



Planning Director Staff Report Hearing on October 4, 2023

County of Ventura • Resource Management Agency

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

GARDEN ACRES MUTUAL WATER COMPANY BACKUP WATER PRODUCTION, STORAGE, AND DISTRIBUTION FACILITY, MINOR MODIFICATION TO CONDITIONAL USE PERMIT PL15-0034 AND ADMINISTRATIVE VARIANCE REQUEST (CASE NO. PL22-0180)

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) PL15-0034 to authorize the continued operation of water production, storage, and transmission facilities that exist on Assessor Parcel Number (APN) 149-0-041-205 (2838 Friedrich Road) and APN 149-0-041-185 (2828 Friedrich Road) for an additional 40 years after approval of the modified CUP. Also, the applicant proposes the construction and installation of a new backup water production, storage, transmission, and distribution facility (for five or more domestic connections) on APN 149-0-043-135 (3802 Almond Drive). The applicant also requests an administrative variance by Planning Director approval. (Case No. PL22-0180).
2. **Applicant/Property Owner:** Garden Acres Mutual Water Company, Mike Barber, President, 3701 Orange Drive Oxnard, CA 93036
3. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested modified CUP and administrative variance.
4. **Project Site Size, Location, and Parcel Number:** The 10,890-square foot property is located at 3802 Almond Drive, near the intersection of Almond Drive and Friedrich Road, near the city of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the subject property that constitutes the proposed project site is 149-0-043-135 (Exhibit 2).

The project site includes existing water production, storage, and transmission facilities located on APN 149-0-041-205 (2838 Friedrich Road) and APN 149-0-041-185 (2828 Friedrich Road).

5. Project Site Land Use and Zoning Designations (Exhibit 2):

- a. Countywide General Plan Land Use Map Designation: Very Low Density Residential

- b. El Rio/Del Norte Area Plan Land Use Map Designation: Urban Residential 2-4 DU/AC (2-4 dwelling units per acre)
- c. Zoning Designation: RE-10,000 sq. ft. (Rural Exclusive, 10,000 square feet minimum lot size)

6. Table 1 - Adjacent Zoning and Land Uses/Development for APN 149-0-043-135 (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-10,000 sq. ft. and AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size)	Private road (Friedrich Road), County Watershed Protection Jurisdictional Channel (flood control), farmland
East	AE-40 ac	County Watershed Protection Jurisdictional Channel (flood control), County-owned service road, farmland
South	RE-10,000 sq. ft. and AE-40 ac	Single family dwelling, County Watershed Protection Jurisdictional Channel (flood control), County-owned service road, farmland
West	RE-10,000 sq. ft.	Two single family dwellings on two separate lots

7. History/Background: CUP Case No. 4741 (approved in 1992) authorized the construction of a water well, tank, and appurtenant structures and equipment on APN 149-0-041-205 (2838 Friedrich Rd). CUP Case No. LU06-0019 (approved in 2006) authorized the continued use of the existing water system on APN 149-0-041-205 for an additional 25 years. A modification to CUP Case No. LU06-0019 (Case No. PL15-0034) (approved in 2016) authorized the continued operation of the water facility for an additional 40 years. The CUP modification also authorized construction of a new water tank and appurtenant equipment on APN 149-0-041-185 (also on Friedrich Road).

The purpose of the proposed project and requested modified CUP (Case No. PL22-0180) is to upgrade the existing Garden Acres Mutual Water Company (GAMWC) water transmission and storage facilities to provide a new back up well and storage tank with associated appurtenances to be located on APN 149-0-043-135 (3802 Almond Drive). The applicant states that the upgrades are needed to address future drought conditions or potential failure of the water well located on APN 149-0-041-205.

8. Project Description: The applicant, GAMWC, requests a Minor Modification of CUP Case No. PL15-0034 to authorize the continued operation of its existing water production, storage, and transmission facilities on APNs 149-0-041-205 (2838 Friedrich Road) and 149-0-041-185 (2828 Friedrich Road) for an additional 40 years after approval of the modified CUP. Existing water facility structures and equipment on APN 149-0-041-205 include a water well, well pump, a 125,000 gallon water storage tank, a 10,000 gallon pressure tank, pumping station (four 25

horsepower pumps, one 15 horsepower pump), chlorination facilities, storage structure, generator, electrical cabinet, Supervisory Control and Data Acquisition system, fences/walls, landscaping, and signage. This water facility operates with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. Existing water facility structures and equipment on APN 149-0-041-185 include a 120,000 gallon water storage tank, emergency interconnect system, security lighting, gravel access drive, chain link frontage fence with barbed wire (maximum eight feet tall), landscape screening (approx. 475 square feet) along the frontage fence and eastern and western property lines, and an at-grade detention basin. There are no pumps at this location and no sound is emitted. There are communication lines, a water transmission pipeline, and tank/line associated valve arrangements on, between, or connecting the facilities at APNs 149-0-041-205 and 149-0-041-185.

