



Recently Approved Projects as of October 03, 2025

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

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 10/3/2025.

Permit Number	Parcel No.	Address	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL18-0052	0100060030	385 FAIRVIEW RD, OJAI, CA 93023	Major Modification	09/30/2025	Major Modification to CUP No. 3048 is granted for incorporation of adjacent open space parcels into the CUP boundary, construction of new structures, legalization of existing structures, and a discretionary Tree Permit for the removal and encroachment of protected oak trees, as described in Condition No. 1 of the Final; Conditions of Approval (see conditions in the Document Tab)	Kristina Boero: (805) 654-2467	Steve Welton 1625 State Street Suite 1 Santa Barbara, CA 93101; 805-966-2758
PL22-0136	0780071040	4755 FOOTHILL RD, VENTURA, CA	Lot Line Adjustment	09/22/2025	Lot Line Adjustment between two legal lots (Lot 4 and Lot 5 of the Foothill Orchard Tract 17 MR 39). Both lots are non-conforming to the minimum lot area of the OS-10 ac zoning designation. Parcel 1 (Lot 5) is 0.38 acres and Parcel 2 (Lot 4) is 0.54 acres, the interior lot lines will modified to create a 0.38 Parcel A and a 0.54 Parcel B. Per section 8902-4 (b) of the VC Subdivision Ordinance the LLA will not cause an existing nonconforming lot to become smaller than the smallest nonconforming lot involved in the LLA. The existing SFD will be entirely in proposed Parcel A.	Amanda Bonavida: (805) 654-2476	Randall Hromadik 156 St. Thomas Drive Ojai, CA 93023; 805-443-7815
PL23-0002	0100060030	385 FAIRVIEW RD, OJAI, CA 93023	PERMIT	09/30/2025	Discretionary Tree Permit for the removal of four protected Coast Live Oak trees (Tree Nos. 437, 438, 478, and 480) and encroachment into the Tree Protection Zone (TPZ) of four protected Coast Live Oak trees (Tree Nos. 481, 482, 598 and 599). Related to PL18-0052.	Kristina Boero: (805) 654-2467	Camp Ramah 17525 Ventura Blvd #201 Encino, CA 91316; 818-668-2932

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PL23-0009	0370080115	11820 TOPA VISTA RD, OJAI, CA 99999	Conditional Use Permit	07/17/2024	The project was appealed to the Planning Commission 3/2/25: Conditional Use Permit (CUP) and Planned Development (PD) Permit to legalize the unpermitted construction of 11 structures. Through PD Permit approval, an existing single-family dwelling (SFD) (490 sq. ft.) would be authorized within a surface water feature in the HCWC overlay zone. The applicant proposes to construct a new single-family dwelling of 1,493 sq. ft. and to convert this structure to an accessory dwelling unit (ADU). The new SFD would be located outside of the surface water feature and can be permitted through Zoning Clearance approval. Therefore, it is outside of the scope of this entitlement. The PD Permit would also authorize non-habitable structures accessory to the single-family dwelling to exceed a cumulative total of 2,000 sq. ft. These include a detached garage of 2,780 sq. ft., a shipping container of 160 sq. ft., and two sheds of 88 sq. ft and 105 sq. ft. each (total 3,133 sq. ft.). All residential accessory structures are under 15 feet in height except for the garage, which has a height of 21 feet. The CUP would authorize accessory structures for animal husbandry / keeping to exceed a cumulative total of 2,000 sq. ft. This includes six animal husbandry / keeping structures of 2,352 sq. ft., 1,320 sq. ft., 240 sq. ft., 240 sq. ft., 288 sq. ft. and 288 sq. ft., each (totaling 4,728 sq. ft.). Two corrals (“grooming stations”) that have temporary shade canopies, each of which cover an area of 208 sq. ft., were also constructed without permits. Because these grooming stations are comprised of corrals and are only occasionally covered, they are considered “fences” as defined in the NCZO, and are outside the scope of this entitlement. All animal husbandry / keeping accessory structures are under 15 ft. in height except for one (Animal Husbandry Accessory Structure No. 3), which is 19 ft. tall. The