-foot wide fuel modification zone will also be required along both sides of the access road and driveway. Trenches for utility connections will be installed in the footprint of the existing access road.</p> <p>The total area of ESHA to be removed as a result of the proposed project and the post-1977 unauthorized clearing is approximately 2.35 acres. This area includes approximately</p> <ul style="list-style-type: none"> •2.0 acres of ESHA within the construction footprint (This area includes 0.7 acre of land dislurbed for buildings, utility trenching and installation of the OWTS, 1.2 acres for onsite fuel modification, and 0.1 acre for offsite fuel modification.); and, •0.35 acres of ESHA cleared after 1977(these areas are the subject of the 1990 violation ZV90-0516).In addition to a total of 2.35 acres of ESHA removal as a result of the proposed project and post-1977 illegal grading and brush removal, 0.05 acres of California Department Fish and Wildlife jurisdictional drainage habitat will be removed which is located adjacent to Mipolomol Road. Consistent with the County Local Coastal Plan policy, the applicant proposes to record a deed restriction on offsite land to restore or preserve 4.8 acres of ESHA to provide a 2:1 ratio of mitigation for impacts on sensitive habitat that would result from the proposed project. Approval of the proposed Planned Development Permit would abate Ventura County Code Compliance Violation No. ZV90-0516 for unauthorized brush removal and grading on the project site that occurred after 1977. 	Franca Rosengren (805) 654-2045	Nita Mehta 22231 Mulholland Hwy #113 Calabasas, CA 91302 818-591-7172
PL12-0154	2340050350	1750 - 1760 S LEWIS RD, CAMARILLO, CA 93033	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit (CUP) No. 4737 for a time extension and adjustment to the project boundaries for Casa Esperanza, located at 1750, 1756, 1758 and 1760 South Lewis Road. Casa Esperanza was approved in 1992 for the operation of a 75 room facility in seven buildings providing 24 hour support and rehabilitation to persons with mental illnesses. The facility is owner and operated by the County of Ventura. The size of all buildings is app. 36,623 sq.ft on a 55.7 acre parcel consisting of Assessor Parcels 234-0-050-340 & 350. This permit request will change the boundaries of CUP 4737 from including Assessor Parcels 234-0-0540-340 and 350 include parcel 350 only. No additional improvements are proposed as part of the application.</p>	Michelle D'Anna, (805) 654-2685	Ventura County Of 800 S Victoria Av Ventura, CA 93009 (805) 981-3300
PL12-0158	0000000000		Zoning Ordinance Amendment	Submittal In Progress	<p>Revisions to CZO (Articles 1 through 14). Research, draft, review ordinance amendments related to landscaping, sensitive habitats, sea level rise, and tree protection. Address errors and inconsistencies within the Coastal Zoning Ordinance and bring standards in the ordinance up to date. Work with Coastal Commission staff to obtain input on proposed amendments. Develop and implement public outreach program (identify stakeholders, create outreach materials, prepare and hold public meetings). Review potential environmental impacts from the proposed amendments, evaluate potential impacts, prepare appropriate reports and documents, prepare and revise environmental documents as necessary.</p>	Jennifer Welch; (805) 654-2465	Ventura County 800 South Victoria Avenue Ventura, CA 93009 805-654-2465

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0043	1280022085		Minor Modification	Prep for Hearing	Minor Modification to Planned Development Permit 1854 to change the use from a truss manufacturing and storage yard to a contractor service and storage yard related to the repair and storage of shipping storage containers. The subject property is located at 10998 Nardo Street, has an Industrial land use designation from the Salicoy Area Plan, and a M3-10,000 sq. ft. zone designation. All storage and container modification equipment would be outside within a fenced yard as there are no buildings on the property. Container modification includes using welding equipment that is stored onsite and painting with water based paints where less than 50 gallons of paint is stored on site at any given time. Water is provided by the City of Ventura and portable toilets are provided for the employees' for sanitation. Access to the site is provided by two gates via Nardo Street. In addition to the change of use, the applicant is requesting to change the maximum height of storage from 10 feet tall to 17 feet tall to accommodate double stacking of the shipping containers and the removal of a permit expiration date. Furthermore, the applicant is requesting a CUP for rental and leasing of durable goods (containers) at this site.	Nicole Doner, (805) 654-5042	Geoff Fargo 510 Castillo Street #340 Santa Barbara, CA 93101 805-896-5084
PL13-0043	1280022085		Conditional Use Permit	Prep for Hearing	Minor Modification to Planned Development Permit 1854 to change the use from a truss manufacturing and storage yard to a contractor service and storage yard related to the repair and storage of shipping storage containers. The subject property is located at 10998 Nardo Street, has an Industrial land use designation from the Salicoy Area Plan, and a M3-10,000 sq. ft. zone designation. All storage and container modification equipment would be outside within a fenced yard as there are no buildings on the property. Container modification includes using welding equipment that is stored onsite and painting with water based paints where less than 50 gallons of paint is stored on site at any given time. Water is provided by the City of Ventura and portable toilets are provided for the employees' for sanitation. Access to the site is provided by two gates via Nardo Street. In addition to the change of use, the applicant is requesting to change the maximum height of storage from 10 feet tall to 17 feet tall to accommodate double stacking of the shipping containers and the removal of a permit expiration date. Furthermore, the applicant is requesting a CUP for rental and leasing of durable goods (containers) at this site.	Nicole Doner, (805) 654-5042	Geoff Fargo 510 Castillo Street #340 Santa Barbara, CA 93101 805-896-5084
PL13-0058	0900051085	12375 W TELEGRAPH RD SANTA PAULA, CA	Conditional Use Permit	Awaiting Resubmittal	A Conditional Use Permit (PL13-0058) is granted to authorize the installation and operation of a new wireless communication facility (WCF). The WCF is designed as a 70-foot faux monopine located within a 950-square foot lease area. The faux monopine will be 70 feet tall. It will support three sectors with four panel antennas per sector for a total of twelve panel antennas. The twelve 8-foot tall panel antennas and ancillary equipment will be mounted on the faux pine tree. An 8-foot tall chain link fence with an access gate will be installed around the perimeter of the lease area. The lease area will contain a 230-square foot prefabricated equipment shelter and a backup generator. Two equipment cabinets will be located in the equipment shelter. The lease area will be screened from public viewing locations by the surrounding avocado trees. The WCF will be unmanned and operate 24 hours a day for 365 days per year.	Hai Nguyen, (805) 654-5193	Jim Dastee 12900 Park Plaza Drive Cerritos, CA 90703 949-929-9695
PL13-0061	2060233220	3347 OCEAN DR, OXNARD, CA 93035	Planned Development	Prep for Hearing	Planned Development Permit for the construction of a three story single family dwelling and attached 360 square foot garage located in the Residential High Coastal Land Use Plan designation and the Residential Beach Harbor coastal zone designation on a vacant 2625 square foot lot addressed as 3347 Ocean Drive in the Hollywood Beach area. The subject property includes vegetation (no special status species) which will be cleared in order to construct the project. The removal of vegetation also requires a PD permit. Access to the site will be provided by a concrete driveway via Ocean Drive. Water and sewer service will be provided by the Channel Islands Beach Services District. A mat foundation system (not a deepened foundation consisting of piles) will be used for the dwelling. The entire subject property will be graded.	Chuck Anthony, (805) 654-3683	Stephanie Vitacco 19911 Northridge Rd Chatsworth, CA 91311 818-363-8313
PL13-0062	2060233210	3349 OCEAN DR, VENTURA COUNTY, CA 99999	Planned Development	Prep for Hearing	Planned Development Permit No. PL13-0062 is for the proposed demolition of an existing, approximately 2,715 sq. ft. two story single family dwelling with an attached approximately 600 sq. ft. garage, and the proposed construction of an approximately 3,855 sq. ft. single family dwelling with an attached, approximately 360 square foot two-car garage on a beach front lot addressed as 3349 Ocean Drive in the Hollywood Beach community. The lot is highly disturbed. Access to the site will be provided by a concrete driveway via Ocean Drive. Water and sewer service will be provided by the Channel Islands Beach Service District. A mat foundation system (not a deepened foundation consisting of piles) will be used for the dwelling. The entire subject property will be graded.	Chuck Anthony, (805) 654-3683	Stephanie Vitacco 19911 Northridge Rd Chatsworth, CA 91311 818-363-8313

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0093	0550110175		Lot Line Adjustment	Completeness Rev In Progress	Parcel Map Waiver- Lot Line Adjustment, 2 lots Normans Nursery Fillmore LCA contract R and R of 3 and 1 NNR. 055-0-160-36 is the primary parcel where all of the structures are located as shown on the exhibits	Winston Wright, (805)654-2468	Norman Charles R-caroline Tr 8665 Duarte Rd San Gabriel, CA 91775-1139 626-285-9795
PL13-0097	6950140400		Lot Line Adjustment	Completeness Rev In Progress	2 lot, lot line adjustment, vacant parcels, same owner, Lake Sherwood, Thistleberry Hill Tract, merged lots off Giles Road	Elias Valencia; (805) 654-3635	Valestrino Nick J Tr 2300 Norfield Ct Thousand Oaks, CA 91361 8058-630-7221
PL13-0109	0000000000		General Plan Amendment	Prep for Hearing	Text amendments to Non-Coastal Zoning Ordinance, General Plan, and Area Plans (Thousand Oaks and Ojai) regarding wireless communication facilities.	Aaron Engstrom; (805) 654-2936	Annie Shim 800 South Victoria Avenue Ventura, CA 93009 805-654-2936
PL13-0109	0000000000		Zoning Ordinance Amendment	Prep for Hearing	Text amendments to Non-Coastal Zoning Ordinance, General Plan, and Area Plans (Thousand Oaks and Ojai) regarding wireless communication facilities.	Aaron Engstrom; (805) 654-2936	Annie Shim 800 South Victoria Avenue Ventura, CA 93009 805-654-2936
PL13-0116	5000100055		Major Modification	Environmental Doc Prep	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 The requested changes in the permit include 1. 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. 2. 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. 3. 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. 4. Allow an increase in sand and gravel mining and plant throughput production rate from 270,000 tons/year to 700,000 tons/year. 5. Allow 24-hour onsite operations. 6. 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. 7. 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. 8. Allow for overnight parking of 20 trucks to reduce the traffic burden of off-site truck staging. 9. Aggregate extraction, in limited areas, below the final reclamation surface as shown on sheet 12, and detail 'N' sheet 14. 10. Bulk sampling. 11. 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. 12. Accessory structures which are necessary and appurtenant to the above described uses.	Ebony McGee; (805) 654-5037	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
PL13-0133	6850051040		Minor Modification	Prep for Hearing	Minor Modification for a 30 year time extension request for Conditional Use Permit 1778 for the Brandeis Bardin Campus located on a 2.558 acre property located at 1101 Peppertree Lane adjacent to the City of Simi Valley and the Santa Susanna Knowles Area. The campus is located within the Rural Agricultural Zone District and the Rural General Plan land use designation. The Brandeis Bardin Campus includes the following assembly and camp uses: educational centers, meeting halls, two dining halls, two outdoor dance pavilions, cabins and cottages for guests, barns and stables for guest use, staff housing, sports fields, tennis courts, basketball courts, an adventure course, a private cemetery, and associated infrastructure. 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.	Kristina Boero; (805) 654-2467	Sam Lavitt 1101 Peppertree Lane Brandeis, CA 93064 805-582-4450
PL13-0148	0370012555	12727 HWY 150, OJAI, CA	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit to construct a new single story, approximately 7,400 sq. ft. fire station with an 1,100 sq. ft. garage and 60 foot tall radio tower. The facility will provide an office/reception area, a fitness and daytime use area, a kitchen and dining facility, dorms to accommodate 4 employees in 3 shifts/day. A 50 foot-long hose drying rack is also proposed. An apparatus bay will house 2 fire trucks and a proposed garage will accommodate a variety of vehicles/equipment including wildland fire equipment.</p> <p>The subject property is located in the Open Space Zone District, Open Space Ojai Valley Area Plan land use designation, and Open Space General Plan land use designation. Fire stations are a permitted use with a Planning Director-approved Conditional Use Permit. The 2.39 acre site, APN 037-0-012-555 is currently undeveloped and zoned Open Space - 20 acres. The property does not have a street address, but is located approximately 200 feet west of Chumash Road along Ojai/Santa Paula Road/Highway 150.</p> <p>The proposed station will replace an existing fire station located at 150 Summit Trail intersection approximately one half of a mile east of the site. The existing site and structure will be sold as is. The Fire Department will no longer use that facility.</p> <p>The proposed project is Circulation on site will be one way entering the site from the east side of the site, and one way out back to the highway on the west side of the site. A right-turn pocket or deceleration lane is proposed for vehicles approaching the station from the west.</p> <p>The frontage to Ojai/Santa Paula Road will be planted with fire-resistant demonstration garden, and a monument sign will be installed. A sand storage area for easy access for sand bag use is proposed adjacent to the trash enclosure. Vehicle parking available to the public or visitors is proposed to include one regular parking space and one van-accessible handicap space.</p> <p>Public access portions of the site will be separated from the private use areas by rolling gates. Employee parking within the private area consists of eight employee spaces to the west of the dorms, and in front of the proposed garage area.</p> <p>The site is currently traversed by an unnamed drainage from the northeast corner diagonally across to the southwest corner. It appears to accept drainage from north of the highway through a culvert.</p> <p>Grading of the site to accommodate development will total approximately 70 cy of cut and 5,875 cy of fill. A drainage report has been prepared for the project and is included with this submittal.</p> <p>Water to the project site is provided by the Casitas Municipal Water District and waste water disposal by an individual onsite septic system.</p>	Becky Linder; (805) 654-2469	Todd Jespersen 199 Figueroa Street Ventura, CA 93001 805-650-1033

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0150	0400010260		Minor Modification	On Appeal	<p>Minor Modification to Conditional Use Permit 3344 (CUP) entails renewal of the CUP with the current boundary and current operations, including the existing wells operations, for another 30 years for a site located north of Thomas Aquinas College. The majority of the project area is within the Open Space 160 acre minimum Zone District and the Open Space General Plan land use designation though a smaller portion of the project area is within the Agricultural 40 acre minimum Zone District and Agricultural General Plan land use designation. The modification also includes the renewal of the term for drilling, testing, production and maintenance of 18 previously approved wells as illustrated on the project plans. Drilling period for the remaining approved 18 wells which expired on October 29, 2011 is requested to be extended for the same time period as the CUP, to Feb 7, 2045.</p> <p>All of the undrilled wells will be drilled on the existing four Drill Sites, as approved. No new grading or removal of vegetation outside of the existing Drill Sites is required to effectuate the proposed modifications.</p> <p>Vintage will not use hydraulic fracturing for the undrilled wells unless and until regulations addressing potential hydraulic fracturing impacts are adopted and in place.</p> <p>Gross production from the existing wells is transported out of the CUP boundary via existing pipelines and separated and stored off site. It is anticipated that these existing pipelines will be sufficient to accommodate production from the remaining approved 18 wells for transportation of produced fluids off the CUP boundary. Thus no new pipelines leading off the CUP are proposed. The installation of pumping units, gathering lines, electrical connections and ancillary equipment will be necessary to operate the remaining wells.</p> <p>Access to the project site is provided by a private gated all weather surface driveway that forks off of the common drive that leads to Thomas Aquinas College at 10,000 Ojai Santa Paula Road (HWY 150).</p> <p>Additional project details have been provided by the Permittee in the application package.</p>	Jay Dobrowalski, (805) 654-2498	Jim Robinson 9600 Ming Avenue Suite 300 Bakersfield, CA 93311 661-869-8151

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0154	6480250020	1248 ROCKY RD, SIMI VALLEY, CA 93063	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit for Temporary Outdoor Events located in the Open Space General Plan Land Use Designation and the Open Space 160 Acre minimum parcel size Zone District (OS 160) on a 4.64 acre property addressed as 1241 & 1248 Rocky Road in the Santa Susanna area. Water is provided by the City of Simi Valley</p> <p>Each wedding/event will be limited to a maximum of 250 people, which will include bridal parties, guests and organizers. Only one wedding/event shall take place at one time and each will take place between the hours of 10 a.m. until 10 p.m. No more than 60 events will take place in one year, including setup days as event days. Events will take place on the outside grounds only, and no existing buildings on the property will be used. Portable restroom facilities will be available on the grounds for guests and organizers. Currently there is on-site parking for 125 cars, with a surplus for 25 additional cars.</p> <p>Event Area: Events will be located on approximately 3.75 acres of the project site, with additional on-site parking on an approximately 4 acre lot at 1241 Rocky Road. Ama Vodenos, the owner of 1248 Rocky Road, is the prime leaseholder of 1241 Rocky Road, which will be left vacant and for her own personal use. There is a one-family residence and Guest Cottage on the project site and these will not be used for events.</p> <p>Proposed hours of operation for temporary outdoor events will be Monday through Sunday from 10 a.m. to 11:30 p.m. for a maximum of 60 days within the calendar year. Vendors are allowed to arrive at 10 a.m. to set up for events. No lights can be seen off-site and all guests and vendors will be off-site by 11:30 p.m.</p> <p>Catering: Food and beverage service on site will be provided by self-sufficient, licensed catering services. The caterer or a delivery rental company will provide dishes, flatware and glasses. Catered food will be prepared off site and transported to the event site for each event.</p> <p>Parking: Guest parking will be located to the north, northwest and northeast of the Main Residence, and will be comprised of 150 parking spaces. If the number of guests exceeds 40, then valet parking will be provided. Staff/vendor parking for 20 will be designated within one of the parking areas. No parking will occur on Santa Susana Pass or Rocky Road.</p> <p>Sound: Applicant hired licensed and registered acoustic engineers who submitted an attached study and recommendations to eliminate any noise impact to adjacent property owners. A professional sound system was installed and tested to insure that no amplified sound from events can be heard more than fifty feet from any subject property border.</p> <p>DJ's and bands are contractually restricted from bringing any amplifiers or speakers onto the property. The existing installed amplifier and speakers have been installed so that – at peak volume – no impactful amplified sound will reach nearby properties.</p> <p>Restrooms: Portable restrooms will be purchased and installed as a condition for the granting of the Conditional Use Permit and will be required for all events. Restrooms will be located against the south wall of the reception and ceremonial lawn area. There will be a full bath in the Main Residence, which will be restricted to use only by the bridal party. An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with the Resource Management Agency, Environmental Health Division's regulations. The bathrooms serving the Main Residence</p>	Kristina Boero, (805) 654-2467	Ama Vodenos 1248 Rock Road Simi Valley, CA 93063 310-614-5352

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
					and Guest Cottage will be prohibited from being used for temporary events. Exterior Lighting: No permanent lighting will be installed for the temporary events. Exterior lighting will be provided within the proposed project site around walkways, temporary restrooms and dining tables, as well as in designated parking for safety and security. Temporary dance lights will be limited.		
PL13-0158	0400220165		Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit 3543 to extend the CUP for an additional 25 years, and to expand the CUP to include the drilling of three additional wells and one re-drill, to be completed over the course of the next ten years.</p> <p>No other change is needed in the CUP, except for addressing access. The current CUP allows access over the "alternate" route that used to extend from about one mile up Koenigstein Road to Highway 150. That alternate route washed out many years ago, and all traffic will have to utilize Koenigstein Road to access Highway 150. Koenigstein is a public road, leading to Highway 150, also a public road. The road to the well pad is private, but is contained entirely within land owned by the Applicant, and is lightly gravelled.</p> <p>A noise study was completed to address the drilling of the new wells which includes proposed noise mitigations. Those mitigations should be considered part of the project description.</p> <p>Mirada is not planning any hydraulic fracturing to the new wells or the re-drill at this time. Much will depend on the development of the wells and analysis of the geology, something that cannot be predicted with reasonable certainty at this time. Therefore, we will come back to the County for additional permitting, should the need for it arise in the future.</p>	Kristina Boero, (805) 654-2467	Scott Price 15500 West Telegraph Rd, #d32 Santa Paula, CA 93060 805-933-1901