In addition, the applicant proposes the construction and installation of a backup water production, storage, and transmission facility on APN 149-0-043-135 (3802 Almond Drive). APN 149-0-043-135 contains an existing single family dwelling which would be moved off the subject property to a vacant lot in the Nyeland Acres neighborhood and a laundry structure (non-commercial) which would be demolished. The proposed project components are identified in Table 2 below.

The proposed backup water facility would operate with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. All other pieces of equipment would be used only during emergencies. The proposed emergency generator would operate only in the event of power failure to ensure continuous flow of potable water and appropriate fire flow. Any routine testing or maintenance of the proposed emergency generator would occur approximately once per year during the daytime only (6:00 a.m. – 7:00 p.m.) to reduce the chance of disturbing the adjacent uses.

Other appurtenances to the proposed backup water production, storage, and distribution facility would be constructed off site. An electric power pole would be installed within the contiguous parcel (APN 149-0-010-175), and a portion of the existing sewer lines would be removed, and an existing sewer cleanout device would be relocated and replaced with a new sewer cleanout device on the same parcel. Also, two underground water pipelines would be installed under and within the same parcel (APN 149-0-010-175). The two water pipelines would extend beyond the parcel along Friedrich Road. One of the proposed water lines to be undergrounded along Friedrich Road would connect the proposed water facility on APN 149-0-043-135 to the existing water facility on APN 149-0-041-205. This installation would require trenching for the new underground water line with the installation of associated shut off water valves. No other development is proposed at the site of the existing water facilities (APNs 149-0-041-185 and 149-0-041-205).

No new employees would be required for the daily operation of the proposed project. Maintenance workers would occasionally visit the site for repair, maintenance, and testing. Such maintenance would occur between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Maintenance personnel would also respond to site emergencies if necessary.

Water would be supplied by the existing GAMWC water facilities to address the landscape irrigation requirements at the existing sites and proposed site. The project would not generate sewage, would not require the use of an onsite wastewater treatment system, and would not require connection to a public sewer system. Access to the proposed project site would be provided by private Friedrich Road (APN 149-0-010-175) for which the applicant has access easement rights. Access to the existing project sites would continue to be provided by County maintained Friedrich Road (public street) and Orange Drive.

Table 2 – Proposed Structural Components	Count	Size
(R) Single-family dwelling	1	NA
(R) Building/laundry structure (adjacent to existing dwelling)	1	NA
(R) Lateral sewer line	1	NA
(P) Water well	1	NA
(P) Motor (slow start type) for well	1	NA
(P) Tank (water storage), 121,500 gal	1	1,320 sf, 17' tall
(P) Tank (pressure/hydropneumatic), 5,000 gal	1	140 sf, 10' tall
(P) Pump station with 4 pumps	4	NA
(P) Chlorine facility/doser	1	32 sf, 6' tall
(P) Motor control (Switchgear) cabinet, includes electronic panel cabinet, Supervisory Control and Data Acquisition system, and switchgear	1	NA
(P) SCE Main meter cabinet	1	NA
(P) Generator (electric) 200 kw	1	NA
(E) Building to be used for storage (previously used as garage)	1	1,294 sf, 13' tall
(P) Driveways (gravel)	2	NA
(P) Wall (block)	NA	6 ft. tall (3 ft. tall max. in front setback area)

(P) Fence (along frontage) and gate (both chain link)	NA	6 ft. tall (5 ft. tall max. in front setback area)
(P) Lighting	2	15 ft. tall
(P) Security cameras on poles	6	15.2" length, 12.4" width, 2.0" height
(P) Solar panels (to be mounted on roof of existing garage/storage structure)	42	74" width, 41.1" depth, 1.26" height
(P) Power pole with pole-mounted transformer unit (off site)	1	35' tall (approx.)
(P) Power pole (on site)	1	35' tall (approx.)
(P) Gravel access from Friedrich Road into the subject property	1	60' long (max.)
(P) Water transmission pipeline (to be undergrounded within well/tank parcel, Almond Drive, Friedrich/APN 149-0-010-175, and County right-of-way)	Multiple	1,400' (linear) total, approx.)
(P) Signage	1	3' by 5'

P = Proposed
 E = Existing
 R = Existing to be Removed
 NA = Not applicable
 sf = square feet
 gal = gallon
 (Exhibit 3).