project site is within the Habitat Connectivity and Wildlife Corridor (HCWC) overlay zone. The CUP and PD Permit would also legitimize the unpermitted construction of five structures within a “surface water feature”: the ADU, garage, one of the sheds, and two of the animal husbandry structures. The single-family dwelling and ADU will be within 500 ft. of approximately 16 existing oil wells that are part of CUP No. 15. The nearest well (Ojai Well No. 24) would be approximately 169 ft. southwest of the home and approximately 261 ft. southwest of the ADU; however, this well has been plugged and abandoned. The nearest active well (Ojai Well No. 27) would be approximately 267 ft. north of the proposed single-family dwelling and 344 ft. north of the ADU. The applicant has requested a reduced 100-ft. oil well setback pursuant to Non-Coastal Zoning Ordinance (NCZO) § 8106-6.3. Access to the site is provided by Topa Vista Road, a private road that connects to State Route 150 (Ojai - Santa Paula Road). Sisar Mutual Water Company provides water to the project site. Wastewater will be handled through onsite wastewater treatment systems (OWTS). Earthwork is estimated to be less than 50 cubic yards. No off-site improvements are proposed.	Michael Conger: (805) 654-5038	Keeley Mircetic 11820 Topa Vista Rd Ojai, CA 93060; 805-340-2128
PL23-0042	0410300100	2600 OLD TELEGRAPH, FILLMORE, CA 93015	Conditional Use Permit	05/06/2025	Conditional Use Permit (CUP) to replace expired CUP LU11-0040 for the continued operation and maintenance of an existing wireless communication facility to authorize the modification and continued use of an existing Wireless Communication Facility (WCF) for a 10-year period. The existing stealth WCF is designed as an 84-foot-tall faux eucalyptus tree (mono-eucalyptus) with 12 panel antennas placed at the 79-foot level of the tree and a microwave dish antenna installed at the 60-foot level. The associated telecommunication equipment is in an existing 11-foot, 5-inch by 20-foot prefabricated equipment shelter building totaling an approximate 228 square-foot accessory equipment enclosure. The prefabricated equipment shelter enclosure is within a 20-foot by 40-foot fenced lease area totaling an 800 square-foot leased area. The proposed modifications include upgrades to the telecommunication equipment that will occur on the existing faux eucalyptus tree and within the existing accessory equipment enclosure (1) 79-foot-tall faux Eucalyptus Tree (84-feet to top of branches) (15) Panel antennas mounted at approx. 75-feet 228 square foot equipment shelter with cabinets and batteries located inside Chain link fence surrounding entire lease area	Erick Gasca: (805)654-2466	

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PL23-0048	0330020395	11560 N VENTURA AV, OJAI, CA 93023	Permit Adjustment	05/29/2025	PL23-0048 is a request for a Permit Adjustment to Planned Development 1028A Former Wendy's restaurant tenant change to Habit Hamburger. Here is the applicant's description of the project: This is a conversion project of an existing 2,512 Sq Ft. Wendy's into a 2,315 sf. Habit Burger Grill. An existing 318 sq. ft. sunroom shall be removed and a new 550 sq. ft. patio to be built. Also, a new 102 sq ft. exterior walk-in cooler will be added. The exterior soffit/mansard shall be removed, and the parapets modified to accommodate Habit branding elements. The site landscaping shall be refreshed. Existing vegetation shall be trimmed, and any dead vegetation shall be replaced with the same species. The existing paving shall be patched and repaired and repainted. Installation of new drive through menu board and preview board. Existing roof equipment shall be removed, and new HVAC equipment, and hood shall be installed. Existing electrical service to remain. New electrical to be ran throughout the building. Existing plumbing to be disregarded and new ran. Existing grease interceptor to remain. New interior build-out, including all new framing, restrooms, lighting and finishes throughout the space. A sign programs has been submitted with the project. All of the submittal documents are in the Accela PL23-0048 Document Tab 11560 Ventura Blvd. Ojai	John Novi: (805) 654-2462	Tracy Cooper 1 Glen Bell Way Irvine, CA 92618; 7605292678