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0178	0320070070	534 BALDWIN RD. OJAI, CA 93023	Minor Modification	Prep for Hearing	<p>Minor modification to CUP 4408 to allow 10 year time extension for the continued operation of the Ojai Valley Organics Recycling Facility as permitted in CUP 4408, Modification #2. The existing facility is located at 534 Baldwin Road on an 11.70 acre portion of a 112.23 acre parcel (APN). The property is zoned OS-40 ac, (Open Space, 40 acre minimum parcel size) and is designated Open Space in the Ojai Valley Area Plan and County of Ventura General Plan.</p> <p>This operation was first approved on April 7, 1988 for a municipal refuse transfer station, recycling center and Bottle Bill Redemption Center for a five year time period. A permit adjustment to CUP 4408 was approved June 5, 1990 to allow for the expansion of the operation to include the addition of an oil-based and water-based paint recycling area, battery recycling area and motor oil recycling area. On December 16, 1993, CUP 4408-1 was approved and consisted of a time extension of five (5) years and a reduction of the operation to green waste recycling only, with the provision that the operation could continue for an additional 5 years with the approval of the Planning Director. On July 20, 1998, the Planning Director approved the additional 5 year time extension, allowing the operation to continue until December 16, 2003.</p> <p>CUP 4408, Modification #2 was deemed complete on December 16, 2003 to allow an additional 10 year time extension to operate the facility to continue "windrow composting" and "low level composting". To preserve flexibility for use at the site, the operator also received approval for "chip and ship" operations that meet the State permitting requirements and the proposed introduction of in-vessel composting at a future date.</p> <p>This modification application is to permit the operation of an Organic Recycling Facility to continue, as is, for an additional 10 years. No changes are requested. There is one employee working on site. The hours of operation will continue to be 7 days a week, 7:30 am to 5:00 pm, or ½ hour before dusk, whichever is later. The facility consists of "windrow composting", "low level composting", "chip and ship" operations and the introduction of in-vessel composting at a future date. The site will continue to be limited to a maximum of 4,000 cubic yards of material on-site and accepts no more than 150 cubic yards of material per day with a maximum number of truck trips at 40 round trips per day.</p> <p>The facilities approved in CUP 4408, Modification #2 include</p> <p>a) The existing "low level" and windrow composting operation including bins for hauling material, skip loaders, a tub grinder and an excavator (equipment).</p> <p>b) A portable sanitation facility (existing).</p> <p>c) A 96 s.f. portable gatekeepers shelter (existing).</p>	Michelle D'Anna; (805) 654-2685	Nelson Somers 2777 West Young Road Fillmore CA 93015 805-857-4277
PL13-0188	0800100385		Permit Adjustment	Awaiting Resubmittal	Site Plan Adjustment to Planned Development Permit No. 1246 for construction of a 373 sq.ft. fitness room addition to an existing 5,895 sq.ft. Fire Station No. 25 located at 5674 W. Pacific Coast Highway in Rincon Beach. Planned Development Permit was approved on August 30, 1988 for removal of an existing fire station and construction of a new fire station.	Craig Malin, (805) 654-2488	Ventura County Fire 165 Durley Ave Camarillo, CA 93010 (805) 901-6430
PL14-0003	0010190120		Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for a wireless communication facility located on an 180 acre property within the Open Space 180 acre minimum parcel size Zone District and the Open Space General Plan land use designation addressed as 31541 State Highway 33 in the Maricopa Valley. The proposed facility is a 120 ft. tall monopine with 12 panel antennas in 3 sectors with the top of the antennas mounted at 110 ft on the monopine. The associated equipment is located at the base of the monopine within a 50 ft by 50 ft lease area with the equipment screened within a concrete block wall. Some amount of grading is required to construct the facility. Access to the site is provided by an existing dirt road via Highway 33. An emergency back up generator is proposed to be located within the equipment area. No water is required to operate the unmanned facility.	Becky Linder (805) 654-2469	David Downs 2009 V Street Sacramento, CA 95818 916-217-7513

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0012	0600380036	3945 W PACIFIC COAST HWY, VENTURA CA 93001	Modification	Awaiting Resubmittal	Minor Modification to Conditional Use Permit 4776 for a ten year time extension related to wireless communication facility located in the Coastal Open Space 10 ac Zone District and the Coastal Open Space Area Plan Land Use Designation in the Faria Beach Area. Conditional Use Permit 4776 was originally approved as two 30 foot tall towers with the associated telecommunication equipment located in 196 sq ft. equipment enclosure within a 18' X 36.6' fenced lease area at the base of the towers. The current proposal is requesting to remove the two towers and replace them with a faux palm tree with the top of the antennas at 35 feet tall. The size of the equipment shelter and enclosure is not proposed to change. This unmanned facility does not require water to operate. No vegetation is proposed to be removed. New batteries are proposed for emergency back up electricity.	Kristina Boero: (805) 654-2467	Cellular One 2125 E Katella Ave Anaheim, CA 92806 949-233-0988
PL14-0013	6950072180	330 E DAVID LN, WESTLAKE VILLAGE, CA 91361	Lot Line Adjustment	Environmental Doc Prep	Lot Line Adjustment, 2 legal lots, one vacant one developed with a SFR and accessory structures LLA for setback requirements and to match the fence line	Elias Valencia: (805) 654-3635	Wood Dawn E Tr Po Box 6189 Westlake Village, CA 91359-6189 805-402-7979
PL14-0025	0600380190	3945 PACIFIC COAST HWY VENTURA COUNTY UNINCORP	Permit Adjustment	Coastal Comm Review	Permit Adjustment to replace existing VERIZON equipment, replace 4- 4' x 11" panel antennas with 4- 6' x 11" panel antennas, same locations, add 4 RRU behind the panel antennas, new 1 fiber junction box, 2 new hyperflex and 1 new RET cable, all located within an existing monopalm pole. Lease area and height of tower unchanged. Co-location on previous permit. Operator: Verizon Wireless Permittee: American Tower apns 060-0-380-030, 190, 205, 305	Jay Dobrowski, (805) 654-2498	Christina Song 2749 Saturn Streer Brea, CA 92821 714-319-0370
PL14-0047	1100060605	7840 BALCOM CANYON RD, SOMIS CA 93066	Lot Line Adjustment	Completeness Rev In Progress	PMW-LLA 4 lots and an associated LCA contract recission and re-entry.	Tess Harris: (805) 654-2453	Jefferson Farms L P 790 Hampshire Rd #c Westlake Village, CA 91361 805-379-0020
PL14-0048	0170160175	319 S LA LUNA AV, OJAI, CA 93023	Zone Change	Environmental Doc Prep	Zone Change and Tentative Parcel Map to change the zone district from Rural Agriculture 10-acre minimum parcel size to Rural Agriculture 5-acre minimum parcel and subdivide a 10.2 acre parcel into a 5.01 acre lot (Lot 1) and 5.19 acre lot for a property located within the Rural Residential 5 to 10 acre minimum parcel size Ojai Valley land use designation currently addressed as 319 South La Luna. The project site includes 3 dwelling units. The subdivision would result in Lot 1 having 2 dwellings (a principal dwelling and a second dwelling) and Lot 2 would have 1 principal dwelling. To avoid an increase in traffic impacts the applicant is proposing to voluntarily restrict Lot 2 from developing a second dwelling unit. No grading or development is required to facilitate the proposed subdivision. Access to the project site is provided by an existing private driveway entering the site on Lot 2 with a proposed easement running through the property over Lot 2 for the benefit of Lot 1. This private driveway is existing. Water to the project is provided by the Meiners Oak Water District and public sewer is provided by Ojai Valley Sanitation District.	Tess Harris: (805) 654-2453	Brent Lamo 319 S La Luna Ave Ojai, CA 93023 805-204-1605
PL14-0050	2340060120	2052 HOWARD RD, CAMARILLO, CA 93012	Minor Modification	Environmental Doc Prep	Minor Modification to Conditional Use Permit 2045 for the Conejo Mountain Memorial Park & Funeral Home at 2052 Howard Road in Camarillo Springs to allow a phased 6 acre expansion of Non Urban and Built Up Land comprised of Unique, Prime Farmlands to be developed for additional cemetery use including burial grounds, a 25' wide access drive and five new community mausoleums (three at 1,845 sq.ft. and two at 2,712 sq.ft.) adjacent to the existing facility. Additional request includes an thirty year time extension for operation of the facility. Existing structures include 14,940 sq.ft. funeral home, 4,600 sq.ft. chapel, 414 sq.ft. office, 3,200 sq.ft. maintenance, and two mausoleums of 2,620 and 2,008 sq ft. and a 60,000 gallon water tank on the developed 23.5 acre portion of the total 119.71 acre parcel. Water to the project site is provided by the Camrosa Water District.	Nicole Doner: (805) 654-5042	Steven Geoffrion 300 Montgomery Ave Oxnard CA 93036 805-988-0912

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0057	5000210165	11952 BROADWAY RD. MOORPARK CA 93021 11952 BROADWAY VENTURA COUNTY UNINCORP	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit for the keeping of wild animals, both inherently dangerous and not. The following description was provided by the applicant</p> <p>The Wildlife and Environmental Conservation (WeC) center is home to many species of owls, hawks, eagle and falcons and also exotic felines. There are a variety of services provided by the center:</p> <ol style="list-style-type: none"> 1. Rehabilitation – The WeC receives sick, injured and orphaned wildlife from members of the community, law enforcement, animal rescues, veterinarians, etc. These animals are treated through the critical care process by licensed veterinarians that work together with our staff and volunteers. Invasive surgery procedures are performed at veterinary hospitals. The animals are either transferred to other facilities, released or remain at the WeC center for further rehabilitation and placed in zoos and other educational facilities. On average the WeC take in between five and ten animals (either felines or raptors) per year. 2. Educational Programs – WeC offers conservation outreach programs to our community schools, churches, libraries and other organizations in and around our area. Our volunteers travel off site with raptors only to meet with these groups at their required venues. No felines are a part of the offsite educational programs. 3. Conservation Education (on site) – WeC is not open to the public. Our mission is to maintain a small, exclusive, private home base for our animal ambassadors that represent their counterparts and their natural habitats throughout the world as described in the WeC's agreement with the Captive Breeding Program (see attached). We accept visitors by invitation or appointment only. We cater to small groups representing existing and future benefactors and our sister conservationists from other parts of the globe. These groups range in numbers from two to ten people and there are approximately three to five visits per month of these small groups throughout the year. <p>The maximum number of children that the WeC program is able to accommodate is between fifteen and thirty, depending on age and number of chaperones. These children come from our local schools, boy scouts, girl scouts and other organized groups, primarily during the spring months of March through June. A maximum of three school classes or organized groups of children may visit per month. All visitors park inside the property. The number of vehicles ranges generally from one to three cars with the exception of school visits. In these cases the parents usually transport the children in SUVs or minivans in approximately five to six vehicles. In the rare case that a bus is used for transport, there is room for a bus to park inside of the property.</p> <ol style="list-style-type: none"> 4. WeC is primarily a volunteer organization. There are between seven and twelve volunteers in total. These individuals contribute varying numbers of hours and days, depending on their time availability and are rotated according to the needs of the WeC. There are five paid, independent contractors that are brought in on an "as needed" basis. They include bookkeeping, repairs and maintenance, and animal care and training. The hours of operation are generally Monday through Friday 7 00am – 3 30pm. However, treatment, care and observation are provided twenty four hours a day, seven days a week. Visitors are welcome on weekdays between the hours of 10 00am – 3 30pm by appointment only. <p>Water to the facility is provided by the County of Ventura Waterworks District #1 and waste water discharge from the dwellings on the property is handled by a private septic system.</p>	Jay Dobrowski; (805) 654-2498	Patty Perry P.O. Box 2359 Moorpark, CA 93020 805-517-1074
PL14-0063	1090031175	1021 CENTER RD. SOMIS, CA 93086	Modification	Prep for Hearing	<p>Minor Modification to a Conditional Use Permit (CUP 5339) related to a 10-year time extension for an existing wireless communication facility located in the Agricultural Exclusive Zone District and the Agricultural General Plan land use designation located on a 51.20 acre property addressed as 1021 Center Street in the Somis Area. The wireless communication facility tower is designed as a 70-foot tall faux pine tree and has antennas mounted at 63 feet. The associated telecommunication equipment is located in a 10' X 16' prefabricated equipment shelter at the base of the tower. No water is required to run this unmanned facility. No emergency back up generator exists at the facility. Access to the site is provided by a secured agricultural road via Center Street. No new development is proposed as the request is limited to a time extension.</p>	Thomas Chaffee; (805) 654-2406	Sean Scully 4300 Via Azalea Palos Verdes Estates, CA 90274 818-426-6028

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0066	0900110310	11201 COUNTY DR VENTURA, CA 93004	General Plan Amendment	Environmental Doc Prep	General Plan Amendment and Zone change for Salicoy Area Plan update	Shelley Sussman, (805) 654-2493	Ventura County Of 800 S Victoria Ave Ventura, CA 93009-0001 8056542493
PL14-0066	0900110310	11201 COUNTY DR VENTURA, CA 93004	Zone Change	Environmental Doc Prep	General Plan Amendment and Zone change for Salicoy Area Plan update.	Shelley Sussman, (805) 654-2493	Ventura County Of 800 S Victoria Ave Ventura, CA 93009-0001 8056542493
PL14-0075	7000010275		Planned Development	Coastal Comm Review	<p>The applicant requests approval of a PD Permit for the construction of a single-story (approximately 10 feet high), 1,336 square foot (sq. ft.) single-family dwelling with an attached 624 sq. ft. two-car carport and 434 sq. ft. of attached covered patios.</p> <p>In addition to the PD Permit for the construction and use of the proposed structures, a PD Permit is required because the proposed project will require grading in excess of 50 cubic yards. More specifically, the proposed project includes approximately 1,350 cubic yards of cut and approximately 520 cubic yards of fill with 830 cubic yards of export to prepare the site for the proposed development. Ground disturbance activities (grading, excavation, trenching, digging, land clearing, or construction) will not include blasting, pile-driving or vibratory compaction. Private onsite electrical, phone, and communication lines will be placed underground within an existing Southern California Edison easement on the subject property.</p> <p>A population of chocolate lily (<i>Fritillaria biflora</i> var. <i>biflora</i>) exists onsite and will be preserved in specific areas identified on the proposed plans (Exhibit 3). The chocolate lily plants will be protected during all development activities and fuel modification activities by flagging and fencing off such plants. The chocolate lily plants will be maintained by hand weeding only, and the landscape and fuel modification zone (outside of the chocolate lily area) will be maintained by weed-whacking, hand weeding, and trimming, as necessary. The Project also includes the installation of landscaping, pursuant to the landscaping plans for the Project.</p> <p>A proposed, new compacted crushed shale driveway via Pacific View Drive will provide access to the project site. An existing on-site private well will provide water, and an on-site alternative septic system in the form a 1,500 gallon tank with seepage pits and a sand filter leach field will provide sewage disposal, for the proposed residential use of the property (Exhibit 3).</p>	Chuck Anthony, (805) 654-3663	Michael Parris 314 Drexel Ave Ventura, CA 93003 805-901-2138
PL14-0078	5190190015		Major Modification	Awaiting Resubmittal	Major Modification to Tract 5175 (a 23 lot subdivision) to modify the approved mitigation measures and Condition no. 15 to allow the private homeowners use of 30' of land measured from the top of the slopes in the rear yards to install solar photovoltaic systems and planting of landscaping.	Franca Rosengren (805) 654-2045	Santa Rosa High Homeowners Association 2323 Portola Road Suite 150 Ventura, CA 93001 (805) 642-0995
PL14-0080	6680080060	2700 WHITE STALLION RD, WESTLAKE VILLAGE, CA 91361	Planned Development	Prep for Hearing	Planned Development Permit for construction of a 1,752 sq ft. bedroom addition and a new 1,385 sq ft. solid roof patio cover at an existing dwelling located at 2700 White Stallion Road in a Scenic Resource Protection overlay zone. Improvements are located on the north side of the dwelling. Project also includes interior remodeling of the main dwelling and legalization of an existing unpermitted 633 sq ft. second dwelling unit. Parcel contains existing 15,883 sq ft. two-floor single family dwelling, swimming pool and spa	Nicole Doner, (805) 654-5042	Ed O'Neill 1180 Old Topanga Canyon Rd Topanga, CA 90290 (805) 368-1603
PL14-0086	5000050075	1700 GRIMES CANYON RD, FILLMORE, CA 93015	Minor Modification	Completeness Rev In Progress	<p>The applicant is proposing to modify the conditions of CUP 4913 as follows: 1) That the project be extended for an additional 30 years of operation, 2) to increase the maximum daily truck trips from 300 one-way trips per day to 372 one-way trips per day, 3) to increase the number of operating days from 180 days per year to 250 days per year, 4) and to change Condition No. 61b.1, 61c.1, 61c.3 related to reporting requirements to the County of Ventura Public Works Geologist.</p> <p>No changes are proposed to the permit or reclamation plan boundary and no structures exist on site or are proposed. Water to the subject property is provided by an onsite well with a 20,000 gallon reservoir. Access is provided via Grimes Canyon Road by an all weather access gated road with a secondary gated access road also to Grimes Canyon Road. Temporary toilets are provided to employees.</p>	Ebony McGee, (805) 654-5037	Charles Teague 1708 Cherry Hill Road Santa Paula, CA 93060 805-525-2831

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0088	0090090165		Permit Adjustment	Completeness Rev In Progress	<p>Proposed project includes revising CUP 3489-2 to include the following (in accordance with the ChannelKeeper-Mosier Rock Settlement Agreement)</p> <ol style="list-style-type: none"> 1. Increase capacity of upper detention basin from approx. 400,000 gallons to 1,000,000 gallons 2. Pave the haul road from the entrance to the the upper detention basin (approx 1.2 acres) 3. Replace lower detention basin with several weir tanks <p>Proposed project also includes a minor revision to RPCA 3489-2 (Rec Plan) shall be revised to allow the paved haul road to remain post reclamation.</p>	Ebony McGee; (805) 654-5037	Gralar LLC 2280 Moonridge Ave Newbury Park, CA 91320-4534 805-432-3580
PL14-0090	7000140040	12220 COTHARIN RD, VENTURA COUNTY UNINCORP	Planned Development	Prep for Hearing	<p>PROPOSED 3 lot- Lot Line Adjustment in the Santa Monica Mountains, 3 legal nonconforming lots (existing developed Lot 1- 37.1 acres zoning CRE 40, vacant Lot 2- 77.9 acres COS-M sdf zoning, sdf minimum lot size 100 ac and vacant Lot 3- 60.00ac COS-M sdf zoning, sdf minimum lot size 100 ac. The proposed LLA will adjust the lot lines and result in 2 developed lots (Lot 1 and 3) and Lot 2 will remain a vacant lot. The proposed parcels will be Lot 1- 39.9 acres, Lot 2- 55.2 acres and Lot 3- 99.9 acres all will remain non-conforming for lot size.</p> <p>Restrictive Covenant exists on parcel 701-0-030-10 Biological Use the Document tab at the parcel level to view the entire Restrictive Covenant.</p> <p>EXISTING USES and PERMITS Coastal Planned Development Permit (LU11-0061) to legalize an existing garage conversion, upgrade existing electrical and appliances in basement, and construct a new 420 square foot, two car garage. The garage conversion consists of legalizing the converted space to a two bedrooms and two bath habitable space. These structures and enhancements are located in the southwest corner of the parcel and part of the main house area. This Coastal Planned Development Permit is being processed concurrently with Conditional Use Permit No. LU10-0108, Pursuant to Section 8174.4 & 8174-6 of the Ventura County Coastal Zoning Ordinance. This Section of the Code requires a Coastal Planned Development Permit as these uses are considered minor developments but are located in a Sensitive Area (Santa Monica Mountains). No grading is proposed with this project. Access to the site is via two private driveways off Cotharin Road. Water is provided by a private well that will service the camp area and the main house. An existing septic system will service the camp area and the main house.</p>	Kristina Boero; (805) 654-2467	Alex Glasscock 12220 Cotharin Road Malibu, CA 90265 310-457-3369
PL14-0092	0300070035	11999 OJAI-SANTA PAULA RD OJAI, CA 93023	Lot Line Adjustment	Completeness Rev In Progress	TWO LEGAL LOTS WITHIN 1 APN, A 2 LOT- LOT LINE ADJUSTMENT TO CREATE PARCELA 23.06 AC GROSS, NET 22.0 AC AND PARCEL B 20.08 AC NET/GROSS, THERE ARE NUMEROUS EXISTING STRUCTURES ON PROPOSED PARCELA, SEE FILE FOR ASSESSOR RECORDS AND SITE PLAN.	Winston Wright; (805)654-2468	Hall Kempton B Surv Tr Est 1273 S. Rice Road Ojai, CA 93023 805-217-9415