The applicant also requests an administrative variance by Planning Director approval to allow a decrease of 20 percent in the required minimum setbacks (Exhibit 4).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

On July 14, 2016, the Planning Director adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of a modification to CUP Case No. LU06-0019 (Case No. PL15-0034) to authorize the continued operation of a water production,

storage, and transmission facility (on APN 149-0-041-205) for an additional 40 years and the construction of a new water tank and appurtenant equipment on a separate parcel (APN 149-0-041-185). The proposed project involves the construction of a new backup water production, storage, and distribution facility on a separate lot that would be utilized in the event the existing water facility failed or functioned insufficiently. This MND is attached as Exhibit 5.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted MND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent MND have occurred. Exhibit 5 includes a description of the changes or additions that are necessary to the MND and a discussion of why none of the conditions described in the CEQA Guidelines exist which require the preparation of an EIR or subsequent MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of a subsequent MND, and the addendum to the MND (Exhibit 5) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN AND EL RIO/DEL NORTE AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and El Rio/Del Norte Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 7 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO. Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the RE zone district with the granting of a modified CUP. Upon the granting of the modified CUP, the proposed project will comply with this requirement.

The proposed project includes the construction and use of structures and equipment that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 3 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 3 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 square feet	Yes
Maximum Percentage of Building Coverage	35%	Yes
Front Setback	20 feet	No. The applicant has requested an Administrative Variance to reduce the front

Table 3 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
		setback standard by 20% to 16 feet (Exhibit 4). With the Planning Director’s approval of the Administrative Variance, the proposed project would comply.
Side Setback	10 feet (reverse corner lot)	Yes
Rear Setback	15 feet	No. The applicant has requested an Administrative Variance to reduce the front setback standard by 20% to 12 feet (Exhibit 4). With the Planning Director’s approval of the Administrative Variance, the proposed project would comply. Also, certain proposed detached accessory structures (e.g., electric generator) are located closer than 12 feet from the rear lot line. However, pursuant to Ventura County NCZO Section 8106-5.1, detached accessory structures not used for human habitation may be constructed to within 3 feet of rear lot lines provided that any such accessory structures do not occupy more than 40 percent of the rear setback area. Based on this exception, the proposed project would comply.
Maximum Building Height	25 feet (principal structures), 15 feet (accessory structures)	Yes

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a modified CUP pursuant to Section 8111-1.2.1.1a of the Ventura County NCZO. The ability to make the required 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 [Section 8111-1.2.1.1a.a].**

Based on the information and analysis presented in Section D and Exhibit 7 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 [Section 8111-1.2.1.1a.b].**

As discussed in the Administrative Variance Findings (Exhibit 4), the General Plan and Area Plan Consistency Analysis (Exhibit 7), and in Section D (above), the proposed project is compatible with the character and zoning of the surrounding development. The applicant's requested modified CUP would not reduce the existing lot size and does not include a request to change the rural exclusive land use designation of the property. Also, the proposed project would comply with maximum building coverage standard.

The existing water facilities are, and the proposed backup water facilities would be located adjacent to existing residential land uses. However, project design features and other measures would make the proposed project compatible with the character of surrounding uses. The applicant would install landscaping to partially screen the proposed water tank and other appurtenances from the residents' views. Also, the applicant would maintain the existing landscaping at the existing water facilities sites. Noise from non-emergency, noise-generating equipment at the proposed site would be limited to daytime hours and noise would be mitigated by proposed concrete block walls. Noise control measures would be maintained at the existing water facility that includes noise generating equipment. The proposed project would not require additional employees, and regular operations would not involve customer visits. Vehicle trips to and from the proposed project site are not anticipated to exceed the number of existing trips (associated with the existing residential use). The Ventura County Public Works Agency—Roads & Transportation Department determined that the project's impacts to County roads would be less than significant. Service and maintenance vehicles would park on-site during normal working hours. In addition, proposed signage would be regulated by the signage ordinance of the Ventura County Non-Coastal Zoning Ordinance