PL23-0109	0680020025	2951 N VENTURA AV, VENTURA, CA 93001	Planned Development	04/08/2025	The proposed project is a request for a Planned Development Permit to allow outdoor storage on a 5.87 acre portion of a 12.09 acre parcel zoned M-3 with an Industrial Land Use Designation. The project would include installation of a 6-foot-tall chain link fence around the perimeter of the storage yard area. No internal fencing is proposed. No structures are proposed. The existing pervious crushed asphalt base covering the ground surface of the site would remain and portions of the yard would be leased for storage of construction equipment and materials. Two existing mature oak trees in the southeast corner of the site would remain. The .57 acre yard area located nearest to Ventura Ave, the oak trees and the neighboring residence would be designated as a quiet storage area and reserved for tenants with only infrequent visitation to the site. Access would be provided via an existing 25-foot-wide asphalt entrance road off Ventura Avenue with two existing chain-link electric rolling gates with keypad entry. Three existing lights on 8-foot poles would remain and be augmented with 5 additional shielded downward facing lights on 8-foot poles. Drop-off and pick up of storage items from the site would be allowed between 7am and 7pm, 7 days a week. No employees will work on-site. Only temporary brief visitation for drop-off and pick-up of storage items will occur.	Thomas Chaffee: (805) 654-2406	Stephen Peterson 115 W Canon Perdido St Santa Barbara, CA 93101; (805)858-8372
PL23-0151	0600360265	2992 SOLIMAR BEACH DR, RINCON, CA	Planned Development	08/05/2025	The Project is a Coastal Planned Development (PD) to authorize the demolition of an existing single-family dwelling and the construction of a new single-family dwelling. The project consists of the demolition of an existing 1,251 square foot (sq. ft.) single-family dwelling. The proposed single-family is three levels and contains 5,770 sq. ft. of enclosed floor area consisting of 3,860 sq. ft. of habitable area, a 471 sq. ft garage, and a 1,439 sq. ft. ground level storage area. The first horizontal member supporting the structure will be located at an elevation of +21.29 feet above the North American Vertical Datum of 1988 (NAVD88). The building will have a maximum height of 27.42 feet, as measured from the lowest elevation of the first floor as established by the Ventura County Public Works Agency. The building will be constructed on piers supported with grade beams which will elevate the dwelling in accordance with the recommendations provided in the supporting project background reports (Coastal Engineering Report and Wave Run-Up Analysis, Moana Engineering, June 2024 and Geotechnical Engineering Report, Earth Systems Pacific, November 2023). The Project includes the installation of a building elevator which extends from the ground level to the two habitable floors above the garage, constructed in compliance with the National Flood Insurance Program (NFIP) Technical Bulletin 4-93. All building enclosures constructed below the Design Flood Elevation will be constructed with breakaway walls in accordance with the Federal Emergency Management Agency's Home Builder's Guide to Coastal Construction (Technical Fact Sheet P-499). Water for domestic purposes will be provided by the Casitas Municipal Water District and wastewater disposal is provided by the County Service Area No. 29. A Septic Tank Effluent Pump will be required to be installed within the front of the property to connect the new residence to County Service Area 29 for sewage disposal. No grading is required to prepare the site for the proposed development and no native vegetation or protected trees will be impacted by the project.	John Oquendo: (805) 654-3588	Nancy Tellem 1390 Kirkway Road Bloomfield Hills, MI 48304; 2