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0107	0610080110	501 N VENTURA AV. VENTURA COUNTY UNINCORP	Minor Modification	Awaiting Resubmittal	<p>Minor Modification to Conditional Use Permit No. LU05-0023 to request a 20-year time extension and to modify certain conditions of approval of LU05-0023 to allow the on-going operation of an automobile repair business located at 501 North Ventura Avenue in the Commercial land use designation of the Ojai Valley Area Plan and the Commercial Planned Development Zone District. Conditional Use Permit LU05-0023 originally approved the front building and front portion of the property to operate an used car dealership and the building and rear portion of the property to be used as a automobile repair business. Previous to LU05-0023 the site was developed as a gas station in front with associated automobile repair to the rear of the site in the early 1950s prior to the need for a Planning Division entitlement.</p> <p>Subsequent to the approval of LU05-0023, the front portion of the property changed use such that the automobile repair business took over the entire property. This business is commonly known as Ojai Valley Muffler. This particular automobile repair business specializes in muffler repair and installation. No oil changing or handling of liquid waste is proposed or anticipated. The hours of business operations are proposed to remain the same as 8:00-5:00 Monday-Friday and 9:00-5:00 Saturday. No new development or impervious area is proposed for the site.</p> <p>Through this modification the applicant is requesting to reconfigure and adjust the number of parking spaces from 10 outdoor spaces to 8 outdoor spaces (2 of which would be fenced to allow the temporary staging of vehicles that are being worked on), relocate a trash enclosure, change the landscape scheme from was original approval, and to allow the front automobile bays to have car lifts. In addition to the 8 outdoor parking spaces, the site has 4 interior vehicle bays to work on and store vehicles that are being worked on.</p> <p>Water to the site is provided by Casitas Municipal Water district and waste water disposal is handled by the Ojai Valley Sanitation.</p>	Kristina Boero: (805) 654-2467	James Clark P.O. Box 604 Oakview, CA 93022 805-649-1891
PL14-0110	2060173045	2333 ROOSEVELT BL. VENTURA COUNTY UNINCORP	Variance	Completeness Rev In Progress	Variance and Minor Modification to Planned Development Permit No 795 to legalize the change of use from a take out restaurant and beauty salon to a sit down restaurant located in the Commercial Coastal Area Plan land used designation in the Coastal Commercial Zone District addressed as 2333 Roosevelt Boulevard in the Silverstrand Area. The variance request is to eliminate the required on-site parking to add outdoor seating. This variance and minor modification is to abate ZV01-0160 and CV11-0544.	Becky Linder: (805) 654-2469	Robert Matola 2205 1st Street Simi Valley, CA 93065 805-526-3916
PL14-0110	2060173045	2333 ROOSEVELT BL. VENTURA COUNTY UNINCORP	Minor Modification	Completeness Rev In Progress	Variance and Minor Modification to Planned Development Permit No 795 to legalize the change of use from a take out restaurant and beauty salon to a sit down restaurant located in the Commercial Coastal Area Plan land used designation in the Coastal Commercial Zone District addressed as 2333 Roosevelt Boulevard in the Silverstrand Area. The variance request is to eliminate the required on-site parking to add outdoor seating. This variance and minor modification is to abate ZV01-0160 and CV11-0544.	Becky Linder: (805) 654-2469	Robert Matola 2205 1st Street Simi Valley, CA 93065 805-526-3916
PL14-0111	6450051020	1304 GONZALES RD. SANTA SUSANA, CA 93063	Lot Line Adjustment	Completeness Rev In Progress	Parcel Map Waiver/Lot Line Adjustment (PMW/LLA) to adjust two adjacent parcels in the Santa Susana Knowles area in the Unincorporated Area of Ventura County. Parcel A is commonly known as Assessor Parcel Number (APN) 645-0-051-030 and is 9,306.4 square feet in area and Parcel B is commonly known as APN 645-0-051-020 and is 9,543.2 square feet in area. The PMW/LLA would result in Parcel A being 8,850.6 square feet in area and Parcel B being 9,999.0 square feet in area. The associated parcels are currently vacant.	Winston Wright, (805)654-2468	Robert Marion 580 East 3rd Street Oxnard, CA 93036 805-240-9233
PL14-0112	0550140035		Minor Modification	Prep for Hearing	Minor Modification to Conditional Use Permit No. 4261 for the ongoing operation of an oil and gas exploration and production facility on an oil lease covering most of Assessor Parcel Number 055-0-140-035 within the Ramona Field east of Piru in the Open Space General Plan land use designation and the Open Space 160 Acre Zone District. Conditional Use Permit 4261 was approved on 1985 for the continued production, reworking, and maintenance of 14 oil and gas wells, and a tank farm, pump house and heater treater and energy office and the employment of production and transporting operations, facilities equipment, and other appurtenances accessory thereto. The only processing operations permitted at the well site are the separation of produced water and natural gas from crude oil and those processing operations for injection purposes and for the transportation of production products from the site. The current request is for a minimum of 30 years or until one year following the cessation of production. No additional wells or grading is proposed. No hydraulic fracturing, acid well stimulation, or other well stimulation treatments per Public Resources Code Section 3150 seq. are proposed.	Jay Dobrowski, (805) 654-2498	Jeff Besenberg 9017 Reseda Blvd Northridge, CA 91324 818-407-0401

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0113	0550140025		Minor Modification	Prep for Hearing	Minor Modification to Conditional Use Permit No. 4271 for the ongoing operation of an oil and gas exploration and production facility on an oil lease covering approximately half of the western portion of Assessor Parcel Number 055-0-140-025 within the Ramona Field east of Piru in the Open Space General Plan land use designation and the Open Space 160 Acre Zone District. Conditional Use Permit 4271 was approved in 1985 for the continued production, reworking, and maintenance of 9 oil and gas wells, and a tank farm and the employment of production and transporting operations, facilities equipment, and other appurtenances accessory thereto. The only processing operations permitted at the well site are the separation of produced water and natural gas from crude oil and those processing operations for injection purposes and for the transportation of production products from the site. The current request is for a minimum of 30 years or until one year following the cessation of production. No additional wells or grading is proposed. No hydraulic fracturing, acid well stimulation, or other well stimulation treatments per Public Resources Code Section 3150 seq. are proposed.	Jay Dobrowski, (805) 654-2498	Jeff Basenberg 9017 Reseda Blvd #206 Northridge, CA 91324 818-407-0401
PL14-0114	2340050340	1728 LEWIS RD. VENTURA COUNTY UNINCORP	Major Modification	Completeness Rev In Progress	Permit Adjustment to Major Modification to Conditional Use Permit 4736 (CUP) for minor changes to the building sizes and layouts and additional parking. CUP 4736 was approved for a time extension and expansion of the residential care facility commonly known as Casa Pacifica. Casa Pacifica was originally approved on a 22-acre County owned property to include four residential cottages housing 15 children per cottage and an infant care facility capable of housing 25 infants/toddlers. Phasing of the project envisioned the ultimate development of up to 8 cottages enabling the facility to provide housing for a total of 205 children with a support staff of 302. The approval included a dining/kitchen facility, multi-purpose building, and an administration building with a total of 72,767 sq. ft. of development in 14 buildings. Several modifications to the original entitlement occurred since approved. Complete details of the approved uses are listed in the Conditions of Approval for CUP PL12-0117.	Jay Dobrowski, (805) 654-2498	Casa Pacifica 1722 South Lewis Road Camarillo, CA 93012 805-477-1994
PL14-0119	0100170025	455 FAIRVIEW RD, OJAI, CA 93023	Minor Modification	Environmental Doc Prep	Minor Modification to Conditional Use Permit No 5234 to extend the entitlement for an additional 10 year term for the ongoing operation of the Camp Rannah Retreat located on a 21 acre property with an Open Space General Plan land use designation, an Open Space Ojai Valley Area Plan land use designation, and in the Open Space 40 Acre Minimum Zone District addressed as 455 Fairview Road, in the Ojai Area. The retreat was approved with sleeping facilities. The retreat is approved for persons over 18 years old with 1.) up to 4 six-week formal sessions limited to no more than 18 over-night guests and two residential employees; 2.) up to 12 weekend adult sessions from Friday to Sunday; and 3.) up to 12 introductory one-day sessions with no residential guests. The maximum number of people on the site within any 24-hour period shall not exceed 38. A maximum of 18 guests and 2 employees may stay over night. The activities are conducted in a manner that is detailed in the conditions of approval of CUP No. 5234. The facility includes an existing single family dwelling that is used as the main retreat, parking for 17 cars, and the associated access road and landscaping. A subsequent modification in 2011 added a rope challenge course that is used by the retreat attendees. A previous sports court was entitled via CUP 5234 though it was not constructed. In place of the sports court the retreat planted a vegetable garden and plans on replacing the paved sports court with a grass turf activity area in an area that was previously orchard. The Permittee is proposing to address condition number 26 of CUP 5234 by relocating a grassland restoration area on the site where the sport court was anticipated to be constructed. No new buildings or impervious areas are proposed. The permittee does not propose to modify any of the conditions of approval aside from the designed location of the grassland restoration area. The grassland restoration was proposed for the rear of the property to the northeast and is proposed to be relocated to the front of the property to the southwest. Was is provided by the Casitas Municipal Water Company and waste water is handled by the Ojai Valley Sanitation District. This action also includes authorization for after the fact hazardous tree removal. An oak tree split in half and fell on a shed and a picnic table on the north east corner of the property adjacent to the existing carport. (VGCZO Sec. 8107-25.3 and 25.6.a.)	Becky Linder, (805) 654-2469	Jane Carroll 206 North Signal Street Ojai, CA 93023 805-646-6459

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0122	6920030110	437 W CARLISLE RD. WESTLAKE VILLAGE, CA 91361	Minor Modification	Environmental Doc Prep	<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 2 Bobcats 1 Canada Lynx 3 dogs 2 house cats</p> <p>BIRDS 1 Sulfur Crested Cockatoo (medium) 2 Yellow Nape Amazon Parrot 1 Umbrella Cockatoo 20 chickens 10 pigeons</p> <p>REPTILES (non-venomous) 1 King snake 1 Reticulated python 6 Milk snakes 2 Carpet pythons 2 Green tree pythons 1 Boa constrictor</p> <p>REPTILES (venomous) 10 Rattlesnakes 5 Cobras 1 King Cobra 2 Gaboon vipers 1 Puff adder 2 Cottonmouths 2 Copperheads 3 Eyelash vipers 4 Gila monsters</p> <p>CROCODILIANS 15 Alligators 1 Crocodile 1 Caiman</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>	Jay Dobrowalski (805) 654-2498	Brockett Jim-gina A Tr 437 W Carlisle Rd Thousand Oaks, CA 91361 805-379-3141
PL14-0125	0990050095	600 TODD RD SANTA PAULA, CA 93060	Permit Adjustment	Submittal In Progress	Permit Adjustment of CUP No. 4735-2 be granted to authorize the construction of a 20,000 SF evidence storage building at the Todd Road Jail.	Brian Baca, (805)654-5192	Ventura County Of 800 South Victoria Avenue Ventura, CA 93009-1670 805-654-2022

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0127	5000050245	8867 GRIMES CANYON RD. MOORPARK, CA 93021	Permit Adjustment	Submittal In Progress	Timing modification for UIZI conditions of approval	Ebony McGee, (805) 654-5037	Ford Rocks LLC Et Al 1000 S Seaward Ave Ventura, CA 93001-3735 8056720200
PL14-0128	0080160450	8320 BATES, CARPINTERIA, CA 93013	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit for Verizon Wireless for a wireless Communication Facility located on a 10.05 acre property in the Coastal Agricultural Zone District and the Agricultural Coastal Plan land use designation addressed as 8310 Bates Road above Rincon Point at the North County Line. The facility is located at the southwest corner of the subject property near Bates Road and designed as a 45-ft. tall faux pine tree. The associated telecommunication equipment is located at the base of the mono-pine within a 35' X 35' fenced lease area. In addition to the telecommunication equipment a emergency backup generator is proposed within the fenced lease area. No grading is required to develop the project and no native vegetation must be removed. No water is necessary to operate the unmanned facility and only requires periodic maintenance. Access to the site is provided by a dirt driveway via Bains Road. Site number PSL#177707.	Kristina Boero, (805) 654-2467	Tricia Knight 123 Seaciff Drive Pismo Beach, CA 93449 805-448-4221
PL14-0130	1630010755	6750 WORTH WY, CAMARILLO, CA 93012	Minor Modification	Prep for Hearing	Minor Modification to Conditional Use Permit 4242 for a 10-year time extension to allow the on-going use of an existing approximately 1,800 farm worker dwelling unit that does not meet the Standards for Ministerial Farmworker and Animal Caretaker Dwelling Units due to the amount of amount of agricultural land in production. The subject property is approximately 21 acres in size, is located within the AE-40 acre minimum parcel size zone district, Agricultural General Plan land use designation, and is addressed as 6700/6750 Worth Way in the Camarillo Area. A Conditional Use Permit is required because the subject property owner does not have 40 acres in agricultural production that would allow a ministerial approval for the farm worker dwelling. Access to the site is from a private driveway via Worth Way. No additional development is proposed. FL HOUSING MOD 1 TIME EXTENSION	Matthew Sauter, (805) 654-2492	Keith Huss 6750 Worth Way Camarillo, CA 93012 805-603-2664
PL14-0134	7000110385	11827 ELLICE ST, MALIBU, CA 90265	Permit Adjustment	Submittal In Progress	Site Plan Adjustment to an existing condominium approved in Planned development Permit 797 for interior remodel and 175 sq.ft. addition in unimproved basement to abate violation CV13-0354. Modifications include legalization of unpermitted storage and closet expansion, utility room expansion, installation of heating unit in bedroom, modification of electrical and plumbing systems, replacement of windows, sliding door replacement. Site located at 11827 Ellice Street in Malibu.	Tess Harris, (805) 654-2453	Clive Dawson 28925 Pacific Coast Highway Malibu, CA 90265 (310) 589-1921
PL14-0136	1630031195	4385 HITCH BL, CAMARILLO, CA 93012	Conditional Use Permit	Prep for Hearing	Wireless Communication Facility for a 57-foot faux pine tree (mono-pine) located on a 43 acre property in the AE-40 acre minimum parcel size zone district and the Agricultural General Plan land use designation addressed as 4385 Hitch Blvd. in the Moorpark Area (APN 163-0-031-195). The facility is located along the southern property line of the subject property adjacent on a ridgeline adjacent to 4 other facilities. The associated telecommunication equipment is located in a 30 ft. by 30 ft fenced lease area at the base of the mono-pine. Access to the site is provided by a private driveway via Hitch Boulevard. No water is necessary to operate the unmanned facility. No grading or removal of native vegetation is required to prepare the site for the proposed facility. Site operator Verizon Wireless, site name Ventura.	Thomas Chaffee, (805) 654-2406	David Downs 2009 V Street Sacramento, CA 95818 916-217-7513
PL14-0138	1280040050		Permit Adjustment	Environmental Doc Prep	Permit Adjustment to Conditional Use Permit no. CUP 5275 to modify Condition No. 3 (Hours of Operation) to add a starting time of 8:00 am for electric powered aircraft only, construction of a 20' x 20' asphalt pad for helicopter flying and a 20' x 54' parking area 340' from bottom of ramp west of the existing runway. CUP 5275 was approved for radio controlled aircraft operation at 6000 block of Vineyard Avenue near Salicoy in a parcel owned by Ventura County Watershed Protection District.	Craig Malin, (805) 654-2488	Sam Williams 254 E Bard Road Oxnard, CA 93030 (805) 236-6691
PL14-0140	6450084010		Conditional Use Permit	Prep for Hearing	Conditional Use Permit for a wireless communication facility that was originally approved by Conditional Use Permit 4957 located adjacent to a County Waterworks District No. 8 (City of Simi Valley) water tank in the RE-20,000 sq. ft. Zone District in the Santa Susana Area on a site addressed as 5969 Hilltop Road. The facility is a currently designed as a 55 ft mono-pole and the currently proposal is to retro-fit the existing pole to be designed as a faux 55 ft pine tree. Branches will be attached to the tower and the tower will be covered with faux bark. The unmanned facility has no emergency generator back-up and is accessed by Corto Road. No additional impervious area is added to the project site.	Thomas Chaffee, (805) 654-2406	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0142	0320201235	655 BURNHAM RD, VENTURA COUNTY, CA 99999	Modification	Awaiting Resubmittal	Minor Modification to Conditional Use Permit 5157 (last modified by LU10-0090) to upgrade an existing wireless communication facility located on a ridgeline above Oak View in the Forest Home Retreat within the RA-40 adSRP Zone District and Rural Institutional/Ojai Valley Area Plan land use designation. The facility was originally approved as a cross with the antennas located within the cross with the associated telecommunication equipment and emergency backup generator located in a 27'-6" X 11'X4" lease area that is enclosed within cmu retaining wall and chain link fenced. The antennas that are proposed to upgrade the facility can not be accommodated within the existing cross, so the applicant is proposing to construct a new 40 ft. mono-pine above the cross and adjacent to an existing seating gazebo. The new 40 tall mono-pine will contain 12 panel antennas, 6 radio remote units, 3 TMAs, and 1 Raycap fiber demarcation box, surge protector screened within the branches. The associated equipment and lease area will remain in its current location. No additional brush clearing will be required to accommodate the upgrade as the new tower is proposed in an area that is already cleared by the existing development on. Access to the unmanned facility is provided by a private access road via Burnham Road. Site operator Verizon Wireless, site name Oak View MTX 41 at 655 Burnham Road in Oak View.	Kristina Boero, (805) 654-2467	Maree Hoeger 15505 Sand Canyon Drive Irvine, CA 92618 949-286-7000
PL14-0144	6950390155	341 WILLIAMSBURG WY, WESTLAKE VILLAGE, CA 91361	Conditional Use Permit	Awaiting Resubmittal	<p>The request is for a permit adjustment to Conditional Use Permit LU11-0137 (related to the Lake Club Golf Course) in order to construct a 352 sq. ft structure near Calbourne Lane on the golf course itself. The structure consists of a private men's restroom, private women's restroom, and garden storage area. The structure is proposed to be located to the east of an existing golf cart path, on the Sherwood Lake Club Golf Course. The proposed structure is located 25 feet away from the nearest oak tree (B300).</p> <p>This Conditional Use Permit was recently modified to add an additional 25 years to the term of the entitlement and covers the Sherwood Development/LSR properties, the Dickens Patch LLC properties, and the Lake Club facilities and golf course.</p>	Tess Harris, (805) 654-2453	Ibrahim Hzayan 360 Twilight Court Camarillo, CA 93012 805-233-7778
PL14-0145	0990060535	909 MISSION ROCK RD, SANTA PAULA, CA 93060	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for a wireless communication facility located in the Heavy Industrial (M3) Zone District and the Industrial General Plan land use designation addressed as 909 Mission Rock Road in the Santa Paula Area. The facility is located to the rear of the subject property and entails the construction of a 75' tall monopole with 12 panel antennas (3 sector arrays w/4 antennas per sector) located at the top of the pole and a 4-foot microwave located at 62 feet on the pole. The associated telecommunication equipment is located in a 34' X 14'-8" cmu walled lease area at the base of the monopole. Access to the site is provide by a private driveway via Mission Rock Road with an alternative driveway at Shell Road. The unmanned facility does not require water to operate. No vegation or protected trees will be removed to accomodate the development of the facility as it is located in a developed industrial storage yard.	Becky Linder, (805) 654-2469	David Downs 2009 V Street Sacramento, CA 95818 916-313-3730
PL14-0154	1550140055	701 E HIGHLAND DR, CAMARILLO, CA 93010	Lot Line Adjustment	Prep for Hearing	<p>Parcel Map Waiver Lot Line Adjustment 701 E. Highland and 711 E. Highland Camarillo.</p> <p>This LLA is between two legal existing developed parcels. The two parcels involved are 155-0-140-045, and 155-0-140-055. One of the parcels is legal non-conforming, however there will be no difference in the aggregate area of the parcels involved.</p> <p>Lot line adjustment is being requested to follow line of existing improvements on one of the properties. Land to be transferred will yield no difference in area of current parcel configuration. Par 1 will be 2.66 ac. gross and parcel 2 will be .76 ac gross after the adjustment.</p>	Elias Valencia: (805) 654-3635	Kelly Marshall 701 E. Highland Dr. Camarillo, CA 93010 805 443.5808