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

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

As discussed in the General Plan Consistency Determination (Exhibit 7), no substantial adverse effect on the utility of surrounding uses has been identified. No complaints have been documented about the existing water facilities since approval of the last CUP modification in 2016. To avoid land use conflicts with agricultural operators located to the north and east of the proposed project, the Ventura County Department of Agriculture would require the applicant to limit the entry of service technicians or other facility personnel to the proposed facility during pesticide applications occurring off site near the facility.

The Ventura County Environmental Health Division (EHD) requires the proper storage, handling, and disposal of potentially hazardous materials at the existing and proposed sites in compliance with applicable state and local regulations. EHD

determined that the GAMWC would not generate hazardous wastes which would require an EHD permit. The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and determined that the proposed project's regional and local air quality and greenhouse gas emission impacts would be less than significant. While the VCAPCD does not expect the proposed project to generate odorous emissions in such quantities as to be a nuisance to nearby land uses, the VCAPCD did add a condition prohibiting the discharge of any quantity of air contaminants that would cause injury, detriment, or nuisance. The applicant proposes security fencing, security cameras, and lighting for the proposed project site and will maintain security measures at the existing sites. These elements have been incorporated into the conditions of approval (Exhibit 6).

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

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

As discussed in the General Plan Consistency Determination (Exhibit 7), the project would not be detrimental to the public interest, health, safety, convenience, or welfare. No new sewage would be generated by the proposed project. The Ventura County Fire Department (VCFD) determined that the existing road (Friedrich Road) meets VCFD standards which would ensure adequate VCFD access to the sites in the event of an emergency. The VCFD would require GAMWC to certify that adequate fire flow can be provided for the project. The VCFD would require the applicant to install fire hydrants at the proposed project site. Also, the VCFD would require the applicant to construct the proposed structures in accordance with Fire and Building Codes.

The Ventura County Public Works Agency—Watershed Protection, Groundwater Division determined that the proposed project does not involve an increase in GAMWC's existing annual groundwater extraction allocation from the Fox Canyon Groundwater Management Agency. Also, the Ventura County Public Works Agency—Land Development Services Division determined that there would be no increase in the number of approved maximum water service connections of 369. No surface water would be used for the proposed project.

The Land Development Services Division would require the proposed project to be constructed in compliance with current codes and standards to ensure that no obstruction of flow in the existing drainage or adverse impacts to the capacity of any downstream channel would occur. The Land Development Services Division determined that no increase in flooding hazard or potential for erosion or siltation would occur as a result of the proposed project.

Finally, in the event that cultural resources would be encountered during the development phase, all construction work within the vicinity of the discovery would

stop until a professional archaeologist could be retained to assess the discovery and make recommendations to protect any discovered archaeological resources.

Based on the discussion above, 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 [Section 8111-1.2.1.1a.e].

A CUP is required for the proposed project. As discussed in Sections E.2 through E.4 (above), the proposed project would be compatible with the existing and potential land uses in the general area where the project is located.

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

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1a.f].

The lot on which the newly proposed project would be constructed (APN 149-0-043-135) has been certified by the County of Ventura as a single, discrete lot or parcel existing in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410, et seq.) and local ordinances enacted pursuant thereto. This Certificate of Compliance No. 23-01-1569 was recorded in the Ventura County Clerk and Recorder's Office on March 16, 2023 (2023000019711).

APN 149-0-041-205 is a legal lot that gained its current configuration by means of Conditional Certificate of Compliance No. 9114, as recorded in the Ventura County Clerk and Recorder's Office on March 10, 1992.

APN 149-0-041-185 is a legal lot that gained its current configuration by means of Conditional Certificate of Compliance-Parcel Map No. CCC-PM 5958, as recorded in the Ventura County Clerk and Recorder's Office on November 16, 2016.

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

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].

In accordance with CEQA Guidelines [Section 15164(b)], the Planning Division (as the lead agency) prepared an addendum to the adopted MND because the changes that are necessary to the MND are not substantial and none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of an Environmental Impact Report(s) or subsequent MND(s) have occurred (Exhibit 5).