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PL24-0020	0600370325	2840 W PACIFIC COAST HY, RINCON, CA	Planned Development	09/08/2025	The applicant requests a Coastal Planned Development (PD) Permit to construct a residential building addition. The residential building addition is 2,595 square feet (sq. ft.) and includes a 1,572 sq. ft. addition to the existing primary dwelling (includes additions to the first floor and a new second story addition), a 331 sq. ft. garage addition and the construction of a 692 sq. ft. attached accessory dwelling unit (ADU). The request also includes interior remodeling of the existing floor area of the single-family dwelling, the installation of a replacement roofing system (1,923 sq. ft. of existing roof construction to remain, Plan Sheet S-2), modification of the existing building foundation system with the construction of concrete pad under pinning with structural tube columns or new engineered sheer panels and new concrete stem wall/concrete footings at various locations (Plan Sheet S-1), modifications to the exterior of the dwelling including the installation of stucco treatments, stone cladding, board & batten composite siding, new windows and doors, the installation of a new reconfigured driveway and apron and the installation of patio pavers in the rear yard. Water for the project is provided by an existing service connection operated by the Casitas Municipal Water District. Wastewater disposal is provided by an existing Septic Tank Effluent Pump (STEP) tank connected to infrastructure operated by Ventura County Public Works Agency - Water and Sanitation Department, County Service Area 29. Access to the project site will be provided by a new private driveway and apron connecting to Old Coast Highway (State Route 1).	John Oquendo: (805) 654-3588	Bruce Labins 830 E. Santa Clara St Ventura, CA 93001; (805)641-2310
PL24-0023	0000000000		Zoning Ordinance Amendment	09/16/2025	County-initiated text amendments amending the Ventura County Non-Coastal Zoning Ordinance (Phase II Amendments). (PL24-0023)	Franca Rosengren: (805) 654-2045	Franca Rosengren 800 S. Victoria Avenue Ventura, CA 93009; 805-654-2045
PL24-0028	0600030245	5777 N PACIFIC COAST HY, VENTURA, CA 93001	Major Modification	04/11/2025	Modification of CUP 3157 to construct a 6 MW generation facility consisting of 12.2 acres of ground-mounted solar photovoltaic panels and ancillary equipment to satisfy the Rincon Onshore Facility's (ROSF) energy demands and achieve a net-zero electricity usage from Southern California Edison. Approximately 5.2 acres of solar array are proposed within the developed portion of the ROSF and 7.0 acres of solar array are proposed adjacent to developed areas and/or within areas previously proposed for facility expansion. OIL/STORAGE FACILITY CUP 3157 authorized the Rincon storage and processing plant for the ~145 wells located at the offshore Platforms A,B,C, Henry and Hillhouse. ADDITIONS NOTES: MOD 8 WITHDRAWN *APNS 060-0-030-245/255, 060-0-100-025/255/285	John Novi: 654-2462	(805) Alan Nelsen 9452 Telephone Rd #258 Ventura, CA 93004; (805) 901-3966
PL24-0041	0400100150		Lot Line Adjustment	07/22/2025	LLA between two parcels both owned by Rancho Filoso. Includes APNs: 040-0-120-390/-340/-400,040-0-100-150/-300. Parcel is bifurcated by Ventura county flood control district parcels	Amanda Bonavida: (805) 654-2476	Lisa Soury 291 Anacapa Terrace Santa Paula, CA 93060; 8053050510
PL24-0058	0600065295	7026 OXNARD AV, RINCON, CA	Planned Development	06/30/2025	Coastal Planned Development permit to construct a 1,499 square foot single family dwelling with an attached 200 square foot carport and a 207 square foot garage looked on a 3,600 square foot parcel in the North Coast Community of La Conchita in the Residential Beach Zone and the Residential Very High Coastal Area Plan land use designation. The property is served water by the Casitas Water District and waste water will be handled by an onsite septic system. No native vegetation or trees will be removed to prepare the site for development with grading limited to 266 cubic yards to remove and recompact the soil to prepare for the building pad.	Kristina Boero: (805) 654-2467	