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0157	6950031165	100 W POTRERO RD, VENTURA COUNTY UNINCORP	Planned Development	Awaiting Resubmittal	<p>Permit Adjustment to LU09-0077 for the addition of accessory ground mounted solar panels. The ground mount system will consist of 4 arrays for a combined 204 modules totalling 3,582 sq. ft. with a maximum height of 4'. 100 W. Potrero Road, Thousand Oaks</p> <p>The project proposal includes a Planned Development (PD) permit to construct a two-story 13,490 sq.ft. single-family dwelling and a 8,748 sq.ft. subterranean garage/basement within the Scenic Resource Protection (SRP) overlay zone. The basement accommodates parking for ten cars, a mechanical equipment room, and a 1,264 sq.ft. lounge which is included within the 13,490 sq.ft. total habitable space noted above. The project includes a 2,016 sq.ft. two-story accessory structure that contains a 987 sq.ft. pool cabana on the first floor and a 1,029 sq.ft. recreation/artist studio on the second floor.</p> <p>Building coverage represents 4.9% of the property. Access to the site is provided by a 16-foot wide private driveway with an interior round-about motor-court via Potrero Road from the north, with a secondary 16-foot wide driveway exiting to Stafford Road on the east. Pervious pavers will be used on the driveways, where permitted by the Fire Protection District.</p> <p>Minor Modification No. LU09-0078 to CUP 5090 proposes 7,234 c.y. of cut, 675 fill, and 6,559 of soil export. CUP 5090, approved on November 8, 1999, allowed grading in the SRP overlay zone, and is responsible for creating the existing pad on the project site. A series of retaining walls are included in the project in order to accommodate the development, including driveways, a swimming pool, and outdoor living space. The proposed grading requires a minor modification to CUP 5090. No native vegetation will be removed and all existing heritage oak trees are proposed to be preserved. The landscape plan includes the installation of additional mature oak trees and other native trees and vegetation.</p> <p>As part of the project description, the applicant proposes the recordation of an Archaeological Restrictive Covenant to protect an identified archaeological site outside the area proposed for the residential development. Additionally, the applicant proposes to retain the services of an archaeological monitor to be on site during excavation and grading of the Stafford Road driveway. Both restrictions are consistent with the recommendations outlined in the archaeological report prepared by Robert Lopez on July 30, 2009.</p>	Matthew Sauter, (805) 654-2492	Ernesto Lara 232 W. Escalones San Clemente, CA 92672 951.337 2435
PL14-0158	6950420065	2639 QUEENS GARDEN DR, THOUSAND OAKS, CA 91361	Planned Development	Completeness Rev In Progress	<p>Planned Development Permit for the construction of a 4,960 sq. ft. single-family, single-story dwelling with 670 sq. ft. of covered porches, and an attached 941 sq. ft. 4-car garage located on a 12.02 acre property in the Open Space 10 ac. Zone District within Scenic Resource Protection Overlay and the Open Space Lake Sherwood Area Plan land use designation. The project development is limited to an 18,526 sq. ft. (43 acre) graded pad that was part of the development approved via Tract 4192-6. The remaining acreage of the property remains in a conservation easment and will remain undeveloped. No additional grading or vegetation is required beyond what was envisioned in the environmental review of Tract 4192-6. Access to the site would be provided by a 20 ft wide private driveway via an asphalt road known as Queens Garden Drive. Water will be provided by the County of Ventura Service District. Waste water will be handle via a connection to the Triunfo Sanitation District.</p>	Tess Harris, (805) 654-2453	Sean Trujillo 1000 Paseo Camarillo Camarillo, CA 93010 805-484-4277
PL14-0159	6950420075	2613 QUEENS GARDEN DR, THOUSAND OAKS, CA 91361	Planned Development	Completeness Rev In Progress	<p>Planned Development Permit for the construction of a 4,962 sq. ft. single-family, two-story dwelling with 604 sq. ft. of covered porches, 568 sq. ft. balcony/deck on second floor, an attached 685 sq. ft. 2-car garage, and a detached 550 sq. ft. 2-car garage located on an 11.014 acre property in the Open Space 10 ac. Zone District within Scenic Resource Protection Overlay and the Open Space Lake Sherwood Area Plan land use designation. The project development is limited to an 19,067 sq. ft. (44 acre) graded pad that was part of the development approved via Tract 4192-6. The remaining acreage of the property remains in a conservation easment and will remain undeveloped. No additional grading or vegetation is required beyond what was envisioned in the environmental review of Tract 4192-6. Access to the site would be provided by a 14 ft wide private driveway via an asphalt road known as Queens Garden Drive. Water will be provided by the County of Ventura Service District. Waste water will be handle via a connection to the Triunfo Sanitation District.</p>	Tess Harris, (805) 654-2453	Sean Trujillo 1000 Paseo Camarillo Camarillo, CA 93010 805-484-4277

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0160	6950420085	2575 QUEENS GARDEN DR. THOUSAND OAKS, CA 91361	Planned Development	Completeness Rev In Progress	Planned Development Permit for the construction of a 4,707 sq. ft. single-family, single-story dwelling with 712 sq. ft. of covered porches and loggia, and an attached 900 sq. ft. 4-car garage located on a 10.044 acre property in the Open Space 10 ac. Zone District within Scenic Resource Protection Overlay and the Open Space Lake Sherwood Area Plan land use designation. The project development is limited to an 16,824 sq. ft. (.39 acre) graded pad that was part of the development approved via Tract 4192-6. The remaining acreage of the property remains in a conservation easment and will remain undeveloped. No additional grading or vegetation is required beyond what was envisioned in the environmental review of Tract 4192-6. Access to the site would be provided by a 14 ft wide private driveway via an asphalt road known as Queens Garden Drive. Water will be provided by the County of Ventura Service District. Waste water will be handle via a connection to the Triunfo Sanitation District.	Tess Harris, (805) 654-2453	Sean Trujillo 1000 Paseo Camarillo Camarillo, CA 93010 805-484-4277
PL14-0164	0600077335	6746 OJAI AV. VENTURA, CA 93001	Planned Development	Completeness Rev In Progress	Planned Development Permit for the demolition of the remaining portion of 634 sq. ft. single-story, single-family dwelling that was partially reconstructed and received a Stop Work Order from Building and Safety and the reconstruction of a 1,474 sq. ft. three story single-family dwelling with an attached 180 sq. ft. tandem (stacked) two-car garage. The replacement dwelling will be constructed within the general footprint of the dwelling that is removed however the replacement home would be constructed outside of required setbacks. An Administrative Variance is requested along with the Planned Development Permit to allow a tandem parking arrangement in a parking lift. Water to the site is provided by the Casitas Municipal Water District via an existing water meter. Waste water discharge will be accommodated by a new onsite individual septic system. No native vegetation or specimen trees are being removed as a result of the project. Grading is limited to removal and recompaction within the property boundaries. The subject property is located in the Residential Beach Zone District and the Residential High 6.1-36 DU/Acre Coastal Area Plan Land Use Designation and is commonly known as 6746 Ojai Avenuen in the La Conchita Area.	Matthew Sauter, (805) 654-2492	Matt Wright 782 Acacia Walk Goleta, CA 93107 805-450-8878
PL14-0164	0600077335	6746 OJAI AV. VENTURA, CA 93001	?PERMIT	Completeness Rev In Progress	Planned Development Permit for the demolition of the remaining portion of 634 sq. ft. single-story, single-family dwelling that was partially reconstructed and received a Stop Work Order from Building and Safety and the reconstruction of a 1,474 sq. ft. three story single-family dwelling with an attached 180 sq. ft. tandem (stacked) two-car garage. The replacement dwelling will be constructed within the general footprint of the dwelling that is removed however the replacement home would be constructed outside of required setbacks. An Administrative Variance is requested along with the Planned Development Permit to allow a tandem parking arrangement in a parking lift. Water to the site is provided by the Casitas Municipal Water District via an existing water meter. Waste water discharge will be accommodated by a new onsite individual septic system. No native vegetation or specimen trees are being removed as a result of the project. Grading is limited to removal and recompaction within the property boundaries. The subject property is located in the Residential Beach Zone District and the Residential High 6.1-36 DU/Acre Coastal Area Plan Land Use Designation and is commonly known as 6746 Ojai Avenuen in the La Conchita Area.	Matthew Sauter, (805) 654-2492	Matt Wright 782 Acacia Walk Goleta, CA 93107 805-450-8878
PL14-0165	0640170430		Permit Adjustment	Awaiting Resubmittal	<p>Site Plan Adjustment to CUP 3636 to allow the continued use of an existing 144 sq. ft. unmanned communications shelter for multiple operators. Current users of the shelter are Westlink Wireless and Skyriver Communications.</p> <p>APN 0640170430</p> <p>No water is needed to operate the site. It operates 24 hours a day 365 days a year. There is no backup generator or fuel as part of the equipment shelter. The five batteries for the facility are AGM type and contain a total of 45 pounds of acid material.</p> <p>Two horizontal and two vertical antenna mounting pipes secured to the building are being proposed to hold the existing 7 antennas for Skyriver, and 13 antennas for Westlink Wireless. No antenna will exceed 25' at peak height.</p> <p>Access to the facility is from a private driveway off of Sexton Canyon Rd.</p> <p>CUP 3636 approved the equipment shelter.</p> <p>ANTENNA NOTES: WILLIS PEAK NW VICTORIA & FOOTHILL</p>	Elias Valencia; (805) 654-3635	John Bryant 2977 Sexton Canyon Road (Willis Peak) Ventura, CA 93003 805.428.3705

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0166	1630120145	2855 HILLTOP LN VENTURA COUNTY UNINCORP	Minor Modification	Environmental Doc Prep	<p>Minor Modification - 20 year time extension for LU05-0024 for a 1850 sq. ft. farmworker dwelling unit at 2851 Hilltop Lane, Camarillo.</p> <p>Subject property is zoned AE-40 and has an Agricultural General Plan Designation. Access to the property is provided by a paved 15 foot level asphalt private driveway off of Santa Rosa Rd.</p> <p>Water is provided by Camrosa Water District and waste water is accommodated by individual onsite septic systems.</p> <p>The 15.18 acre property is currently in planted with approximately 11 acres of Avocado orchards. There are no proposed changes to the farmworker dwelling unit and it will be used to house a retired farmworker of the subject property.</p> <p>There is an existing single family dwelling, and a second dwelling unit on the property.</p>	Matthew Sauter; (805) 654-2492	Michelle Thordarson 2855 Hilltop Ln Camarillo, CA 93012 805.388.8720
PL14-0170	0640100042	0 SEXTON CANYON	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit for a firewood operation including the import of large pieces of wood, the cutting/splitting of the wood into firewood, storage and delivery of the firewood; and an agricultural service and storage yard operations including the service and storage of tractors, agricultural equipment, and two above ground fuel tanks (one diesel and one gasoline).</p> <p>The project site is located near Sexton Canyon Road, north of the City of Ventura in Ventura County, California. The Project includes two (2) firewood lot areas: one on Sexton Canyon Road (Upper Woodlot) and one on Lake Canyon Road (Lake Canyon Woodlot), and the agricultural contractor's storage yard adjacent to the east side of the Upper Woodlot.</p> <p>This Project's firewood operations consist of the processing and storage of firewood for eventual sale. These activities include the import of logs and large branches that are by-products of tree trimming and/or removal, the cutting/splitting of such wood into firewood, storage of cut firewood until it is dry (seasoning), and export of firewood as it is sold. The majority of wood imported to the Facility comes from the Ventura area, with smaller amounts coming from the Oxnard and Camarillo areas. Similarly, firewood deliveries are primarily to the Ventura area, with a smaller portion to Oxnard or Camarillo. Larger pieces of wood are cut down to firewood size using chainsaws and splitters. The processing of tree-trimming by-products into saleable firewood diverts such biomass from conventional waste streams. Equipment such as brush chippers or tub grinders are not utilized as part of this operation.</p> <p>The Project's agricultural service and storage yard operations include the service and storage of tractors and other agricultural equipment. This equipment was acquired to facilitate vegetation management around infrastructure associated with Lloyd's oil field operations and to support the ranching activities that occur on the property. Ranching activities include cattle grazing for beef production as well as avocado production. Use of this equipment in an agricultural capacity is not considered to be part of this Project. Two fuel tanks (one diesel and one gasoline) are onsite to support the agricultural equipment, as well as the firewood operations. Periodically agricultural equipment (e.g., a tractor) is hauled offsite to be used elsewhere.</p> <p>Violation 1. Non-permitted firewood operation Violation 2. Non-permitted operation of an agricultural contractors' service and storage yard Violation 3. Installation of a non-permitted mobile home.</p>	Jay Dobrowski (805) 654-2498	Richard Atmore 2977 Sexton Canyon Road Ventura, CA 93003 805-644-6851

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0170	0640100042	0 SEXTON CANYON	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit for a firewood operation including the import of large pieces of wood, the cutting/splitting of the wood into firewood, storage and delivery of the firewood, and an agricultural service and storage yard operations including the service and storage of tractors, agricultural equipment, and two above ground fuel tanks (one diesel and one gasoline).</p> <p>The project site is located near Sexton Canyon Road, north of the City of Ventura in Ventura County, California. The Project includes two (2) firewood lot areas: one on Sexton Canyon Road (Upper Woodlot) and one on Lake Canyon Road (Lake Canyon Woodlot), and the agricultural contractor's storage yard adjacent to the east side of the Upper Woodlot.</p> <p>This Project's firewood operations consist of the processing and storage of firewood for eventual sale. These activities include the import of logs and large branches that are by-products of tree trimming and/or removal, the cutting/splitting of such wood into firewood, storage of cut firewood until it is dry (seasoning), and export of firewood as it is sold. The majority of wood imported to the Facility comes from the Ventura area, with smaller amounts coming from the Oxnard and Camarillo areas. Similarly, firewood deliveries are primarily to the Ventura area, with a smaller portion to Oxnard or Camarillo. Larger pieces of wood are cut down to firewood size using chainsaws and splitters. The processing of tree-trimming by-products into saleable firewood diverts such biomass from conventional waste streams. Equipment such as brush chippers or log grinders are not utilized as part of this operation.</p> <p>The Project's agricultural service and storage yard operations include the service and storage of tractors and other agricultural equipment. This equipment was acquired to facilitate vegetation management around infrastructure associated with Lloyd's oil field operations and to support the ranching activities that occur on the property. Ranching activities include cattle grazing for beef production as well as avocado production. Use of this equipment in an agricultural capacity is not considered to be part of this Project. Two fuel tanks (one diesel and one gasoline) are onsite to support the agricultural equipment, as well as the firewood operations. Periodically agricultural equipment (e.g., a tractor) is hauled offsite to be used elsewhere.</p> <p>Violation 1. Non-permitted firewood operation. Violation 2. Non-permitted operation of an agricultural contractors' service and storage yard. Violation 3. Installation of a non-permitted mobile home.</p>	Jay Dobrowski. (805) 654-2498	Richard Atmore 2977 Sexton Canyon Road Ventura, CA 93003 805-644-6851

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0172	5180220055	3900 BRENNAN RD. MOORPARK CA 93021	Minor Modification	Prep for Hearing	<p>Minor Modification to Conditional Use Permit (CUP) LU09-0143 to allow the ongoing temporary outdoor events such as weddings, birthday and anniversary celebrations, garden tours and gardening classes, art classes, non-profit and charity events, and similar temporary activities. The events would occur within a designated 4.16-acre area on the subject property. Attendance at events will be limited to a maximum of 300 guests (Monday through Sunday). The facility would operate a maximum of 60 days per calendar year. Operational details of the proposed facility are as follows</p> <p>Event Area The temporary special events will be conducted within the approximately 4.16-acre area delineated on the project site plan. The single-family residence located within this area is reserved for the personal use by the landowner and shall not be leased or used as part of the temporary event facility. The event area is accessed via Brennan Road, a private road, which is accessed from Tierra Rejada Road, a public road under the jurisdiction of the City of Moorpark. The applicant will maintain Brennan Road in a clean condition, by sweeping and/or watering as necessary, to ensure that dirt is not tracked onto Tierra Rejada Road.</p> <p>Attendance Attendance at events will be limited to a maximum of 300 guests (Monday through Sunday).</p> <p>Hours of Operation The hours of operation for temporary outdoor events will be from 6:00 am to 2:00am, for a maximum of 60 days within the calendar year. Vendors would be permitted to arrive at 8:00am to set up. All event activities would end no later than 1:00 am with all guests and vendors vacating the property by 2:00 am.</p> <p>Food Service All food and beverages will be provided by a self-sufficient, licensed catering service. Dishes, flatware and glasses will be provided by the caterer or a delivery rental company. Catered food will be prepared off site and transported to the site for each event. Food service operators must have a permit to operate from the Ventura County Environmental Health Division.</p> <p>Parking: Guest parking will be located in a parking area within the parcel as depicted on the project site plan. This area is located just south of the event area (north of Brennan Road) and includes sufficient space to provide 168 parking spaces. Parking attendants will be present during temporary events to provide traffic control and valet parking when there is over 100 guests. No parking associated with the event facility is proposed or authorized within the right-of-way of Tierra Rejada Road.</p> <p>Restrooms: An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with Environmental Health Division regulations. The restrooms will be located along both the northeast edge and in the middle of the area encompassed by the CUP boundary. The bathrooms serving the main residence shall not be used for temporary events.</p> <p>Exterior Lighting: No permanent lighting will be installed for the purpose of temporary special events.</p> <p>This Minor Modification request is to: 1. Extend the entitlement period for a 20 year period; 2. Reduce the CUP boundary from 5.40 acres to 4.16 acres; 3. Expand the event hours to 1:00 am from 11:00 pm; 4. Expand all event hours to vacate the premises to 2:00 am from 12:00 am; 5. Reduce parking spaces from 210 spaces to 168 spaces in order to be outside of the floodplain south of Brennan Road; and 6. To add the use of an existing 2,000 sq. ft. covered patio to the event area and add the use of a registered recreational vehicle for a bride changing room.</p>	Matthew Sauter; (805) 654-2492	Debra Tash 5777 Balcom Canyon Rd Somis, CA 93066-2131 805-529-8108
PL14-0179	6460180050	639 KATHERINE RD, SIMI VALLEY, CA 93063	Lot Line Adjustment	Environmental Doc Prep	<p>Lot Line adjustment for two existing legal lots with same owner. Both parcels are zoned RE-10K. One parcel is non-conforming. One parcel is developed with a 2,788 sq. ft. 2-story SFD, the other is vacant.</p> <p>Starting: Parcel 1 - .88 acres, Parcel 2 - .10 acres Resulting: Parcel 1 - .55 acres, Parcel 2 - .23 acres 639 Katherine Rd. Simi Valley</p>	Elias Valencia, (805) 654-3635	Hernandez Alfonso 639 Katherine Rd Simi Valley, CA 93063 818.237.7947