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

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On September 21, 2023, the Planning Division mailed notice to owners of property within 900 feet of the property on which the project site is located. The notices were printed in both English and Spanish. On September 22, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

On August 17, 2023, the El Rio/Del Norte Municipal Advisory Council (MAC) considered the proposed project which was presented by Planning Division staff. Planning staff answered questions and addressed comments from council members and the public. No one objected to the proposed project. The MAC members voted 4-0 (with one abstention) in favor of Planning staff's continued processing of the requested modified CUP to public hearing.

The project site is located within the City of Oxnard's Sphere of Influence. Therefore, on January 6, 2023, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City of Oxnard might have on the proposed project. The City of Oxnard responded that the proposed project is not contiguous to an existing City boundary and that the applicant should not apply to the City for land use entitlements. The City of Oxnard did not provide any further comments.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed Addendum to the MND (Exhibit 5), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 6), and has considered all comments received during the public comment process;
2. **FIND** that none of the conditions have occurred or exist as set forth in CEQA Guidelines section 15162 to require the preparation of a subsequent MND for the subject project, and that the addendum to the previously adopted MND (Exhibit 5) satisfies the environmental review requirements of CEQA;
3. **MAKE** the required findings to approve an Administrative Variance pursuant to Section 8111-1.2.2.4 of the Ventura County NCZO, based on the substantial evidence presented in Exhibit 4 of this staff report;
4. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

5. **GRANT** Minor Modification of CUP PL15-0034 (Case No. PL22-0180), subject to the conditions of approval (Exhibit 6); and,
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 Charles Anthony at (805) 654-3683 or Charles.Anthony@ventura.org.

Prepared by:



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Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|--|
| Exhibit 2 | Maps |
| Exhibit 3 | Plans |
| Exhibit 4 | Administrative Variance Request Findings |
| Exhibit 5 | Addendum to adopted MND and MND |
| Exhibit 6 | Conditions of Approval and Mitigation Monitoring and Reporting Program |
| Exhibit 7 | General Plan and Area Plan Consistency Analysis |



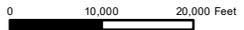
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Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 08-29-2023



**County of Ventura
 Planning Director Hearing
 Case No. PL22-0180
 Exhibit 2 - Maps
 Vicinity**



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Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 08-17-2023
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**County of Ventura
 Planning Director Hearing
 Case No. PL22-0180
 Exhibit 2 - Maps
 General Plan and Zoning**



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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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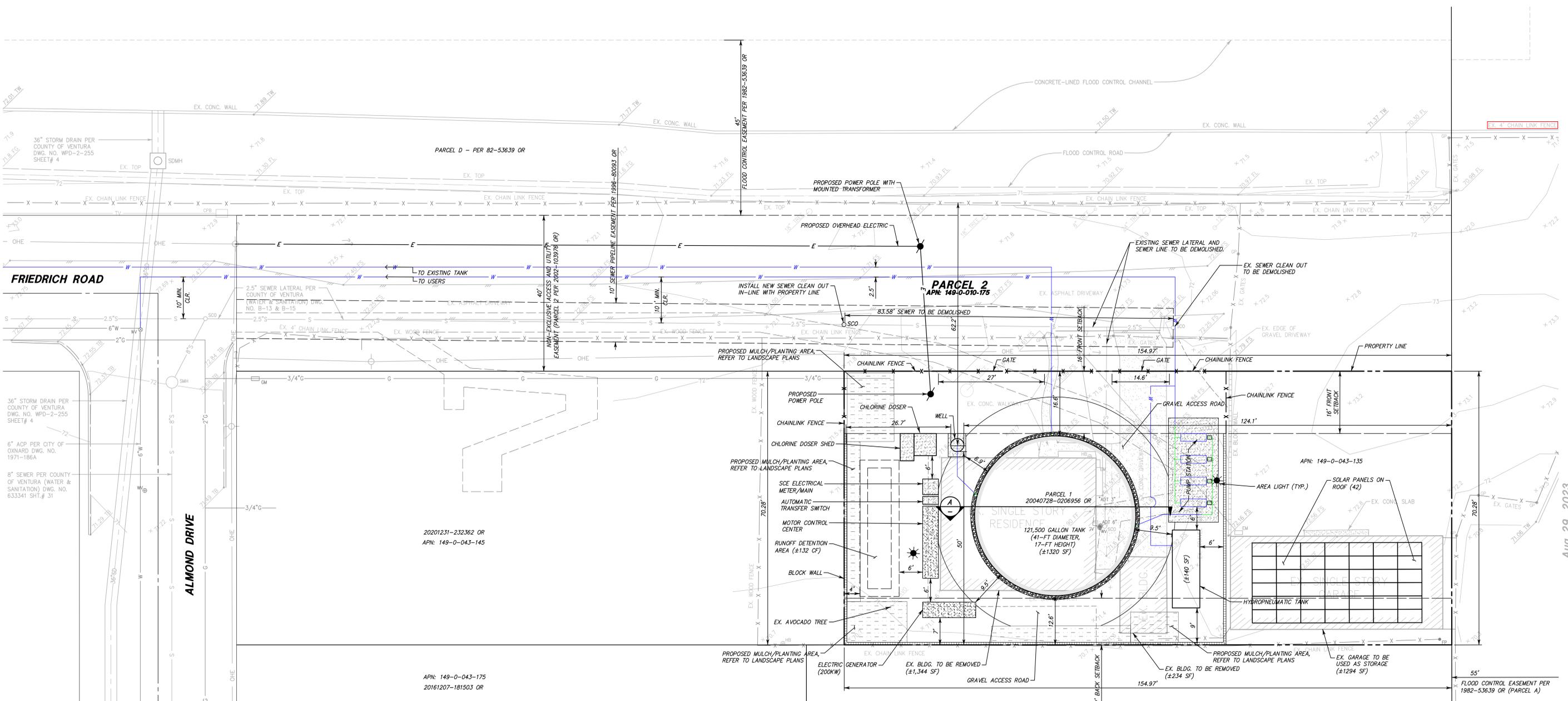