PL24-0085	0600062325		Planned Development	09/10/2025	Planned Development Permit for a new 2,008 sq. ft. single-family residence with an attached 484 sq. ft. attached 2-car garage locate in the La Conchita Area on the North Coast Community. The property will be provided by Casitas Municipal and wastewater will be handled by an onsite septic system. No grading required beyond removal and re-compaction. No protected trees or native vegetation will be impacted. Access to the site is provided by a driveway via Santa Paula Avenue.	Aubrie Richardson: (805) 654-5097	Vergel Jennifer S 320 Lakeview Ct Oxnard, CA 93036; 805-415-9239
PL24-0092	6950130110	42 UPPER LAKE RD, THOUSAND OAKS, CA 91361	Lot Line Adjustment	05/14/2025	LLA in Lake Sherwood	Amanda Bonavida: (805) 654-2476	Kyle Siefert 32123 Lindero Canyon Rd Westlake Village, CA 91361; 323-314-1598

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PL24-0117	1450162190	885 STROUBE ST, OXNARD, CA 93036	Minor Modification	07/25/2025	Minor Modification to conditional use permit (CUP) 3613 for the ongoing operation of an Assembly Use at an existing church with landscaping and parking. The request is for a 30 year time extension. No operational or physical changes at the facility are proposed. The property is addressed 885 Stroube Street, it is in the unincorporated community of El Rio and commonly called the Eternal Life Church. Water is provided by by Vineyard Avenue Mutual and sewer is provided by the County Service District. On September 12, 2012, application for Permit Adjustment of CUP No. 3613 (Case No. PL12-0132) was accepted to modify of Condition of Approval No. 3 of CUP No. 3613. This application was approved/granted on December 12, 2012 to continue operation for a period of 10 years, ending May 6, 1986. Further more, the ending of this 10 year period, the Planning Director will be authorized to review and continue this conditional use permit for four (4) additional 10 year periods ending May 6, 2026, providing that full compliance with all conditions has been accomplished and that the use authorized by this permit will remain compatible to the properties in the general area for the duration of the additional 10 years.	Aubrie Richardson: (805) 654-5097	Kenneth Johnson P.O. Box 6247 Oxnard, CA 93031; 805-469-1012
PL24-0121	0110220215	12096 LINDA FLORA DR, OJAI, CA 93023	PERMIT	07/29/2025	The Applicant requests a Discretionary Tree Permit (Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8107-25.7.1) for the removal of a heritage size Quercus agrifolia, Coast Live Oak tree, together with a Planned Development (NCZO Section 8109-4.8.3.5(a)) to authorize construction of a new single-family dwelling and accessory structures partially within the boundary of a surface water feature. The project includes a 4,550 square feet (sq. ft.) single-story principle single-family dwelling with a 1,051 sq. ft. attached garage, and 985 sq. ft. of attached covered porches/patios, a new 720 sq. ft. accessory dwelling unit (ADU) with a 216 sq. ft. attached covered patio, a new 625 sq. ft. workshop with a 300 sq. ft. covered patio, a new 215 sq. ft. pergola, and a new 1,800 sq. ft. ground mounted solar panel array. The applicant will plant ten native trees (6 coast live oaks and 4 California sycamores) to offset the removal of one heritage size oak tree as described in the arborist report prepared by Bill Mellett Design dated July 23, 2021. Pursuant to a Memorandum from David N Lee Consulting dated February 3, 2025, a 45-foot buffer from the edge of the riparian habitat (top of back) is established, no construction or ground disturbance shall occur within this area with the exception of the construction of the solar array, the solar array shall maintain a minimum 30 feet from any drainages and 10 feet from the dripline of any oak trees. The Casitas Municipal Water District will provide water service and the Ojai Valley Sanitary District will provide sewer service. Access to the project site would be from Linda Flora Drive.	John Oquendo: (805) 654-3588	David Dufau 12096 Linda Flora Dr Ojai, CA 93023; 925-209-1283
