

February 20, 2025

Planning Commission Hearing

(continued from December 19, 2024)

Mircetic CUP and PD Permit

Case No. PL23-0009

Item No. 7.A



Resource Management Agency, Planning Division
Michael Conger, Case Planner

Planning Commission Public Comments



CASE NUMBER PL23-0009 – Agenda Item # 7.A FOR PARTICIPANTS ON ZOOM

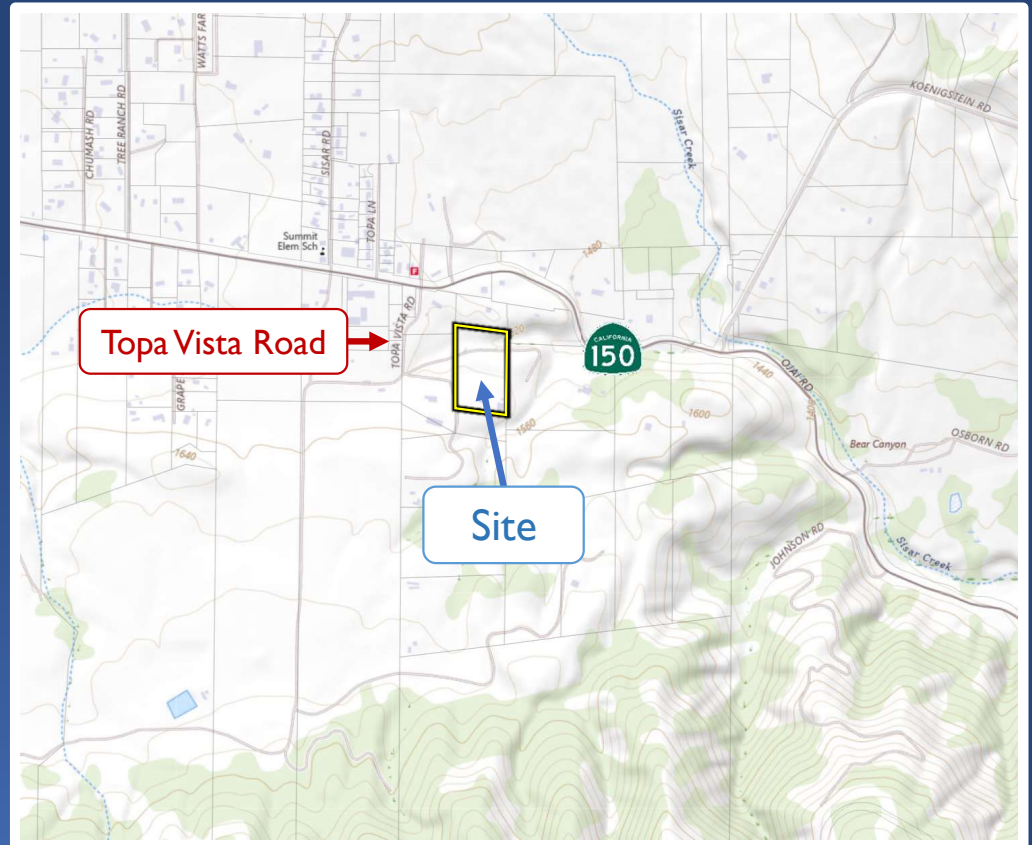
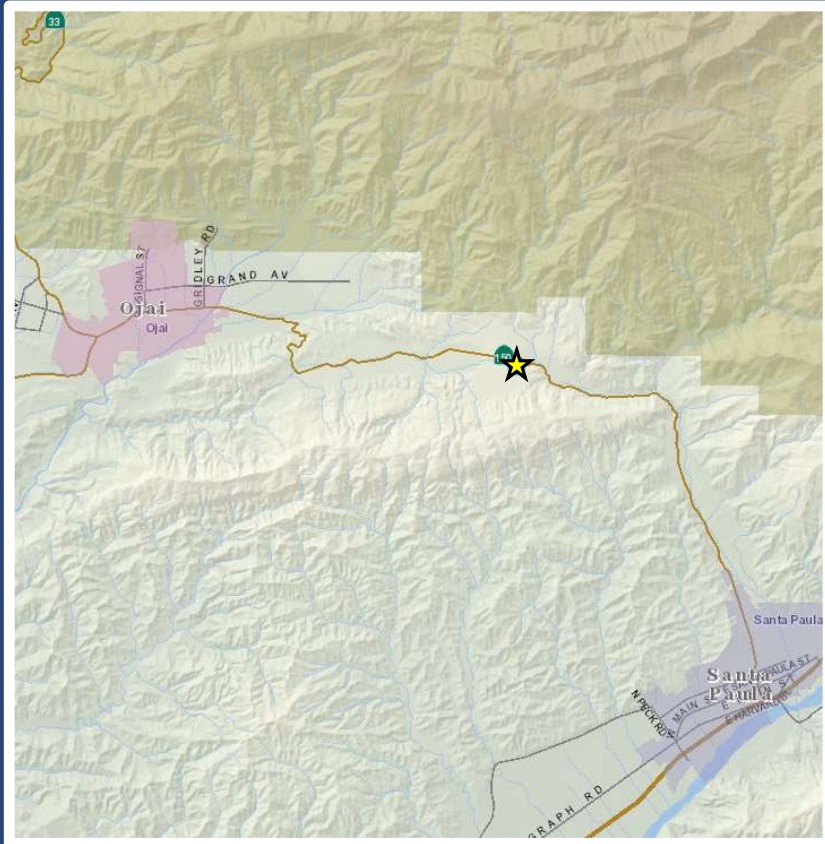
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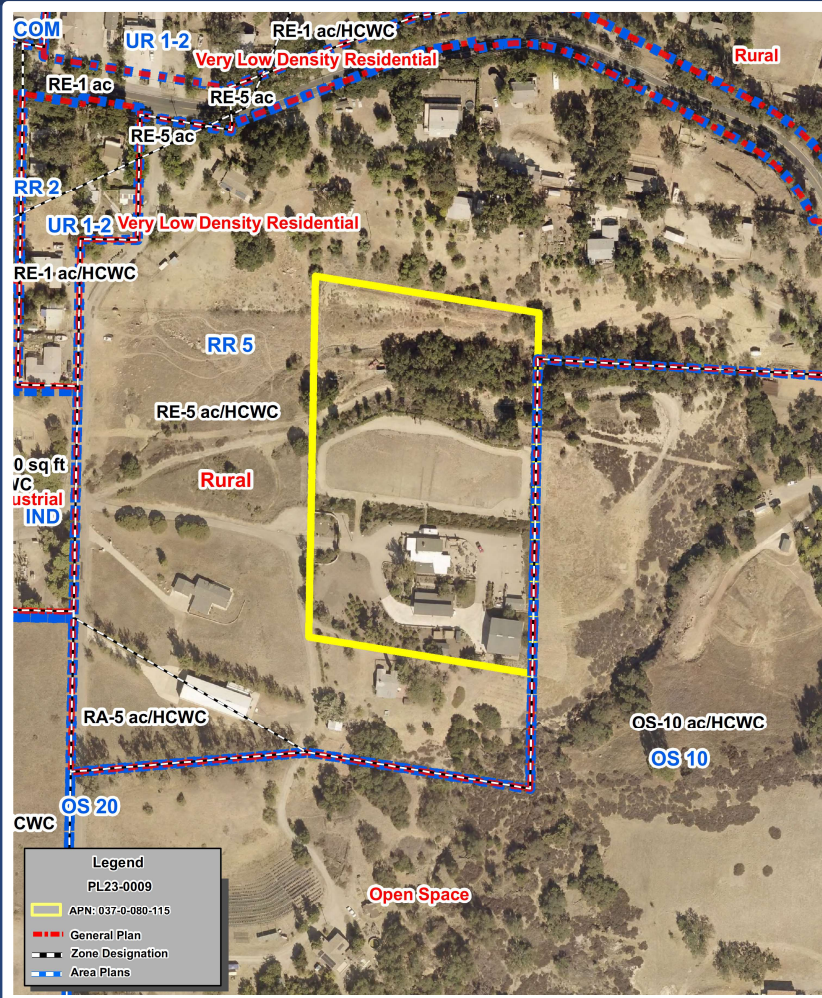