**County of Ventura
Planning Director Hearing
Case No. PL22-0180
Exhibit 2 - Maps
Aerial Photo**



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LEGEND & ABBREVIATIONS:

- ABBREVIATIONS**
- AC = ASPHALT
 - BLDG = BUILDING
 - BLK = BLOCK
 - BSW = BACK OF SIDEWALK
 - C/L = CENTERLINE
 - CL = CHAIN LINK
 - CB = CATCH BASIN
 - CF = CURB FACE
 - CMP = CORRUGATED METAL PIPE
 - SCD = SEWER CLEANOUT
 - CONC = CONCRETE
 - EP = EDGE OF PAVEMENT
 - FG = FINISHED GRADE
 - FH = FIRE HYDRANT
 - FL = FLOW LINE
 - FS = FINISHED SURFACE
 - G = GAS
 - GR = GRADE
 - GP = GRADE BREAK
 - INV = INVERT
 - IRR = IRRIGATION WATER MAIN
 - LP = LOW POINT
 - MH = MANHOLE
 - P/L = PROPERTY LINE
 - PP = POWER POLE
 - PUE = PUBLIC UTILITY EASEMENT
 - PVC = POLYVINYL CHLORIDE
 - PWA = PUBLIC WORKS AGENCY
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT OF WAY
 - SD = STORM DRAIN
 - SS = SANITARY SEWER
 - ST = STREET LIGHT
 - TC = TOP OF CURB
 - TP = TOP OF FOOTING
 - TG = TOP OF GRADE
 - TW = TOP OF WALL
 - TRW = TOP OF RETAINING WALL
 - VCP = VITRIFIED CLAY PIPE
 - V.P.U.E. = VERIZON PUBLIC UTILITY EASEMENT
 - W = WATER MAIN
 - WM = WATER METER
 - WV = WATER VALVE
 - L.O.S. = LINE OF SIGHT
- PROPOSED**
- BLOCK WALL
 - CATCH BASIN
 - CUT/FILL
 - DAYLIGHT LINE
 - EASEMENT LINE
 - FIRE HYDRANT
 - FLOWLINE/SWALE
 - RETAINING WALL
 - SD
 - SURFACE DRAIN
 - STREET LIGHT
 - STREET SIGN
 - SLOPE
 - WATER
 - PROPERTY LINE
 - TRACT BOUNDARY
 - RIGHT OF WAY
 - FENCE
 - BOLLARD
 - ABOVEGROUND WATER
 - BELOWGROUND WATER
- EXISTING**
- BLOCK WALL
 - CONTOUR LINE
 - FIRE HYDRANT
 - GAS
 - OVERHEAD ELEC.
 - SEWER
 - STREET LIGHT
 - STREET SIGN
 - STORM DRAIN
 - WATER
 - WATER VALVE
 - TELEPHONE
 - FENCE
 - EXISTING