PL24-0122	8000400025		Conditional Use Permit	04/25/2025	Conditional Use Permit (CUP) for the reinstatement of an expired CUP (LU11-0067) for the continued use, operation, and maintenance of an existing Wireless Communication Facility (WCF) for a 10-year time period. The existing facility consists of: 24-foot-tall faux Elm tree 8 panel antennas Equipment mounted within existing equipment shelter No changes are proposed as part of this CUP reinstatement.	Thomas Chaffee: (805) 654-2406	Christina Thomas 10590 West Ocean Air Drive, Suite 250 San Diego, CA 92130; 858-964-8015
PL25-0004	0040057650		Merger	04/29/2025	Voluntary Merger between two legal lots created as Unit AAA and Unit BBB of recorded Notice of Merger 84277 located in the Unincorporated Area of Lockwood Valley and the Rural Agricultural 5-acre minimum Zone and the Rural General Plan land use designation. Both Unit AAA and BBB are 15,000 sq. ft. the resulting parcel will be 30,000 sq. ft. .	Amanda Bonavida: (805) 654-2476	Jason Rusoff 219 Banner Av Ventura, CA 93004; 851919-0228
PL25-0011	0170010360		Conditional Certificate of Compliance	05/01/2025	Conditional Certificate of Compliance based on the denial of Certificate of Compliance No.24-10-1682.	Aubrie Richardson: (805) 654-5097	Luke Ulrich 456 Rice Rd Ojai, CA 93023; 805-883-8737
PL25-0016	0280120130	2464 E OJAI AV, OJAI, CA 93023	Permit Adjustment	06/02/2025	Convert the existing small Chapel building from a religious/gathering use to a music studio. The music studio (like the Chapel) would be a supporting space to the existing independent-living CUP use for currently allowed activities and uses on the property. Like chapels, music-oriented spaces for resident use are common program-supporting elements for resident activities in independent-living communities. For personal use of the property owner; not available to the public.	Kristina Boero: (805) 654-2467	Sam Malkiewicz 1672 Donlon St Ventura, CA 93003; 8056332258

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PL25-0018	7000030115	12815 YELLOW HILL RD, MALIBU, CA 90265	Permit Adjustment	04/15/2025	Coastal PD modification for expanded fuel modification zone.	Noe Torres: (805) 654-3635	George Wittman 9027 Se 37th Street Mercer Island, WA 98040; 20622904066
PL25-0018	7000030115	12815 YELLOW HILL RD, MALIBU, CA 90265	Permit Adjustment	07/15/2025	Coastal PD modification for expanded fuel modification zone.	Noe Torres: (805) 654-3635	George Wittman 9027 Se 37th Street Mercer Island, WA 98040; 20622904066
PL25-0025	1090340090	5050 NORTHRIDGE DR, CAMARILLO, CA	Lot Line Adjustment	07/22/2025	LLA between 2 legal lots with APNs: 109-0-340-090 and 109-0-340-100. 40.21-acre Parcel 1 becoming a 60.68-acre Parcel A and 61.38-acre Parcel 2 becoming a 40.91-acre Parcel B.	Amanda Bonavida: (805) 654-2476	Arnold Meyerstein 23500 Long Valley Rd Hidden Hills, CA 91302; 3109257764
PL25-0027	0610140020		Conditional Certificate of Compliance	07/16/2025	CC of C for illegal lot APN: 061-0-140-02	Amanda Bonavida: (805) 654-2476	Aaron Herbison 1609 Robin Lane Olympia, WA 98502; 3603039637
PL25-0034	7000260135	11312 YERBA BUENA RD, MALIBU, CA 90265	Planned Development	08/11/2025	The applicant requests a Site Plan Adjustment (#2) to Coastal Planned Development Permit (PD) PL16-0004 (Marsol Lot 11) which authorizes the construction a single-family dwelling (SFD) with appurtenant structures and improvements on a 56.83-acre site located at 11312 Yerba Buena Road, Malibu in the unincorporated area of Ventura County. The PD permit will now include the following: the approval of an existing structure to be used as an accessory dwelling unit (700 sq. ft.) and 589 square foot utility building and garage, after-the-fact authorization of unpermitted structures and improvements including two 5,000-gallon water tanks, a 108 sf well house, and east detention basin (58,374 sf), and restoration of 1.34 acres of Environmentally Sensitive Habitat Areas (ESHA), the construction of a 12,568 sq. ft. three-level single-family dwelling and a 1,225 sq. ft. garage, and the installation of a 5,401 sq. ft. foot tennis court. Water is provided by Yerba Buena Water Company and waste water disposal will be handled by an Onsite Wastewater Treatment System (OWTS).	John Oquendo: (805) 654-3588	Ronald Coleman 11312 Yerba Buena Rd. Malibu, CA 90265; (310) 457-5846