Project Background

Vicinity Map



Site Location



LOCATION

11820 Topa Vista Road, Upper Ojai Valley

APN: 037-0-080-115

GENERAL PLAN

Rural

OJAI VALLEY AREA PLAN

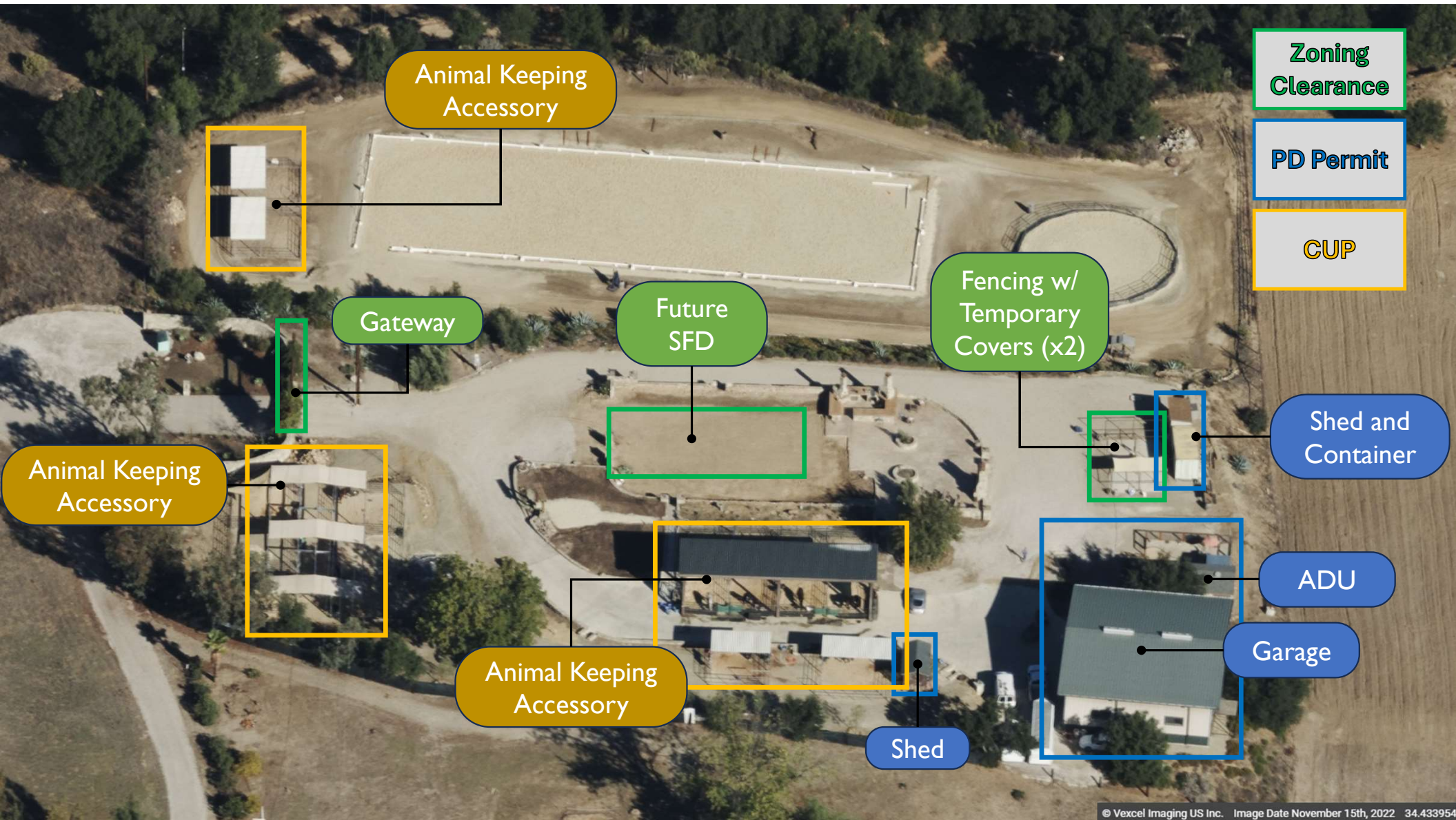
Rural Residential – 5-10-acre min.