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0180	0630200275	106 N ORCHARD DR, VENTURA, CA 93001	Permit Adjustment	Awaiting Resubmittal	Permit Adjustment for a 10-year time extension related to a insectary originally approved via Development Permit No. 61 which was subsequently converted to Conditional Use Permit LU04-0132 when a proprietor's dwelling was added to the property in 2004. Development Permit No. 61 was originally approved in 1987 and the facility has been in continuous operation since. The insectary grows beneficial insects for the agricultural industry for integrated pest management. The project site is located at 108 Orchard Drive off of Ventura Avenue within the General Industrial Zone District (M3) and the Industrial North Avenue Area Plan land use designation. The Permit Adjustment was called out as the appropriate permit modification process for a time extension in the conditions of approval of LU04-0132 [condition 2(a)]. The application includes shifting of storage, requesting the ability to add solar panels to all of the buildings on the property (in the future and as needed), adding a new electrical meter to update the electrical service on the property, and adding an electric car charging station. No changes are proposed to the existing buildings and no new uses are being added to the project site. Water is provided by Casitas Municipal Water District and waste water discharge is handled by _____	Hai Nguyen, (805) 654-5193	Jan Dietrick 108 Orchard Dr Ventura, CA 93001-1116 805-804-3919
PL14-0181	1630140160	8620 SANTA ROSA RD, CAMARILLO, CA 93012	Permit Adjustment	Prep for Hearing	Permit Adjustment to Conditional Use Permit 5273 for the ongoing operation of an existing Large Agricultural Sales Facility related to a wholesale nursery pursuant to Section 8107-6.3 and 8107-6.4. The request is to allow a 10-year time extension of the Conditional Use Permit through a Permit Adjustment in keeping with condition no. 3. No new development or operational changes are proposed. Water to the site is provided by Camrosa Municipal Water District and waste water is handled by an on-site septic.	Franca Rosengren, (805) 654-2045	Rob Loller 8620 Santa Rosa Road Camarillo, CA 93012 (805) 491-1400
PL14-0186	0300130065	7250 OJAI-SANTA PAULA RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	Project is installation of one new eight foot panel antenna per sector and one new remote radio unit per sector (site will have total of nine antennas and three rurs). This change substantially conforms with CUP LU09-0113. All conditions of LU09-0113 apply. Site SV00940A, LA549 Dennison Park. Operator T-Mobile West.	Jay Dobrowski, (805) 654-2498	Jesse Gilholm 867 E. Front Street, Unit A Ventura, CA 93001 (805) 830-6310
PL14-0191	0330020395	11560 N VENTURA AV, OJAI, CA 93023	Permit Adjustment	Prep Decision Letter	Permit Adjustment to Planned Development Permit N. 1028 for a tenant change from a Wendy's restaurant tenant change to a Starbucks Coffee. The 0.64 acre property is located in the CPD Zone District and the Commercial Ojai Valley Area Plan land use designation and is addressed as 11560 North Ventura Avenue. The proposed changes include removing a 330 square foot sunroom and converting it to outdoor seating, interior remodeling of the remaining 1,718 sq. ft. building, and miscellaneous changes to the exterior of the building, parking lot and driveway. There will be 34 seats within the building and 19 seats within the outdoor seating area. The existing drive thru facilities will be updated with new signage. New paving and striping of the parking lot will occur, as well as ADA upgrades. A total of 27 parking spaces are being provided (2 of which will be ADA spaces). Access is provided by an existing private driveway via North Ventura Avenue. Pursuant to the Ojai Valley Area Plan requirements a sign program has been submitted as part of the application.	Becky Linder, (805) 654-2469	Steven Poon 17700 New Hope St, Suite 200 Fountain Valley, CA 92708 714.885.3939
PL14-0193	0600030040	10151 OCEAN VIEW RD, VENTURA COUNTY UNINCORP	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit for an existing 80 ft tall wireless communication facility located on Rincon Peak that houses 11 antennas, 6 panel and 5 dish antennas. The facility was originally approved via Conditional Use Permit (CUP) 4849 on May 26, 1994. CUP 4849 expired in May 2014.	Jay Dobrowski, (805) 654-2498	Cathy Beagle 15505 Sand Canyon Avenue Irvine, CA 92618 562-833-9903

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0194	0620031175	6800 WHEELER CANYON RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Environmental Doc Prep	<p>Permit Adjustment for National Disaster Search Dog Foundation (NDSDF) related to Conditional Use Permit No. LU10-0088 for a dog kennel (animal keeping, non-husbandry) including occasional temporary outdoor events. The facility is approved to be operated exclusively by the applicant for activities directly related to training professional handlers (typically firefighters) and their dogs to perform search-and-rescue operations during disasters.</p> <p>The 127-acre property is located at 6800 Wheeler Canyon in the community of Santa Paula and is addressed as 6800 Wheeler Canyon Road. The property has a General Plan land use designation of Open Space and is in the Agricultural 40-acre minimum Zone District.</p> <p>The Permit Adjustment request covers the following modifications:</p> <ol style="list-style-type: none"> 1. Relocate Building F (Tower Prop), a 3-story, shipping container structure [previously planned and permitted for Area B to be moved to Area C as noted on the project plans. Each floor consists of four (4) 8'x8.5'x40' containers and a vertically placed container to serve as a rappel tower, 4,032 sf. This is the same prop structure listed as Building F (Office Bldg) in Area B approved via Minor Modification No. PL14-0024, with an additional one container in width per floor. It has been relocated to the back of site in Area C. 2. Construct a Bridge Prop which is 120' long x18'-6" wide x 8'-6" high structure constructed from shipping containers placed two wide to form the base of the structure. The sides of the containers will have plaster "arches" affixed to the sides and the top of the containers shall have "guardrails" and concrete pavement to replicate a roadway. The containers comprise 1600 sf and 620 sf of wood framing, 2,200 sf. The Bridge Prop is proposed to be located in Area C. 3. Construct a 2 Viewing Stands, which is are wood frame (detached patio) shade covers designated as areas for visitors to observe training. These viewing stands are proposed to be 280 sf. One would be located in Area B and one would be located in Area C. 4. Construct a Slab Prop which is a 30'x190' concrete pad area that will be utilized to place/mount temporary stairs, tanks, pipes, etc. and covers 5,700 sf which would be located in Area C. 5. Designated Debris Areas which cover the remaining open areas of Area C (approximately 50,000 sf) which will have concrete rubble piles, vehicles, rail cars (3) and lumber to be placed and moved around as needed for training purposes. 6. Reconfigure and redesign the Welcome Center within the general footprint as previously approved at the front of the property. The Welcome Center will increase approximately 800 sf in size. 7. Redesign and re-assign uses to what was approved as the Handler's Lodge and Caretakers Residence. What was noted as the handlers lodge will now be the caretaker's residence/office and what was noted as the caretakers' residence/office is proposed to be the handlers lodge. The handlers' lodge will increase approximately 600 sf in size. <p>ADDITIONAL INFORMATION</p> <p>Grading quantity changes will be 1,028 cubic yards of cut and 1,785 cubic yards of fill, for a percent change of the total approved cut (57,500 cy) of 1.5% and a percent change of the total approved fill (47,200 cy) of 3.8%. The Grading Permit change order has already been approved by Public Works; please see the attached application and approved plan.</p> <p>The increase in building footprint requested would amount to an additional 2% (1,479 square feet) of the approved total. Including the previous modification, the approved footprint total was 88,585 square feet, and the new total would be 88,064 sf.</p> <p>The site is served by an existing approved water well and already approved and installed individual septic systems will handle waste water from the structures that are proposed to be reconfigured.</p>	Matthew Sauter (805) 654-2492	Debra Tosch National Search Dog Foundation Ojai, CA 93023 805-646-1015
PL14-0195	2160040535		Permit Adjustment	Completeness Rev In Progress	CUP 393 merger	Ebony McGee (805) 654-5037	Peak Operator LLC 300 E. Esplanade Dr. Suite 1810 Oxnard, CA 93036 861-829-9434

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0197	0330020385	11570 N VENTURA AV. OJAI, CA 93023	Conditional Use Permit	Environmental Doc Prep	<p>CUP for the construction of a new 60' Mono-Eucalyptus antenna support structure, ancillary ground mounted equipment, and generator. The antenna structure will support three sectors of four (4) 8' panel antennas (for a total of 12), four remote radio heads per sector (total 12), and 2 surge suppression units. The ground equipment and generator will be enclosed within an approximate 12'x13' lease space within a larger existing area of a hay company. The communications facility will be unmanned, and operate 24 hours a day, seven days a week.</p> <p>The facility will require no plumbing or waste removal. Battery electrolyte contents will total 19.88 gallons, diesel fuel for the generator will total 55 gallons. Access to the site is provided via a private driveway off of Ventura Avenue.</p> <p>Zoning for the property is CPD. General Plan designation is Existing Community. The site is also zoned Commercial per the Ojai Area Valley Plan.</p> <p>Verizon Wireless La Luna Site 11570 N. Ventura Ave. Ojai</p>	Hai Nguyen; (805) 654-5193	Jerry Ambrose 3905 State St., Ste 7-188 Santa Barbara, CA 93105 805 637 7407
PL15-0001	0550140035		Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit 4268 to allow the continued production, reworking, and maintenance of six oil and gas wells located in the Ramona Oil Field at the eastern edge of the County of Ventura adjacent to the Los Angeles County line for an additional 30 year term. The facility was originally approved in 1985 and is located in the OS-160 min ac Zone District and the Open Space General Plan land use designation. In addition to modifying the term of the entitlement, Condition No. 2, the applicant has removed the tank farm that was originally approved at the production site and is now transporting the oil from the wells in an above ground two-inch pipe, rated for 5,000 lbs., to a tank battery he controls on an adjacent lease in Los Angeles County. No additional grading or drilling, beyond for maintenance purposes, is proposed. No additional ground disturbance is proposed as the facility is already developed in accordance with the terms of the original conditional use permit. No hydraulic fracturing will be utilized in the maintenance or production at this facility.	Jay Dobrowski; (805) 654-2498	Talwyn Thompson 899 Mission Rock Road Santa Clara, CA 93060 805-524-7379
PL15-0002	1330032020	261 MONTGOMERY AV. VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	Project is addition of three panel antennas and three remote radio units. Facility currently has six antennas. Site will have a total of nine panel antennas. Monopole remains existing height. CUP 4967 was approved as a 100 foot tall mono-pole with 6 panel antennas located on the pole, and two equipment cabinets. Site is SV00381A, operated by T-Mobile. All conditions of CUP 4967 apply.	Jay Dobrowski; (805) 654-2498	Tee Mobile 38 Technology Dr, Ste 250 Irvine, CA 92618 949-930-7466
PL15-0004	0300100135	12395 SISAR RD, OJAI, CA 93023	Variance	Prep for Hearing	<p>Conditional Use Permit and Variance for a detached residential accessory structure for book storage exceeding the height limits of the main structure and within a required setback. 12395 Sisar Rd. Ojai.</p> <p>The structure is an average height of 32 feet and is setback from the side property line 3 ft. General Plan designation for the subject site is Existing Community, Zoning is RE-2ac, and it is also zoned UR1-2 as part of the Ojai Valley Area Plan. Surrounding uses are all residential.</p> <p>There is an existing single family dwelling on the site with a septic tank access to the property is through a private driveway via Sisar Rd. off highway 150.</p>	Matthew Sauter; (805) 654-2492	Bowl-misler Trust 520 California Ave #3 Santa Monica, CA 90403 310.451.9095
PL15-0005	7000070375		Parcel Map	Environmental Doc Prep	Conditional Certificate of Compliance (C.C. of C) to legalize a lot that was sold to the current property owner as two parcels on one deed in 1980. The subject 19.15 acre property is located southeast of Yerba Buena and Pacific Coast Highway immediately north and adjacent to Pacific Coast Highway (APNs 700-0-070-375 and 700-0-070-395). The property has a Coastal Opens Space 10 acre minimum parcel size Zoning designation and an Open Space Coastal Area Plan land use designation. In accordance with the Coastal Zoning Ordinance the C. C. of C. is being processed concurrently with a Planned Development Permit. The project site has no water and contains no development. The project does not include a request to develop the property at this.	Chuck Anthony; (805) 654-3683	Lynn Heacox 209 Avenida San Pablo San Clemente, CA 92672 714-766-6525

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0007	1280060215	1895 LIRIO AV, VENTURA CA 93004	Permit Adjustment	Environmental Doc Prep	Permit Adjustment to DP 144 for the installation of a CNG fueling facility related to Harrison Industries Solid Waste transport facility at 1895 Lirio Avenue in the M2 Zone District land the Industrial Satcoy Area Plan land use designation. This permit is for the installation of a private CNG time-fill system that will consist of compressor equipment that will receive natural gas by means of a pipeline from the public utility line located in the Lirio Avenue right of way which is adjacent to the subject property. The natural gas will be metered, compressed, and distributed through fueling posts mounted on individual caisson mounts for dispensing purposes to Harrison Industries' trucks only. Compressor system equipment will include a vendor fabricated compressor with enclosure, natural gas dryer, ASME CNG storage vessels (above ground tanks), interconnecting piping, electrical conduit, and factory installed safety control systems in accordance to applicable regulations of the National Fire Protection Association (NFPA 52). The compressor equipment will be installed in an area protected by an 6-foot chain-link fence and bollards to remove it from the general circulation areas of the transportation services yard. A total of 24 individual truck fueling lines will be installed as part of this project on 14 concrete caissons (4 single hose caissons and 10 double hose caissons). The fueling stations double as truck parking areas as the fueling must be conducted overnight. This is in keeping with DP 144 and will not reduce the sites parking capacity.	Craig Malin: (805) 654-2488	Pam Pullen 4675 Macarthur Court #800 Newport Beach, CA 92660 562-505-0142
PL15-0008	0000000000		Planned Development	Submittal In Progress	Follow up to emergency permit for PCH road closure and Sycamore Creek + perk construction based on debris clearance.	Tess Harris, (805) 654-2453	David Lewis 100 South Main Street Los Angeles, CA 90012 818-880-0364
PL15-0009	0320221295	11570 OAKCREST AV, OJAI, CA 93023	Lot Line Adjustment	Prep for Hearing	Lot Line Adjustment between two existing legal parcels. APNs: 0320221295, and 0320221285 Ojai The lots are both zoned R1-8000, and are designated Urban Residential 4-6 as part of the Ojai Valley Area Plan. One of the two parcels is vacant, the other is developed with a single family dwelling connected to sewer. No resulting lot will be made non-conforming due to this lot line adjustment.	Elias Valencia: (805) 654-3635	Oak Crest 9 Llc 23622 Calabasas Rd Calabasas, CA 91302 818.398.3500
PL15-0011	0300130065	7250 OJAI-SANTA PAULA RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment to Conditional Use Permit 5119 that was extended most recently via Minor Modification LU09-0113. CUP 5113 was approved as a 64-foot monopine with 6 antennas in 3 sectors. Access to the site is through Dennyson Park on an asphalt road to the parking lot and onto a dirt maintenance road approximately 12-feet wide road. LU09-0113 extended the permit for an additional 20 years. The tower was designed to accommodate collocation and does not need to be replaced in order to accommodate the additional antennas. This permit adjustment would allow the collocation of this facility with an additional carrier's. Verizon Wireless, antennas and equipment. T-Mobile's panel antennas are mounted with the top of the antennas at 61.5 feet, on the tower. Verizon's proposed collocation includes twelve 8 foot panel antennas mounted with the tip of antennas at 51 on the tower. Four panel antennas would be mounted three arrays. The project includes 12 remote radio units (amplifier) and 2 Raycaps (surge protectors) mounted behind the antennas. Associated telecommunication equipment would be located within a 9 ft by 14 fenced lease area in 2 cabinets at the base of the tower. A diesel backup generator with a 55 gallon tank is also proposed within the lease area.	Jay Dobrowski, (805) 654-2498	Jerry Ambrose 3905 State Street Suite 7-188 Santa Barbara, CA 93105 805-637-7407
PL15-0012	0080170155	8096 PUESTA DEL SOL, VENTURA COUNTY UNINCORP	Permit Adjustment	Awaiting Resubmittal	Permit Adjustment for an attic conversion to living space for a beachfront single-family dwelling originally approved via Planned Development Permit Lo 1736 in 2002 and revised in 2004 via Permit Adjustment no LU04-0080 prior to construction. More recently the house was remodeled without adding interior square footage via Permit Adjustment No. LU11-0113. The existing home has 3,131 square feet of habitable space on the first floor, a 1,051 square foot 3-car garage, 1,445 square feet of covered patio, and a 2,151 unimproved attic/storage space on the second floor. The current proposal would convert the second floor attic space to habitable space. No exterior improvements are proposed as the conversion will occur within the existing shell of the single family dwelling.	Kristina Boero, (805) 654-2467	Chris Joyce 1187 Coast Village Road Montecito, CA 93108 805-895-4743

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0013	0000000000		Zoning Ordinance Amendment	Submittal In Progress	Noticing Radius Amendment	Jennifer Choi; (805) 654-2495	Jennifer Butler 800 S. Victoria Ave Ventura, CA 93009 8056542495
PL15-0014	1630010795	3100 SOMIS RD. CAMARILLO, CA 93012	General Plan Amendment	Submittal In Progress	General Plan Amendment to change the land use designation of an approximately 11 acre section of APN163-0-010-795 (3100 Somis Road) from Agricultural to Industrial and a Zone Change from Agricultural Exclusive (AE) to Limited Industrial (M2).	Rosemary Rowan, (805) 654-2461	Ralph Hagle P.O. Box 120 Somis, CA 93066-0120 (805) 987-3887
PL15-0014	1630010795	3100 SOMIS RD. CAMARILLO, CA 93012	Zone Change	Submittal In Progress	General Plan Amendment to change the land use designation of an approximately 11 acre section of APN163-0-010-795 (3100 Somis Road) from Agricultural to Industrial and a Zone Change from Agricultural Exclusive (AE) to Limited Industrial (M2)	Rosemary Rowan; (805) 654-2461	Ralph Hagle P.O. Box 120 Somis, CA 93066-0120 (805) 987-3887
PL15-0015	0180101025	1370 S RICE RD, OJAI, CA 93023	Conditional Use Permit	Completeness Rev In Progress	Conditional Use Permit for a private skateboard riding ramp pursuant to Section 8107-23 (Nonmotorized wheeled conveyance) exceeding 400 square feet in aggregate area. This project is being suspended per the request of the applicant in order to prepare a more detailed project description. The request is to suspend processing for 3 weeks to March 2, 2015.	Chuck Anthony, (805) 654-3683	Dylan Chappell 550 Maple Street Carpintena, CA 93013 805-205-4760
PL15-0016	5000410335		Permit Adjustment	Submittal In Progress	Filming activities for a still photography shoot titled,	Jay Dobrowalski; (805) 654-2498	Amy Ablakat 38 Technology Drive Suite #210 Irvine, CA 92618 949.930.7466
PL15-0016	0900300015		Permit Adjustment	Prep for Screening	Permit Adjustment to LU09-0133 to add one microwave dish to an existing wireless communication facility at 2270 Casitas Vista Road in Casitas Springs.	Thomas Chaffee, (805) 654-2406	T-mobile West 4100 Guardian St Simi Valley, CA 93063 (760) 803-6219
PL15-0019	6850207535		Modification	Prep for Hearing	Minor Modification to Conditional Use Permit No. 5065 to replace a 48'7" slim line pole with 2 panel antennas situated adjacent to a Triunfo Sanitation District water tank located in the Oak Park area at 4997 Kilburn Court. The existing facility has one additional antenna mounted on the adjacent water tank (4 panel antennas were originally approved). The proposal includes removing the slim pole and replacing it with a 53'5" slim line pole with 4 flush mounted panel antennas and two remote radio heads at the top of the pole and two radio remote heads mounted at the base of the pole. The request includes installing 4 panel antennas flush mounted onto the adjacent tank in keeping with the original approval. Condition Use Permit 5065 was approved with an expiration date of April 1, 2019. The current request includes an additional ten year time extension. No additional batteries are being added to the site and no back up generator supports the facility.	Kristina Boero, (805) 654-2467	Areej Rajput 2749 Saturn Street Brea, CA 92821 714-729-8404