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PL25-0045	0900180085	13290 W TELEGRAPH RD, Ventura County Unincorp	Permit Adjustment	07/08/2025	Permit Adjustment modifying Condition of Approval 8 Related to Time Limits extending the time period authorizing the issuance of a Zoning Clearance for construction. Parent project is Conditional Use Permit (CUP) Case No. PL17-0154 for the development and operation of new Commercial Organics Processing Operation in an unincorporated area of Ventura County, near the City of Santa Paula. The Conditional Use Permit is a request to expand an existing agricultural compost facility from 60,000 tons per year into a 295,000 ton per year commercial compost facility. The project will expand the existing facility from 15-acres to 70-acres. The project occurs on a 70-acre portion of an existing 795.8 ac parcel primarily identified by Tax Assessor Parcel Number 090-0-180-085. The expected Project life is a minimum of 50 years. The facility will operate 7 days a week and employ 52 people. The CUP includes a request construct and operate the following components of the proposed Commercial Organics Operation: two (2) 80,925 square foot (sq. ft.) organics processing buildings to process food and green materials into compost, a 40,000 ton per year (AD) anaerobic digestion system – an in-vessel digestion system that produces compost and methane rich biogas for use onsite, 75,000 ton per year positive pressure covered aerated static pile (CASP) system to process food and organic materials into compost (The CASP system will be comprised of two groups of eight individual CASPs units totaling 16 CASPs), Continued but expanded open windrow composting of organics (green material) only, consisting of active, aerobic composting of green materials in long, narrow uncovered pile, a 23,107 sq. ft. production/packaging building contains a bagging operation producing bagged mulch, woodchips and compost products, a 25,000 sq. f.t maintenance building to be used for storage as well as maintenance of onsite mobile equipment, facility equipment and delivery vehicles, a two-story 13,516 sq. ft. administration building, a scale house building near the project entrance at Edwards Ranch Road, multiple water storage tanks totaling 530,000 gallons (a 50,000 gallon domestic water tank, a 120,000 gallon operations water tank and three 120,000 gallon fire water storage tanks), two (2) water drainage retention ponds (approximately 43.5 acre-ft. total storage capacity). The request also includes an amendment to the Non-Coastal Zoning Ordinance (NCZO), which is being required by the County to allow for development of the Project, due to inconsistencies between the Project and NCZO Section § 8107-36.4.1.a. Per NCZO §8107-36.4.1(a) no organics processing operations, other than those accessory to agricultural activities and on-site composting operations, shall be located in the AE (Agricultural Exclusive) zone on land designated as Prime. A zoning text amendment is being proposed to address this inconsistency. The full text of the proposed Non-Coastal Zoning Ordinance amendment may be found in 6.0 of the applicant-provided Project Description & Supplemental Information (Sespe Consulting, Inc, 2017). Water to the project will be provided by the City of Santa Paula. Waste water discharge will be handled by an onsite septic system.	John Oquendo: (805) 654-3588	Bill Camarillo Agromin Oxnard, CA 93030; 805-485-9200

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. Projects are searchable by address while using the interactive