COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD
Planning Director

SUSAN CURTIS
Assistant Planning Director

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

To: ☒ **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

From: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

☒ **Office of Planning and Research**
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

A. Project Description:

1. **Entitlement:** Conditional Use Permit (CUP) and Planned Development (PD) Permit Case No. PL23-0009
2. **Applicant's Name:** Keeley Mircetic
3. **Applicant's Address:** 11820 Topa Vista Road, Santa Paula, CA 93060
4. **Location:** 11820 Topa Vista Road, Upper Ojai Valley, Ventura County (See the attached USGS map.)
5. **Assessor Parcel No.:** 037-0-080-115
6. **Project Title:** Mircetic CUP and PD Permit
7. **Project Description:** CUP and PD Permit to retroactively authorize the following structures that were constructed / installed without permits: (A) seven structures within 200 ft. of a wetland in the Habitat Connectivity and Wildlife Corridor overlay zone; (B) four residential accessory structures which cumulatively exceed 2,000 sq. ft. (3,133 sq. ft. total); and (C) six animal husbandry / keeping accessory structures which cumulatively exceed 2,000 sq. ft. (4,728 sq. ft. total).

B. Lead Agency Contact:

1. **Public Agency Approving Project:** County of Ventura, Resource Management Agency, Planning Division
2. **Contact Person:** Michael Conger, Case Planner
3. **Telephone No.:** (805) 654-5038
4. **E-mail Address:** Michael.Conger@ventura.org

C. Exempt Status: Categorical Exemption – Class 3 (CEQA Guidelines Sec. 15303 – "New Construction or Conversion of Small Structures")

D. Justification for Exemption: CUP and PD Permit No. PL23-0009 is exempt pursuant to CEQA Guidelines Section 15303, as it involves authorization of an existing single-family dwelling and several existing accessory structures. These uses are listed and identified in Section 15303 as examples of small structures that qualify for a Class 3 exemption from CEQA ("New Construction and Conversion of Small Structures").

Project Approval: June 3, 2025

Prepared by: Michael Conger, Case Planner

Reviewed by:

Jasmin Kim, AICP
Residential Permits Section Manager
Ventura County Planning Division