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0020	0430040410	1672 GRAND AV. FILLMORE, CA 93015	Conditional Use Permit	Prep for Hearing	<p>The applicant requests that a Conditional Use Permit be granted to authorize Verizon Wireless to co-locate on an existing 125-foot Southern California Edison (SCE) tower located at 1672 Grand Ave. in the Fillmore area. The proposed project would include the installation and operation of the following equipment within the 406 square foot lease area</p> <ul style="list-style-type: none"> • nine antennas and six RRU's at the 41-foot level of the existing SCE tower. Specifically, three 6' panel antennas and two RRU's would be located at (3) three sectors on the existing SCE tower • two 11 square foot equipment shelters. • one, 55 gallon, and one 15KW DC Generator. • three Hybrid fiber cables with Raycap surge protectors, power and telco cables <p>The lease area would be surrounded by a 17-foot by 24-foot, 8-inch tall CMU wall with a 4-foot wide wrought iron gate.</p> <p>The unmanned facility does not require water to operate and will not generate waste. The site is zoned AE-40 ac and Agricultural under the General Plan designation. Access to the site is off of Grand Ave. The site is presently developed with an existing single family residence and orange groves. A historic site of merit exists on the site.</p>	Kristina Boero (805) 654-2467	Marilyn Warren 1745 Orange Ave #103 Orange, CA 92868 949.877.6639
PL15-0021	1330190095		Permit Adjustment	Prep Decision Letter	Permit Adjustment for CUP No. 5144 to install 3 acres of ground mounted solar panels north of the existing County Juvenile Justice complex on APN 133-0-190-110. This parcel is currently undeveloped and owned by the County of Ventura.	Kristina Boero, (805) 654-2467	Ventura County Of 800 S Victoria Ave Ventura, CA 93009-0001 654-2022
PL15-0023	6150150295		Lot Line Adjustment	Prep for Hearing	<p>Lot Line Adjustment between 3 legal lots owned by Waste Management of CA, INC.</p> <p>The 3 parcels involved are Parcel B of LLA 040819-0228928, Parcel B of LLA 040811-0221269, and Parcel 4 of 44PM87.</p> <p>Parcel 1 currently consists of APN's 615-0-150-24, 25, 29, 30, 33, 46 Parcel 2 currently consists of APN's 615-0-150-01 615-0160-03, 13, 26, 44, 28, 29, 37, 38, 39, 47 Parcel 3 currently consists of APN's: 615-0-160-35, 36</p> <p>Parcels are zoned OS-160 and City of Simi Valley.</p> <p>Parcel 1 will go from 248.3 ac. to 717.09 ac. Parcel 2 will go from 1527.01 ac. to 985.93 ac. Parcel 3 will go from 7.08 ac. to 79.37 ac</p> <p>The intent of this LLA is to have Parcel 1 encompass the entire boundary for the existing Landfill CUP, and to have all the company's land owned within the City of Simi Valley's Boundary within Parcel 3.</p> <p>No non-conforming lots will be created as part of this LLA No Lenders are involved.</p>	Elias Valencia (805) 654-3635	Lisa Woodburn 1671 Donlon St. Ventura, CA 93003 805.633.2251
PL15-0024	0040180020		Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit for the ongoing operation of an existing 123 ft. tall Wireless Communication Facility with a whip antenna that extends to 138 ft tall. The tower is controlled by American Tower and is located in the Los Padres National Forest at the top of Frazier Mountain. The tower has numerous panel antennas, microwave dishes, and whip antennas providing coverage for US Forest Service, California Highway Patrol, Southern California Edison, Verizon, NBC, and T-Mobile. The associated equipment is within a lease area that includes an 1,884 radio communications equipment building and an emergency back up generator with three (3) 500 gallon propane tanks. Access to the unmanned facility is provided by a Forest Service road commonly known as Frazier Mountain Road as illustrated and described on the associated site plan. No water is necessary to operate the facility and no native vegetation will be removed as fire clearing has been ongoing.</p>	Becky Linder (805) 654-2469	Areej Rajput 2749 Saturn Street Brea, CA 92821 714-333-4441
PL15-0025	6580040185		Conditional Certificate of Compliance	Completeness Rev In Progress	Conditional Certificate of Compliance for Assessor Parcel Number 658-0-040-186, a 2.5 acre parcel located on La Cam Road near Newbury Park. Site zoning designation is Rural Exclusive 1 acre minimum lot size in the Scenic Resource Protection overlay zone	Tess Harris (805) 654-2453	Garrett Garey H Tr 11581 Sumac Ln Camarillo, CA 93012-8859 (805) 405-8596

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0030	1070090035	17802 S SOUTH MOUNTAIN RD, SOMIS, CA 93066	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for renewal of expired permit for an existing wireless communication facility located on the peak of South Mountain addressed as 17802 South Mountain Road located in the Open Space General Plan land use designation and the Open Space 150-ac. Site consists of an existing 100' tall tower with 142 antennas on a 2921 sq.ft. lease area with a 144 sq.ft. equipment shelter. An undetermined number of unused antennas are proposed to be removed. No additional equipment is proposed to be added to the site. Site operator: is American Tower, site name South Mountain in Santa Paula. Agent is Channel Law Group.	Kristina Boero: (805) 654-2467	Bonnie Belair 10 Presidential Way Woburn, MA 01801 781-926-4637
PL15-0031	0000000000		Conditional Use Permit	Environmental Doc Prep	<p>CUP for the continuation of expired CUP No. LU05-0045 5680 Pacific Coast Highway Point Mugu Sprint Site No. LA54XC111B</p> <p>The applicant is requesting the continuation of the previously approved unmanned wireless facility for a period of 10 years. No further modifications are proposed to the site as approved per LU-05-0045.</p> <p>The site consists of an existing 38'-6" tall wooden utility pole, adjacent and seaward to PCH, and is currently owned by State of California Department of Transportation.</p> <p>The WTF consists of 2 panel antennas with a centerline of 20'-11" on the pole, with the top of antennas at 22'-11".</p> <p>Within the 15'-9" x 8'-22" equipment pad Sprint has the following equipment: 1 electrical panel; 1 Telco/meter cabinet; 1 safety disconnect switch, 1 Modcell 4.0 equipment cabinet; 1 mini battery backup cabinet, and 1 power cabinet.</p> <p>A brief description of LU-05-0045 follows. A modification to the existing Planned Development PD1915 to add one panel antenna and three equipment cabinets to the communications facility.</p>	Hai Nguyen: (805) 654-5193	Sprint Pcs 18200 Von Karman Avenue, #100 Irvine CA 92612 925-209-3642

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0032	0900010105		Minor Modification	Completeness: Rev In Progress	<p>Minor Modification to Conditional Use Permit LU07-0121 OVERVIEW</p> <p>The Applicant (Limoneira Company) requests a modification to existing CUP LU07-0121 for Agricultural Promotional Uses to allow a Pumpkin Patch and Corn Maze event be located at the Limoneira Facility (APN 090-0-010-105, south of Foothill Road near Wheeler Canyon Road). Under the management of Limoneira, Rotary Club of Santa Paula will administer and operate the Pumpkin Patch during the month of October on an annual basis. The event will be open to the public and promote agriculture in Ventura County through a mix of activities including: a pumpkin patch, corn maze, hay maze, hay wagon rides, pony rides, agricultural exhibits, a country store, FFA petting zoo, a pumpkin chucker station, face painting, hay pyramid, food vendors, and live entertainment. This event has no proposed permanent structures or removal of trees as part of this annual event.</p> <p>TIMING & ADMINISTRATION</p> <p>The Pumpkin Patch will be hosted and overseen by Limoneira Company and managed operationally from a designated local organization - Rotary Club of Santa Paula – who has 7 years of experience in administering Pumpkin Patch events in Ventura County at their former Faulkner Farms location at the Hansen Trust Property in unincorporated Santa Paula along Telegraph Road.</p> <p>The Pumpkin Patch event will be held annually in the month of October (31 days) with ten days prior for Event set-up and two-days after for Event removal (total days proposed, 43). The Pumpkin Patch and Corn Maze will be open to customers on weekends during the hours of 10 A.M. to 5 P.M., and the Corn Maze will be open on weekdays from 10 A.M. to 5 P.M.</p> <p>Customers anticipated during the weekends total 4,000 per day. During the total 31-days of the Event's operation in the month of October, the Event anticipates 20,000 people will attend based on a 7-year average of customer attendance for the Rotary's Pumpkin Patch previously held at Faulkner Farms.</p> <p>"Employees" for the Pumpkin Patch include security guards and adult/youth volunteers and are anticipated to be 45 people with two shifts per day. "Guests" at the Pumpkin Patch include Vendors and Entertainment persons anticipated to be 177 per day on the weekends only. No employees will reside on the property. For a full traffic impact analysis, please see the Rotary Club Pumpkin Patch Traffic Evaluation for Limoneira Company CUP LU07-0121, Interwest Consulting Group, February 26, 2015.</p> <p>AG PROMOTIONAL USES</p> <p>The Pumpkin Patch and Corn Maze event is intended to educate guests and promote agriculture in the County of Ventura and Santa Paula area through providing a mix of agriculture-related activities including: a pumpkin patch and corn maze area, hay wagon rides, pony rides, agricultural exhibits including antique farming equipment, a country store, FFA petting zoo, a pumpkin chucker station, face painting, hay pyramid, food vendors, and live entertainment.</p> <p>CIRCULATION & PARKING</p> <p>For full details of the traffic analysis, please see the Rotary Club Pumpkin Patch Traffic Evaluation for Limoneira Company CUP LU07-0121, Interwest Consulting Group, February 26, 2015.</p> <p>For ease of circulation, Guests will arrive and depart the Limoneira facility (APN 090-0-010-105) via the Ranch Road entrance along Foothill Road. Ranch Road has a metal locking gate that will be closed during non-operational hours. Road widths throughout the Site meet or exceed Fire Access requirements with typical roads measuring 28-feet wide accommodating for two-way traffic, pedestrian walkways will be 12-feet wide and clearly delineated - separate from the traffic flow areas. Parking areas on-site are two unpaved areas totaling 5.2 acres in size and accommodate 780 parking spaces, (150 cars/acre).</p> <p>Additional details are provided in the application materials</p>	Becky Linder (805) 654-2469	Alex Teague 1141 Cummings Road Santa Paula, CA 93060 805-525-5541
PL15-0033	2060147250	81 SANTA MONICA AV, OXNARD, CA 93035	Planned Development	Awaiting Resubmittal	<p>Planned Development Permit to enclose an exterior stairway into a stairwell on a property with a Residential Beach-Harbor Zone designation addressed as 81 Santa Monica in the Silverstrand Beach area. In addition to the stairway enclosure the project includes a major remodel with a new rooftop deck, exterior façade replacement and interior improvements.</p>	Matthew Sauter, (805) 654-2492	Anthony Bennett 960 South Westlake Blvd Suite #201 Westlake, CA 93161 805-233-1502

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0034	1490041185	2838 FRIEDRICH RD, VENTURA COUNTY UNINCORP	Conditional Certificate of Compliance	Awaiting Resubmittal	The proposed project consists of a request for a Conditional Use Permit to allow the continued use of an existing water supply, storage, and distribution system for 40 years. Existing development on APN 149-0-041-20 includes a water well, 100,000 gallon storage tank, 10,000 gallon pressure tank, pumping station, office/storage building, driveway, fences/walls, landscaping, and signage. Existing development on-site was originally permitted by the means of Conditional Use Permit No. 4741, which expired on July 10, 2002. No new construction, grading, vegetation removal, or change in use on APN 149-0-041-20 is proposed. The proposed project includes expansion on APN 149-0-041-180 of the water facility to include the construction of a 100,000 gallon steel water tank, gravel access drive, frontage fencing and gate. Additional associated infrastructure includes an emergency interconnection with Nyeland Acres Mutual water Company (to replace the existing connection), a frontage-located fire hydrant and a water meter. The project also includes obtaining a Conditional Certificate of Compliance for a portion of the site (APN: 149-0-041-18)	Susan Curtis,	Mike Barber 720 North Ventura Road # 3 Port Hueneme, CA 93041 805-485-7233
PL15-0034	1490041185	2838 FRIEDRICH RD, VENTURA COUNTY UNINCORP	Minor Modification	Awaiting Resubmittal	The proposed project consists of a request for a Conditional Use Permit to allow the continued use of an existing water supply, storage, and distribution system for 40 years. Existing development on APN 149-0-041-20 includes a water well, 100,000 gallon storage tank, 10,000 gallon pressure tank, pumping station, office/storage building, driveway, fences/walls, landscaping, and signage. Existing development on-site was originally permitted by the means of Conditional Use Permit No. 4741, which expired on July 10, 2002. No new construction, grading, vegetation removal, or change in use on APN 149-0-041-20 is proposed. The proposed project includes expansion on APN 149-0-041-180 of the water facility to include the construction of a 100,000 gallon steel water tank, gravel access drive, frontage fencing and gate. Additional associated infrastructure includes an emergency interconnection with Nyeland Acres Mutual water Company (to replace the existing connection), a frontage-located fire hydrant and a water meter. The project also includes obtaining a Conditional Certificate of Compliance for a portion of the site (APN: 149-0-041-18)	Susan Curtis,	Mike Barber 720 North Ventura Road # 3 Port Hueneme, CA 93041 805-485-7233
PL15-0036	0900190295	1015 MISSION ROCK RD, SANTA PAULA, CA 93060	Permit Adjustment	Prep Decision Letter	Permit Adjustment to Planned Development Permit No. PL12-0155 for the construction of a six-foot high concrete block wall along the northern and southern perimeter property lines. The block wall is proposed to be 215 linear feet. In addition, the existing 6-foot high steel fence along the property frontage (eastern property line) will be removed and replaced by and 6-foot high chain link fence and motorized entry gate that are a total of 240.25 linear feet in length. The chain link fencing along the southern and northern property lines will remain.	Kristina Boero, (805) 654-2467	Donn Stout 557 Mercury Lane Brea, CA 92821 714-529-9935
PL15-0038	6730060370		Lot Line Adjustment	Prep for Hearing	Lot Line Adjustment between 2 existing legal parcels with same owner. Both parcels are zoned RA-1 ac, and within the Thousand Oaks Area Plan. Both parcels are vacant. Parcel A 6730060380 .115 ac to .115 ac Parcel B 6730060370 .092 ac to .103 ac Ventu Park	Elias Valencia, (805) 654-3635	Ali Fassi 4735 Gloria Ave. #7 Encino, CA 91436 818.857.7576
PL15-0039	6730060470		Lot Line Adjustment	Prep for Hearing	Lot line adjustment between 2 legal existing vacant parcels under same ownership. Both parcels are zoned RA-1ac and within the Thousand Oaks Area Plan. Parcel A 6730060675 .07 ac to .21 ac Parcel B 6730060470 .34 ac to .21 ac Ventu Park	Elias Valencia, (805) 654-3635	Ali Fassi 4735 Gloria Ave. #7 Encino, CA 91436 818.857.7576
PL15-0040	6730060160		Lot Line Adjustment	Prep for Hearing	Lot line adjustment between 4 existing legal vacant lots under same ownership. All of the involved parcels are zoned RA-1ac and within the Thousand Oaks Area Plan. Parcel A .230 ac - .115 ac Parcel B .126 ac - .241 ac Parcel C .230 ac - .115 ac Parcel D .189 ac - .304 ac Ventu Park	Elias Valencia, (805) 654-3635	Ali Fassi 4735 Gloria Ave. #7 Encino, CA 91436 805.857.7576

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0042	6730090570	1181 N MC KNIGHT RD. NEWBURY PARK, CA 91320	Lot Line Adjustment	Prep for Hearing	<p>Lot Line Adjustment between two (2) legal existing non-conforming parcels under separate ownership. Both parcels are zoned RA-1ac</p> <p>One of the lots is developed with a single family dwelling with an attached garage. It is connected to Sewer services. There is also a detached garage and some sheds on the property. The other lot involved is vacant.</p> <p>673009077 Parcel A .92 ac to .68 ac 673009057 Parcel B .006 ac to .29 ac</p> <p>1181 N MC KNIGHT RD Ventu Park Newbury Park</p>	Elias Valencia, (805) 654-3635	Sam Cassidy 1179 Mcknight Rd. Newbury Park, CA 91320 8905.498.8042
PL15-0043	6940170240	1050 POTRERO RD. WESTLAKE VILLAGE, CA 91361	Conditional Use Permit	Completeness Rev In Progress	Conditional Use Permit for Temporary Outdoor Events located at 1050 Potrero Road (APN 694-0-170-24) in the Lake Sherwood/Hidden Valley Area. The subject property is 38.32 acres and is located in the AE-40 ac Zone District and the Open Space Lake Sherwood/Hidden Valley Area Plan land use designation	Tess Harris, (805) 654-2453	Sheila Mayfield 1050 Potrero Road Thousand Oaks, CA 91361 818-943-2629
PL15-0044	0630040160	5301 N VENTURA AV. VENTURA COUNTY UNINCORP	Permit Adjustment	Completeness Rev In Progress	<p>Permit Adjustment Case No. PL15-0044 to Conditional Use Permit (CUP) Modification Case No. LU07-0001 for the expansion of Brooks Institute of Photography. The applicant requests a Permit Adjustment (PAJ) in order to modify the text of Condition no. 2 to extend the time limits to obtain Zoning Clearances. Specifically, the applicant requests:</p> <p>1) An additional one year extension (to July 15th, 2018) of the deadline to obtain the Use Inauguration Zoning Clearance (UIZC) for CUP Modification Case No. LU07-0001, and,</p> <p>2) A two year extension of the deadline (to July 15th, 2017) to obtain the Zoning Clearance (ZC) for Construction for CUP Modification Case No. LU07-0001.</p> <p>The applicant provides the following reasons for their request:</p> <p>1) The applicant needs to modify the Brooks Institute expansion parking plan to comply with the County's parking ordinance, implemented in early 2010, just prior to our CUP approval in the summer of 2010; and,</p> <p>2) Brooks Institute's current lease term expires 12/31/2016. Brooks must provide the property owner 6 months' notice (i.e., June 2016) of their intent to extend including their request for us to commence the expansion.</p> <p>The requested extensions accommodate the applicant's desire to comply with the current parking ordinance and to accommodate Brook's rights and long term planning wishes.</p>	Chuck Anthony, (805) 654-3683	Hollywood West Llc 750 Pismo St. San Luis Obispo, CA 93401 8055434333
PL15-0049	1330072035		Permit Adjustment	Submittal In Progress	<p>Permit Adjustment to PD-1698 PIPE SALES & STORAGE.</p> <p>The request is for a new 1-story 706 sq. ft. office addition.</p> <p>200 Lambert St. Oxnard</p>	Hai Nguyen, (805) 654-5193	Golf And Surf Llc 200 Lambert St Oxnard, CA 93036-1094 805.384.9568
PL15-0050	0560060220		Minor Modification	Submittal In Progress	<p>Proposed project to amend condition No. 2 "Operating Hours" and Condition 8.2 "Use Inauguration Time Limits" in permit no. LU11-0047. The proposed new hours for the skate park will be from dawn until 8pm. A timer comes on at 7:45 to shut off the lights, which are completely turned off at 8pm. The lights are on a photocell so they will not come on until dark. During the summer months, the lighting at night will be minimal. During the winter months, the lighting will likely come on for 2-3 hours in the evening, shutting off between 7:45 - 8pm.</p>	Tess Harris, (805) 654-2453	Ventura County Trans Com 950 County Square Dr #207 Ventura, CA 93003 805-654-3968