ZONING

Rural Exclusive, 5-acre minimum (RE-5 ac.) /
Habitat Connectivity & Wildlife Corridor (HCWC)

Site Location





Animal Keeping
Accessory

Zoning
Clearance

PD Permit

CUP

Gateway

Future
SFD

Fencing w/
Temporary
Covers (x2)

Shed and
Container

Animal Keeping
Accessory

ADU

Garage

Animal Keeping
Accessory

Shed



Site Plan Revisions



Animal-Keeping Structures

APN 037-0-080-315

200 FT BUFFER TO SURFACE WATER FEATURE

6" FIRE HYDRANT

Appellant's Proposed Home

200 FT BUFFER TO

ANIMAL SHADE STRUCTURE #5

ANIMAL SHADE STRUCTURE #1 & #2

ANIMAL SHADE STRUCTURE #4

OPEN ARENA

OPEN ARENA

LEACH FIELD

PLANTED AREA

PLANTED AREA

STAIRS

PLANTED AREA

PROPOSED MAIN RESIDENCE

DRIVEWAY

SEPTIC TANK

ANIMAL SHADE STRUCTURE #1

DIRT

CONC.

GROOMING STATION
(NOT PERMANENTLY ANCHORED TO GROUND, USED ON A TEMPORARY BASIS)

SHED #1

SHIPPING CONTAINER

200 FT BUFFER TO SURFACE WATER FEATURE

GROOMING STATION
(NOT PERMANENTLY ANCHORED TO GROUND, USED ON A TEMPORARY BASIS)

ACCESSORY DWELLING UNIT

GARAGE
(NON-HABITABLE STRUCTURE ACCESSORY TO RESIDENTIAL)

PROPOSED RESIDENCE (NOT A PART) ZC22-1085

Nearest Corral	Orig.	Rev.
To House	60'	112'
To Prop Line	19'	51'

APN 037-0-020-425

Operations



Vector Control	Waste Management / Odor Control	Dust Control
<ul style="list-style-type: none">• Vaccinating horses 2x per year.• No chickens or cattle (no H5N1 risk)• Corrals cleaned 3x daily.• Water buckets regularly cleaned.• No standing water.• Fly control 1-2x per month.	<ul style="list-style-type: none">• Approved manure management plan in place.• Waste placed in containers daily.• Waste removed weekly.	<ul style="list-style-type: none">• Watering sand in summer and when conditions merit.• Use of pea gravel, road base, and washed sand to minimize dust generation.• Sprinklers at horse arena.• Roads use road base or concrete.



Agency Review

Agency Comments on Revised Plans / Operations



RMA / Environmental Health	WPD / Groundwater	APCD
<ul style="list-style-type: none">• Manure management protocols are appropriate.• Because two structures are being relocated a setback certification for existing septic systems is required. (Condition No. 51)	<ul style="list-style-type: none">• Manure management plan is sufficient.	<ul style="list-style-type: none">• APCD Rules 55 and 50 would be applicable.• APCD may enforce violations if there are multiple complaints, and a violation is confirmed by an inspector.• Applicant may want to consider further dust control measures.



Recommended Actions

Recommended Actions



1. **CERTIFY** that the Planning Commission has reviewed and considered the 12/19/2024 staff report and all attachments, including revised exhibits, and all comments;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a CUP and PD permit pursuant to Sections 8111-1.2.1.1a, 8111-1.2.1.4, and 8109-4.8.3.c of the NCZO;
4. **GRANT** CUP/PD Permit No. PL23-0009, subject to the conditions of approval, as revised;
5. **CONSIDER** the amount of appeal fees (if any) to be refunded to the appellant; and
6. **DESIGNATE** the Clerk of the Planning Commission as the custodian of records.

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Questions?



- Planning Staff Available for Questions
- Available:
 - Applicant' Representative: Erik Nagy
 - Appellant: Richard Howard

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