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0051	5160240195	11410 HIGHRIDGE CT. CAMARILLO, CA 93012 11400 HIGHRIDGE CT, CAMARILLO, CA 93012	Lot Line Adjustment	Submittal In Progress	<p>Lot Line Adjustment involving 2 legally existing and conforming lots under separate ownership. Both parcels are designated Existing Community under the General plan, and zoned RE-1 ac.</p> <p>Both parcels are 1.11 ac in size. The lot line adjustment will transfer an equal amount of acreage to each parcel.</p> <p>Parcel 1 516-0-240-195 47,045 sq. ft to 46,422 sq. ft Parcel 2 516-0-240-205 47,045 sq. ft to 46,893 sq. ft</p> <p>11410 HIGHRIDGE CT Camarillo</p>	Elias Valencia (805) 654-3635	Roger Knippel P.O. Box 7163 Oxnard, CA 93031 8059881001
PL15-0052	6950140320		Lot Line Adjustment	Prep Decision Letter	<p>Lot Line Adjustment between 2 existing vacant legal lots in the RE-1ac zoning designation. One lot is conforming, and the other is non-conforming to minimum size requirements. The exchange between the 2 parcels will result in no net gain or decrease in area.</p> <p>Parcel A 6950140320, 10,543 to 10,543 Parcel B 6950140620, 46,466 to 46,466</p> <p>Lake Sherwood</p>	Elias Valencia, (805) 654-3635	David Alpern 578 Water Oak Ln. Unit #e Oak Park, CA 91377 805.626.0022
PL15-0053	6630010555	1049 CAMINO DOS RIOS, VENTURA COUNTY UNINCORP	Planned Development	Completeness Rev In Progress	<p>Planned Development Permit for an existing Research and Scientific Laboratory with accessory manufacturing of scientific devices for a facility commonly known as Teledyne Scientific Company. The laboratory facility is located on a 77 acre site which is located in the M1 Zone District and the Industrial Thousand Oaks Area Plan land use designation which is addressed as 1049 Camino Dos Rios (APN 663-0-010-555). The project site is developed with two office/research and development building with a combined square footage of 165,000 sq. ft. with Building No. 100 (as noted on the plans) being built in 1963 at 130,000 sq. ft. and Build No 101 being built in 1984 at 35,000 sq. ft.. There are also four detached support buildings, 459 parking spaces with a shipping and receiving area, and the associated site improvements which include landscaping. The applicant is asking the director to adjust the required parking spaces downward pursuant to Section 8108-4.8. Water to the site is provided by California American Water Company and sewer service is provided by the City of Thousand Oaks. No new development, impervious areas, or grading is proposed. The project was originally approved by Development Plan No. 246 and subsequently modified, most recently, by minor modification LU04-0038 approved in 2005. The 2005 permit modification added an expiration date which has subsequently passed.</p>	Franca Rosengren, (805) 654-2045	Lisa Porter 1049 Camino Dos Rios Thousand Oaks, CA 91360 805-373-4215
PL15-0054	0410300200	3117 W TELEGRAPH RD, VENTURA COUNTY UNINCORP	Minor Modification	Completeness Rev In Progress	<p>Minor Modification request to continue Conditional Use Permit (CUP) LU08-0115 for an additional 10 year period. CUP LU08-0115 was originally approved in September of 2010 to allow Temporary Outdoor Events for a maximum 60 days a year at a location addressed as 3117 West Telegraph Road in the Fillmore Area on property with an AE Zone designation and an Agricultural General Plan land use designation. The subject property is approximately 34.43 acres. The applicant is requesting to change the maximum onsite guest count from 200 to 270, increase the onsite parking from 100 spaces to 127 parking spaces, increase the CUP area from 1.37 -acre to 2.65 acres, and to allow event to occur on Fridays and Holidays.</p>	Susan Curtis;	Vena Mummaneni 2106 Glen Eagles Ct Oxnard, CA 93036 805 377-3355
PL15-0055	6150150245	2801 MADERA RD, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	<p>Permit Adjustment to LU07-0048: Simi Valley Landfill and Recycling Center Simi Valley</p> <p>The adjustment is to the approved site plan for the location of the scale house. There are no further changes being requested as part of this project.</p> <p>A description of LU07-0048 follows Request for Major Modification No. 8 to CUP-3142 - Simi Valley Landfill. This request includes the following items:</p> <ul style="list-style-type: none"> - Lateral and vertical expansion of existing landfill including expansion of its Conditional Use Permit (CUP) boundary from 297 acres to approximately 887.1 acres. - expansion of the landfill operations area by approximately 215 acres to increase capacity and the operational life of the landfill from 2024 at 3,000 tons per day (Elias Valencia, (805) 654-3635	Scott Tignac 2801 Madera Rd, Simi Valley, CA 93065 805 579 7478

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0057	0370080175	12626 OJAI-SANTA PAULA RD OJAI, CA 93023	Planned Development	Completeness Rev In Progress	<p>Planned Development Permit for the conversion of a previously approved 9000 sq. ft. private school into a ten bedroom residence with detached residential accessory structures exceeding ministerial allowances.</p> <p>12626 Ojai Santa Paula Rd Ojai</p> <p>The project is located on a 2.65 acre parcel located at 12626 Ojai-Santa Paula Road (State Highway 150). The site was originally approved as a 9000 sq. ft. church and 3500 sq. ft. detached storage building. A minor modification permitted the construction of a second detached 4950 sq. ft. storage building and a detached gazebo. A second modification changed the use from church to private school and expired on March 28, 2006, and calls out the main building as 9200 sq. ft., a 3,420 warehouse, a 3,500 sq. ft. annex building, and an existing commercial kitchen that was not to be used for meal preparation.</p> <p>The applicant seeks to abate CV14-0497 by converting the main building of the private school into a residence, demolishing the commercial kitchen, making any necessary interior improvements to meet the current Building & Safety Code requirements, and keeping the detached accessory buildings as non-habitable accessory residential structures.</p> <p>There will be no increase in any of the square footages of the existing structures, nor are there any additional structures being proposed.</p> <p>The site is serviced by Casillas Municiple Water District and is on septic.</p>	Matthew Sauter, (805) 654-2492	Christiansen Per O-inga B 3140 Breaker Dr Ventura, CA 93003 805.652.0300
PL15-0058	1550240055	723 ALOSTA DR, CAMARILLO CA 93010	Lot Line Adjustment	Prep for Hearing	<p>Lot Line Adjustment between 3 legal non-conforming lots under 2 separate ownerships. The lots are all within the RE-1ac zoning designation, and Existing Community Urban Reserve General Plan designation.</p> <p>723 Alosta Dr. Camarillo</p> <p>The three lots involved are as follow</p> <p>Parcel A 1550240055 APN contains two separate legal lots Lot 22 of 14 MR 57 and Lot C of 16 MR 33. The Lot involved from this APN is Lot 22 of 14MR57</p> <p>Parcel B 1550260008 This APN consists of several legal lots. The lot involved from this APN is Portion of Lot 15 and Lot D conveyed 946 OR 247</p> <p>Parcel C 1550260006 This APN is comprised of 2 legal lots Remainder Lot 15 946 OR 247 and Lot D 16MR33. The Lot involved in this LLA is Remainder Lot 15 946 OR 247.</p> <p>The total non-conforming area amongst all involved parcels will not change, and no non-conforming parcels will be made conforming as part of this LLA.</p> <p>This Lot Line Adjustment is being requested to satisfy setback distance requirements.</p>	Elias Valencia (805) 654-3635	Tom Murphy 400 Rosewood Ave. Suite 201 Camarillo, CA 93010 805.445.4404

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0059	2060243150	3545 OCEAN DR, OXNARD, CA 93035	Permit Adjustment	Completeness Rev In Progress	<p>Permit Adjustment to PD 1623.</p> <p>The adjustment is for a first floor remodel of an existing 3,585 sq. ft. residence. The applicant is proposing to create an additional bedroom by installing a partition wall on the first floor. There is no additional square footage being proposed as part of this project.</p> <p>The total bedroom count will be (4) four as a result of this project, and there is an existing attached 488 sq. ft., 2-car garage to meet the parking demand.</p> <p>3545 Ocean Dr, Oxnard</p>	Matthew Sauter, (805) 654-2492	Philip Campbell 144 Oxnard Ave. Oxnard, CA 93035 805.844.8755
PL15-0060	0400010225		Minor Modification	Submittal In Progress	The requested minor modification of Conditional Use Permit LU11-0041 would authorize the re-activation of 4 currently idled oil well and two existing tanks in accordance with Section 8105-4 of the Ventura County Non-Coastal Zoning Ordinance. All other activities allowed under LU11-0041 remain unchanged except for the use of Koenigstein Road for maintenance and shipping with a maximum of two trucks per day.	Kristina Boero, (805) 654-2467	Scott Pnce Scott Pnce Santa Paula, CA 93060 805-933-1901
PL15-0061	0600400265	3852 W PACIFIC COAST HY, VENTURA, CA 93001 3852 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	Permit Adjustment	Submittal In Progress	<p>Permit Adjustment to LU12-0049 for the installation of an elevator in an existing shaft.</p> <p>Original description for LU12-0049 follows: The proposed project consists of a request for a PD permit (LU12-0049) to construct an approximately 1,241 sq. ft. second-story addition to an existing one-story single-family dwelling and attached garage. The proposed project includes: a first floor covered patio (approx. 161 sq. ft.), second floor covered porch (approx. 84 sq. ft.), and internal remodel of existing first floor and garage; the demolition/removal of a fireplace, small living space, and wooden and masonry fences in the setback areas, and, the replacement of the existing roof and architectural redesign of exterior walls. Casitas Municipal Water District (CMWD) will provide water and the Ventura County Service District 29 will provide sewage disposal services for the continued residential use of the property. The proposed project does not involve any grading activities or the removal of native vegetation.</p>	Chuck Anthony, (805) 654-3683	Turner Ben P.O. Box 314 Ojai, CA 93024 (805) 421-8174
PL15-0062	0300130045	8560 OJAI-SANTA PAULA RD, OJAI, CA 93023	Permit Adjustment	Completeness Rev In Progress	Permit adjustment to CUP No. 3234, Modification No. 4 to remove failing package treatment plant and surface discharge and replace with conventional septic system and subsurface (leach lines) discharge for the Phoenix Dormitory.	Kristina Boero, (805) 654-2467	Happy Valley Foundation Po Box 804 Ojai, CA 93024-0804 646-4343
PL15-0063	1280030175	1516 LIRIO, CA	Planned Development	Submittal In Progress	Planned Development Permit for a Contractor Service and Storage Yard originally approved via Planned Development Permit 1983 which was later modified by minor modification LU04-0079. The subject project is located in the M3 Zone District and the Industrial Satcoy Area plan land use designation which covers a 19,800 sq. ft. portion of a larger lot and is addressed as 1516 Lirio Avenue. In addition to the ongoing use of the site as a contractor service and storage yard the applicant is request to construct a 648 sq. ft. equipment shade structure. No other operational or physical changes are proposed that differ than was approved via PD 1983/LU04-0079. No additional impervious area is added to the site. Water and sewer service are provided by the City of Ventura.	Kristina Boero, (805) 654-2467	Don Walker 152 Stanislaus Avenue Ventura, CA 93004 805-647-1316
PL15-0064	1280022075	11032 NARDO ST, VENTURA, CA 93004	Minor Modification	Submittal In Progress	Planned Development Permit for a Contractor Service and Storage Yard originally approved via Planned Development Permit 1984 which was later modified by minor modification LU05-0040. The subject project is located in the M3 Zone District and the Industrial Satcoy Area Plan land use designation which covers a 3.47 acre portion of a larger lot and is addressed as 11032 Nardo Street. No operational or physical changes are proposed that differ than was approved via PD 1984/LU05-0040. No additional impervious area is added to the site. Water and sewer service are provided by the City of Ventura. The current request is to remove the expiration date from the Planned Development which was added via LU05-0040 as condition number 4.	Hai Nguyen, (805) 654-5193	Don Walker 152 Stanislaus Avenue Ventura, CA 93004 805-642-1316

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0065	0900141115	11175 NARDO ST. VENTURA COUNTY UNINCORP	Minor Modification	Submittal in Progress	<p>Minor Modification to Conditional Use Permit (LU11-0007) for a reuse salvage facility with indoor and outdoor storage. The current request is to remove conditions 22 and 23 in order allow outdoor storage in a designated storage yard and to expand the CUP boundary to allow an additional 8900 sq. ft. of outdoor storage adjacent and north of the building within a VCTC right of way and to allow a permit time extension to 2025.</p> <p>The operating business is known as Major Appliance Recycling Service (MARS). MARS proposes a facility and yard that accepts and salvages for reuse, a wide variety of separated, non-hazardous discards, including building materials, household fixtures, appliances and furniture. The proposal includes minor repairs and reconditioning. Outdoor storage is proposed in an existing loading and storage yard. The previous use of the subject property was a lemon packing facility with an accessory office. Water and sewer are provided by the City of Ventura. No new development or impervious surfaces are proposed.</p>	Becky Linder (805) 654-2469	Ted Teetsel 11175 Nardo Street Ventura, CA 93004 805-671-9394

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
PL15-0066	1070140395	17081 SOUTH MOUNTAIN RD. SOMIS, CA 93066	Permit Adjustment	Submittal in Progress	<p>Permit Adjustment to CUP PL12-0172</p> <p>17082 South Mountain Rd. Stryker Paintball & Airsoft</p> <p>The request is for an expansion of the existing CUP boundary additional parking, and a change in the hours of operation.</p> <p>The expansion area will be to the adjacent parcel APN 107-0-140-395 and include all of the parcel with the exception of the single family dwelling on the lot. The excluded area is defined by an existing fence surrounding the home. The expansion area is under the control of the applicant under the same lease agreement that covers APN 107-0-140-405.</p> <p>Additional Parking 48 additional parking spaces are being proposed. 40 parking stalls are being proposed at the northeastern corner, 8 new stalls at the center of the property. Currently 85 cars are permitted to park in the designated parking areas. No overnight parking or increase in customer count is being proposed. An irrigation system will be installed along the unpaved driveway to provide additional dust control.</p> <p>Hours of Operation Current hours are Sat. & Sun. 9am-5pm and one weekday 2pm-10pm. The applicant would like to add the ability to operate on 22 weekend nights from 9am to 10pm, and to adjust weekday hours to 9am-10pm. The hours of operation adjustment does not grant an increase in customer count.</p> <p>A brief description of the original entitlement (PL12-017) follows:</p> <p>Conditional Use Permit for a new outdoor paintball/airsoft sports park on a 16.27 acre property within the Open Space 80-acre Minimum Parcel Size Zone and Open Space general plan land use designatio located at 17081 South Mountain Rd. in the Santa Paula area (APN107-0-140-405). Currently the property is operated as a 9 hole par 3 golf course commonly known as the Ozzie Osborn Par 3 Golf Course which was approved under Conditional Use Permit No. 4767 on February 16, 1993.</p> <p>The current proposal would utilize the existing golf course facility for a commercial paintball and airsoft playfield. The playfield would operate on weekends and one weekday per week. The weekday use would be for after school youth group programs. Weekend operations would occur from 9am to 5pm for a total of 104 days. The weekday operations would occur from 2pm to 10pm for a total of 52 days.</p> <p>A maximum of 160 participants and 5-10 employees will be on the site each business day. 85 parking spaces are proposed as illustrated on the submitted site plan. All games would be supervised by a trained referee to ensure the safety of all participants and to ensure compliance with CUP conditions. Participants and employees would be required to wear safety goggles and face masks while on the field of play. Participants must attend a safety meetings and/or view a safety video prior to play.</p> <p>All existing structures will remain in place with no new permanent structures or impervious area. The use of APN 107-0-140-405 does not include the areas designated on the site plan in the southwest corner. The excluded areas are separated by fencing and remain under the control and responsibility of the property owner, Melvin Osborn. Temporary/modular structures would be placed in the designated playfield area and consist of: air filled bunkers, hay bales, wooden walls, drainage pipe, mesh screen fencing and building facades. Two sea cargo containers would be placed on-site to store supplies outside of the floodplain area. Two portable toilets would be placed on-site to supplement the two onsite employee restrooms in the existing clubhouse.</p>	Jay Dobrowalski (805) 654-2498	Jesse Guerrero 337 Corrine Hill Ct Thousand Oaks, CA 91320 805-290-3517
PL15-0067	6950062160	181 LAKE SHERWOOD DR, WESTLAKE VILLAGE, CA 91361	Parcel Map	Submittal in Progress	<p>Application for a tentative Parcel Map to subdivide Assessor Parcels 695-0-062-160 (13,259.60 sq.ft.) and 695-0-062-170 (11,755.61 sq.ft.) into two legal lots of 14,500.15 and 10,515 sq.ft. These two lots were combined through Merger 84302 Unit B. Site is located at 181 Lake Sherwood Drive. Parcel contains existing 980 sq.ft. dwelling and 306 sq.ft. detached garage.</p>	Winston Wright; (805)654-2468	Bradley Schaub 318 Twilight Court Camarillo, CA 93012 (805) 445-9509

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
SD06-0041	5000393165	2127 OLSEN RD, VENTURA COUNTY UNINCORP	Large Lot Subdivision	Environmental Doc Prep	large lot subdivision 4 - 40 plus acre parcels, bio deed restriction from CCC0213-PM5379 applies.	Kristina Boero, (805) 654-2467	
SD08-0025	0460141115	3712 SYCAMORE ROAD, FILLMORE, CA	Conditional Certificate of Compliance	Completeness Rev In Progress	CCC-PM 5787 to legalize one 38 acre non-conforming lot, AE 40 acre zoning The 38 acre project site is located to the south of Highway 126 and Toland Road, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The lot is composed of Tax Assessor's Parcels 046-0-142-065 and 046-0-141-115. The site is bordered to the north by Highway 126 and The Little Red Schoolhouse in Santa Paula, and is surrounded to the east, west, and south by agriculturally zoned land that is currently in active agricultural production (orchard trees). Southern Pacific Railroad traverses the northern portion of the project site, just south of the schoolhouse.	Tess Harris, (805) 654-2453	Sreerama K N-r J Tru 5821 Laramie Av Woodland Hills, CA 91367 805-797-6784
SD08-0026	0410230100	0 SYCAMORE ROAD AND 7TH STREET, FILLMORE, CA	Large Lot Subdivision	Completeness Rev In Progress	The request is for a PMW-large lot subdivision to legalize a lot, approximately 47.7 acres in size. The lot is currently composed of Tax Assessor's Parcels 041-0-230-130, 041-0-230-100, and 041-0-230-160. The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The project site contains a single family dwelling and avocado orchards. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the east by Assessor's Parcel Numbers 041-0-230-150 and 041-0-230-120 (which make up the project site for SD08-0027). Southern Pacific Railroad traverses the southeastern portion of the project site.	Tess Harris, (805) 654-2453	Sreerama K N-rj 5821 Laramie Av Woodland Hills, CA 91367 805-797-6785
SD08-0027	0410230120	190 SYCAMORE RD, VENTURA COUNTY UNINCORP	Large Lot Subdivision	Completeness Rev In Progress	The request is for a PMW-large lot subdivision to legalize a lot, approximately 48.6 acres in size. The lot is currently composed of Tax Assessor's Parcels 041-0-230-120 and 041-0-230-150. The project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 and Telegraph Road provide local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Highway 126, and to the west by Assessor's Parcel Numbers 041-0-230-100 and 041-0-230-130 (which are part of SD08-0026). Southern Pacific Railroad bisects the southern portion of the project site.	Tess Harris, (805) 654-2453	Sreerama K N-rj 5821 Laramie Av Woodland Hills, CA 91367 805-797-6784
SD08-0028	0410240180		Large Lot Subdivision	Completeness Rev In Progress	The request is for a PMW-large lot subdivision to legalize a lot, approximately 59.4 acres in size. The proposed lot is currently composed of Tax Assessor's Parcel 041-0-240-180. The 59.4 acre project site is located at Sycamore Street and Seventh Street, in Fillmore, in the unincorporated area of Ventura County. Highway 126 provides local and regional access to the site. The site is bordered to the north by Sycamore Road, to the south by Southern Pacific Railroad, to the east by Assessor's Parcel Number 041-0-240-7140 (not a part of any of these projects), and to the west by Assessor's Parcel Number 041-0-240-190 (not a part of any of these projects).	Tess Harris, (805) 654-2453	Sreerama K N-r J Tru 5821 Laramie Av Woodland Hills, CA 91367 805-797-6784
SD08-0029	0410300280	2783 OLD TELEGRAPH RD, VENTURA COUNTY UNINCORP	Large Lot Subdivision	Awaiting Resubmittal	PMW-LLS TO LEGALIZE A 42-ACRE PARCEL, COMPANION TO LCA CONTRACT SUBMITTED JUNE 3, 2008.	Michelle D'Anna, (805) 654-2665	
SD10-0034	0600270195	7870 ARNAZ RD, VENTURA COUNTY UNINCORP	Lot Line Adjustment	Awaiting Resubmittal	Approval of a ministerial Lot Line Adjustment No. SD10-0034 to transfer .07 acres from a 2.06 acre parcel (APN 060-0-270-220) zoned Rural Exclusive 2 acre minimum to a .86 acre parcel (APN 060-0-220-195) zoned Rural Exclusive 1 acre minimum. Approval of the permit will assist in abating Violation No's ZV09-0175 and V04-347. concurrent processing of SD10-0035 PMW Merger is required to qualify for the LLA	Elias Valencia, (805) 654-3635	Parent Douglas-ann Marie 255 Foster Park Wy Ventura, CA 93001 (805) 646-3159

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
SD10-0035	0600270195	7870 ARNAZ RD VENTURA COUNTY UNINCORP	Merger	Awaiting Resubmittal	concurrent processing of SD10-0035 PMW Merger is required to qualify for Approval of the ministerial Lot Line Adjustment No. SD10-0034 to transfer .07 acres from a 2.08 acre parcel (APN 060-0-270-220) zoned Rural Exclusive 2 acre minimum to a .86 acre parcel (APN 060-0-220-195) zoned Rural Exclusive 1 acre minimum. Approval of the permit will assist in abating Violation No's ZV09-0175 and VD4-347.	Elias Valencia; (805) 654-3635	
SD10-0038	2160040595	4120 E VENTURA BL VENTURA COUNTY UNINCORP	Large Lot Subdivision	Environmental Doc Prep	The subdivision of a 137.4 acre parcel with existing agricultural uses, into 3 parcels, Parcel 1- 40.04 acres, Parcel 2- 45.94 acres and Parcel 3- 51.48 acres. A buildable site and access has been identified for all 3 parcels. The proposed water source is a private water well and the parcels will have sewer service from Camarillo Sanitary District. The entire 137 acres is under cultivation for row crops. A preliminary drainage study, geotechnical report and a water quality report has been prepared. The project site fronts Ventura Road south of the 101 Freeway and is between Central Ave and Beardsley Wash and there are two Redline streams adjacent to the parcel. The site is within the Area of Interest for both the City of Camarillo and Oxnard.	Chuck Anthony; (805) 654-3683	
SD10-0039	2160040635	470 SPRINGVILLE RD, VENTURA COUNTY UNINCORP	Large Lot Subdivision	Completeness Rev In Progress	Claberg Ranch LLC The proposed subdivision of a 135.3 acre parcel with existing agricultural uses, into 3 parcels Parcel 1- 45.33 acres, Parcel 2- 45.01 acres and Parcel 3- 45 acres. A buildable site and access have been identified for all 3 proposed parcels. The proposed subdivision will likely result in future development of dwelling units compatible with Agricultural Exclusive zoning on each of the 3 lots. The total maximum future impervious development area may be 4.99 acres. The proposed water source is an existing private water well and sewer service from Camarillo Sanitary District is proposed. Sewer service is contingent on annexation into the Camarillo Sewer Service district. Most of the existing 135 (approx.) acres is under cultivation for row crops. A preliminary drainage study, geotechnical report and a water quality report have been prepared. The project site fronts Ventura Road south of the 101 Freeway and is between Central Ave. and Beardsley Wash and there are two Redline streams adjacent to the parcel. The site is within the Area of Interest of the City of Camarillo.	Chuck Anthony; (805) 654-3683	
SD12-0002	0320201105	955 BURNHAM RD, VENTURA COUNTY UNINCORP	Parcel Map	Environmental Doc Prep	A subdivision (TPM) to create 4 parcels, TPM 5676, 2 in the OS40 and 2 in the R1-20,000sf zoning designation. A CCC parcel map was processed and recorded on these lots, CCC0208 for apn 0320-0-201-155 and CCC0207 AN 032-0-201-105 and a Mitigated Negative Declaration was prepared for the OS parcel, mitigation and restrictions are currently in place for biological and archaeological resources. There is a farmworker DU on the large OS parcel and existing ag barns and accessory structures. The smaller R1 lot is vacant however there are oak trees, GIS info indicated sewer and water could be available to the site.	Daniel Klemann, (805) 654-3588	
SD4410	5500030020		Tract Map	Awaiting Resubmittal	The proposed project consists of a request for approval of a Tentative Tract Map (TT) to subdivide 6 lots into 15 lots in the community of Santa Rosa Valley, totaling 49.79 acres, for future residential construction. The proposed lots will range in size from 1.96 ac to 6.85 ac. 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. 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 Lot 13 will contain an equestrian easement. A Fire Department turnaround will be constructed at the end of the private road that intersects proposed Lot 1. The proposed project includes approximately 235,000 cubic yards of grading (cut and fill, to be balanced on-site).	Daniel Klemann, (805) 654-3588	

Permit Number	Parcel Number	Address	Permit Type	Status	Permit Description	Case Planner	Applicant
ZN09-0005	0000000000		Zoning Ordinance Amendment	Submittal In Progress	<p>Revisions to the Non-Coastal Zoning Ordinance to enact the Wildlife Migration Protection Overlay Zone (WMP). These amendments include language to protect and preserve habitat connectivity. Wildlife migration protection addresses the ability of animals and plants to migrate safely among the County's increasingly fragmented areas of natural open space.</p> <p>The Articles to be amended are: Article 2 - Definitions; Article 3 - Establishment of Zones, Boundaries and Maps; Article 4 - Purposes of Zones; Article 5 - Uses and Structures by Zone; Article 6 - Lot Area and Coverage, Setbacks, Height and Related Provisions; Article 7 - Standards for Specific Uses; and Article 9 - Standards for Specific Zones and Zone Types.</p> <p>Revisions to the Subdivision Ordinance to provide for the protection of wildlife migration during the parcel map waiver, parcel map, and tract map processes. The Articles to be amended are Article 1 - General Provisions and Definitions; Article 2 - Map Requirements; Article 3 - Submission of Tentative Maps; and Article 4 - Design Requirements.</p>	Mark Ogonowski	
ZN09-0006	0000000000		Zone Change	Submittal In Progress	The addition of "HCP" designation to zoning of properties within the proposed Habitat Connectivity Overlay Zone. Text amendments to the Zoning Ordinance and Subdivision Ordinance in association with this zoning designation are described in permit #ZN09-0005.	Mark Ogonowski	
ZN11-0001	0000000000		Zoning Ordinance Amendment	Submittal In Progress	<p>2011 General NCZO Amendments to Articles 1 through 19.</p> <p>Revises clear sight triangle, combines residential and commercial/industrial zoning matrixes into a single matrix, adds maximum building coverage standards (from General Plan), revises open storage requirements, revises wet bar requirements, adds standards for motorcycling for personal use, revises standards for bed and breakfast inns and boardinghouses, revises trash receptacle standards, allows mixed use developments in RPD zone, requires energy efficiency standards in RPD developments, adds design permit (for CBD Overlay zone), Allows Planning Director to terminate application if permit is not actively pursued for 6 months, or if applicant fails to pay staff changes, amends nonconforming chapter to permit ministerial modification of permits and permit adjustments and includes numerous grammatical and clarification changes throughout the NCZO.</p>	Rosemary Rowan, (805) 654-2461	

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.

CONDITIONS OF APPROVAL FOR VERIZON WIRELESS CONDITIONAL USE PERMIT CASE NO. PL14-0145

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit No's. 4 through 8 dated October XX, 2015 and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Commission approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

Project Description:

This permit authorizes the construction and operation of a new wireless communication facility operated by Verizon Wireless for a 10-year period.

The proposed facility includes the following structures and equipment:

- A 55-foot tall monopole
- 12 panel antennas (3 sector arrays w/4 antennas per sector) located at the top of the pole
- One 4-foot microwave dish located on the pole, 42 feet above ground level.

The associated telecommunication equipment is located in a 34 foot by 14-foot, 8-inch (508 square feet) CMU-walled lease area at the base of the monopole. Access to the site will be provided by a private driveway connected to Mission Rock Road and an alternative driveway connected to Shell Road. The unmanned facility does not require water to operate. The facility would be subject to periodic maintenance. No vegetation or protected trees will be removed to accommodate the development of the facility as it is located in a developed industrial storage yard.

2. CUP Modification

Prior to undertaking any operational or inauguration-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a

written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a) The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
- b) Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000-15387), as amended from time to time.

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of inauguration and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2011, Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state and local laws and regulations.

4. Time Limits

a. Construction:

1. The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved.
2. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Construction for the new panel antennas and RRF/RRH equipment within 180-days from the granting or approval of this CUP (*Ventura County Non-Coastal Zoning Ordinance, 2011, §8111-4.7*). The Planning Director may grant a 180-day extension of time to the Permittee in order to obtain the Zoning Clearance for Construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to construct the permitted

land use (above), and the Permittee has requested the time extension in writing at least 30 days prior to the 180-day expiration date.

3. Prior to issuance of the Zoning Clearance for Construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.
- b. Use inauguration:
 1. The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved.
 2. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within 180-days from the granting or approval of this CUP (*Ventura County Non-Coastal Zoning Ordinance, 2011, §8111-4.7*).
- c. Operations Period: This CUP will expire on October XX, 2025. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
 1. The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to June 17, 2024; and
 2. The County decision-maker grants the requested modification.The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

5. Consolidation of All Approved Exhibits and Permits

Purpose: In order to assure that the facility is operated in compliance with other federal, state or local government regulatory requirements, the Permittee shall obtain all necessary permits or other documentation.

Requirement: The Permittee shall comply with all applicable federal, state and local regulatory requirements.

Documentation: The Permittee shall provide copies of permits or other correspondence to the County Planning Division for review and approval that demonstrates compliance with the other agency requirements.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration or as required by the permitting agency.

Monitoring and Reporting: The Planning Division shall maintain the documentation provided by the Permittee in the project file. In the event that a permit is modified by any other agency, the Permittee shall submit revised documentation within 30 days of the modification.

6. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: In order to assure compliance, all relevant parties shall be informed of permit requirements.

Requirement: The owners of record, the contractors, and all other parties that participate in the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this CUP. The Permittee shall retain a copy of the CUP on the site available for inspection by all interested parties.

Documentation: The Permittee shall provide a copy of a letter that informs all relevant parties of the applicability of the CUP to the subject operation and facility. This letter shall also specify the location of the copy of the CUP to be retained onsite.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the informational letter shall be provided to the Planning Division. The copy of the CUP shall be retained onsite until expiration of this CUP.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

7. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with §8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a notice shall be recorded on the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions.

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for the tax assessor's parcel that is subject to this CUP.

Documentation: The Permittee shall provide to the Planning Division a copy of the recorded Notice of Land Use Entitlement.

Timing: The required documentation shall be provided to the Planning Division prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The County Planning Division shall maintain a copy of the recorded Notice of Land Use Entitlement in the project file.

8. Condition Compliance, Enforcement, and Other Responsibilities

- a) Cost Responsibilities: The Permittee shall bear the full costs of all staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs. Specifically, the Permittee shall bear the full costs of the following:
- 1) Condition Compliance, which is defined herein to include, but is not limited to, the staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - 2) Monitoring and enforcement costs, and any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended (Condition 8.c, below).
 - i. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - ii. a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 8.a, above), monitoring and enforcement (Condition 8.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - iii. a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- b) Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 8.a, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- c) Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

9. Defense and Indemnity

- a. As a condition of issuance and use of this CUP, including adjustment, modification, or renewal of this CUP, the Permittee agrees to:

- (1) Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either its decision to issue this CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP; and,
 - (2) Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such action. Upon demand from the County, the Permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the Permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.
- b. Neither the issuance of this CUP nor compliance with the conditions thereof shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of this CUP serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.
 - c. Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this CUP.

10. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

11. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the costs of such work. Whenever feasible, the County will use the lowest bidder. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 8 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules or regulations, or orders of an authorized governmental agency. Neither the issuance of this CUP, nor compliance

with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

13. Contact Person

Purpose: In order to facilitate responses to complaints, a contact person shall be designated.

Requirement: The Permittee shall designate a contact person(s) responsible to respond to complaints from citizens and the County regarding the uses permitted by this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the CUP site.

Timing: Prior to the issuance of a Zoning Clearance for Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

14. Resolution of Complaints

The following process shall be used to resolve complaints related to the project:

- a) The Permittee shall post the office telephone number and hours of operations in a visible location on the site. The office phone number shall have an answering machine which shall accommodate voice mail messages on a 24-hour basis. Persons with concerns about the wireless facility operations may directly contact the Contact Person. The internal resolution of issues by the Permittee is encouraged;
- b) If a written complaint about this project/CUP is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c) If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to §8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

15. Reporting of Major Incidents

Purpose: In order to safe operations, the Permittee shall report all major incidents that occur within the CUP area to the Planning Director.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

16. Change of Owner and/or Permittee

Purpose: In order to facilitate County monitoring of the conditionally permitted use, the Permittee shall notify the Planning Division of any change of ownership or Permittee.

Requirement: The Permittee shall submit written notices to the Planning Division that discloses the identity and contact information of any new owner(s) or Permittee(s).

Documentation: The Permittee shall file with the Planning Division:

- a) An initial notice that discloses the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the responsible corporate, partnership or business officer(s);
- b) A final notice once the transfer of ownership and/or operational control has occurred; and,
- c) A letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide the initial notice to the Planning Division at least 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days after the effective date of the transfer.

Monitoring and Reporting: The Planning Division shall maintain the notices submitted by the Permittee in the project file. The Division has the authority to periodically confirm the

information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

17. Removal of Facility upon Abandonment of Use or Expiration of Permit

Purpose: In compliance with § 8111-2.8 and § 8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the communication facility shall be removed if this CUP expires or if the facility is abandoned.

Requirement: Upon the expiration of this permit, or abandonment of the use, the Property Owner shall:

- a. notify the County that the Permittee has discontinued the use of the facility;
- b. remove the facility and all appurtenant structures; and,
- c. restore the premises to the conditions existing prior to the issuance of the permit, to the extent feasible, as determined by the Planning Director.

Note: The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

Documentation: Photos of the site after restoration is completed shall be provided to the County Planning Division.

Timing: The Property Owner shall complete the notification, removal, and restoration activities within 60 days of the expiration of this permit, or abandonment of the use, unless the Planning Director grants (in writing) additional time.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

18. Future Collocation of Wireless Telecommunication Facilities and Equipment

Purpose: To reduce the number of communication facilities and minimize the potential environmental impacts associated with such facilities.

Requirement: The Permittee shall avail its facility and site to other telecommunication carriers and, in good faith, accommodate all reasonable requests for collocation in the future subject to the following parameters:

- i. the party seeking the collocation shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs, and permit processing;
- ii. the Permittee shall not be required to compromise the operational effectiveness of its facility or place its prior approval at risk;

- iii. the Permittee shall make its facilities and site available for collocation on a non-discriminatory and equitable cost basis; and,
- iv. The County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

Documentation: Permittee shall demonstrate to the satisfaction of the Planning Director that the wireless telecommunications tower associated with the communication facility is engineered in a manner that can accommodate supplementary antennas to collocate at least one additional telecommunication carrier.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall submit evidence to the Planning Division that the facility is engineered to accommodate the collocation of at least one additional carrier.

Monitoring and Reporting: Prior to the issuance of a Certificate of Occupancy, Building and Safety inspectors and Planning Division staff have the authority to inspect the facility to confirm that is constructed as approved.

Environmental Health Division

19. Hazardous Materials

Purpose: To comply with the California Health and Safety Code and Ventura County Ordinance Code to ensure the safe storage, handling, and disposal of any potentially hazardous material.

Requirement: The Permittee shall submit a business plan to the Environmental Health Division/Certified Unified Program Agency for the hazardous materials associated with the backup power supply.

Documentation: A completed business plan submitted to the Certified Unified Program Agency.

Timing: The business plan must be submitted and approved by the Certified Unified Program Agency prior to the storage of any hazardous material on site.

Monitoring and Reporting: A copy of the approved business plan shall be maintained by the Permittee as part of the project file. Ongoing compliance with the requirements shall be accomplished through field inspection by District Inspectors of the Certified Unified Program Agency.

20. Hazardous Materials Management

The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations.

PUBLIC WORKS AGENCY CONDITIONS

Groundwater Section

21. Diesel Fuel Tank Area

Purpose: In accordance with the Ventura County General Plan Policies 1.3.2.2 & 4a, Diesel Fuel Tank Area is required.

Requirement: The Diesel Fuel Tank Area shall be constructed with a concrete pad with berm designed to prevent runoff and to collect all spilled liquids into a sump for legal disposal off site. The concrete pad shall be underlain by a cemented and lapped 80-mil HDPE liner turned up on the edges to prevent leakage.

Documentation: A copy of the approved Diesel Fuel Tank Area site plan.

Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit a Diesel Fuel Tank Area site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved Diesel Fuel Tank Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Diesel Fuel Tank Area upon request.

Water Quality Section

22. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall complete and sign SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestoppermit.ventura.org/> and submit to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval.

Timing: The above listed item shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: SWQS will review the submitted materials for consistency with

the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

Flood Control District

23. Floodplain Clearance

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2-2 and 2.10.2-3.

Requirement: The Permittee shall obtain a Floodplain Clearance from the County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Clearance issued by the County Public Works Agency Floodplain Manager.

Timing: The Floodplain Clearance shall be obtained prior to the issuance prior to Zoning Clearance for Use Inauguration.

Monitoring and Reporting: A copy of the approved Floodplain Clearance shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

Ventura County Fire Protection District

24. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to antenna structure and equipment's footprint cleared for a distance of 30 feet or to the property line if less than 30 feet.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

25. Fire Code Permits

Purpose: In order to minimize fire hazards, the project shall be constructed in conformance with the requirements of the Ventura County Fire Code.

Requirement: The Permittee and/or tenant shall obtain all applicable Fire Code permits.

Documentation: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for review and approval.

Timing: Prior to final occupancy clearance, installation or use of any required item or system, the Permittee must obtain approval of all necessary Fire Code permits.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

26. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.