MECHANICAL SPECIFICATION

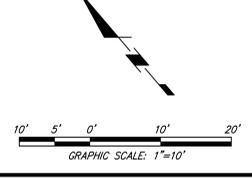
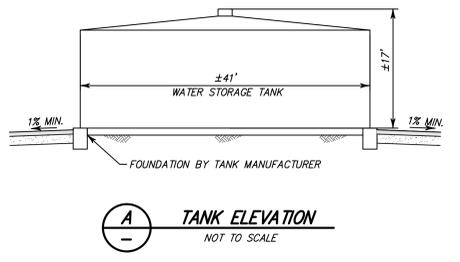
Panel: 74.0" x 41.5" x 1.25" (including frame)
 Weight: 65.5 lbs (29.7 kg)
 Front Cover: 0.131" (3.3mm) normally pre-stressed glass with self-healing technology
 Back Cover: Composite fiber
 Frame: Black anodized aluminum
 Cell: 6 x 22 monocrystalline Si-AUTUM solar half cells
 Junction Box: 120V 50Hz 1.25A 30W x 100V 0.75A 30W
 Cable: 12 AWG 2-conductor (14 AWG 2-conductor) x 1.48m (5.20m)
 Connector: Single MCA 1PB

ELECTRICAL CHARACTERISTICS

POWER CLASS	305	300	305	400	405
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC (POWER TOLERANCE ±0.5W/-0.5W)					
Power at MPPT	100	95	90	105	100
Short Circuit Current	I _{sc} [A]	11.04	11.07	11.10	11.14
Open Circuit Voltage	V _{oc} [V]	40.10	40.22	40.27	40.30
Current at MPPT	I _{mp} [A]	10.59	10.65	10.71	10.77
Voltage at MPPT	V _{mp} [V]	36.36	36.42	36.48	36.54
Efficiency	η	21.6	21.6	21.6	21.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NEMO1					
Power at MPPT	100	98.0	96.0	105	100
Short Circuit Current	I _{sc} [A]	8.90	8.92	8.96	8.97
Open Circuit Voltage	V _{oc} [V]	42.82	42.85	42.89	42.92
Current at MPPT	I _{mp} [A]	9.26	9.41	9.48	9.53
Voltage at MPPT	V _{mp} [V]	34.59	34.61	34.63	34.65
Efficiency	η	21.6	21.6	21.6	21.6
G CELLS PERFORMANCE WARRANTY					
At least 94% of normal power during full year. Threshold 0.15% degradation per year. At least 93.5% of normal power after 10 years. At least 92.5% of normal power after 25 years.					
All cell module performance warranty is full warranty in accordance with the warranty terms of your respective country.					
Typical module performance under the following conditions in comparison to STC conditions (25°C, 1000W/m²)					
Temperature Coefficient of P _{max}	η [W/K]	-0.04	Temperature Coefficient of V _{oc}	η [W/K]	-0.27
Temperature Coefficient of I _{sc}	η [W/K]	0.04	Maximal Module Operating Temperature	MMOFT [°F]	200 ± 4 (93 ± 2)°C
PROPERTIES FOR SYSTEM DESIGN					
Maximum System Voltage V _{oc}	[V]	1000 (WET) (1000 V)	IPV module classification	Class 2	
Maximum System Power	[W]	100	IPV module classification	Class 2	
Max. Storage Load, Pure Sine Wave	[W]	15,000 (100% DROPOUT)	Inverter Module Temperature	-40°F up to +180°F (-40°C up to +80°C)	
Max. Total Load, Pure Sine Wave	[W]	13,333 (66.67% DROPOUT)	IPV Certification Code		
*See Installation Manual					
QUALIFICATIONS AND CERTIFICATES					
PACKAGING INFORMATION					
UL 6176 CE-compliant	CE	RoHS	RoHS	RoHS	RoHS
RoHS Compliant (no RoHS)	CE	RoHS	RoHS	RoHS	RoHS
UL 6176 CE-compliant	CE	RoHS	RoHS	RoHS	RoHS
UL 6176 CE-compliant	CE	RoHS	RoHS	RoHS	RoHS

SOLAR PANEL DATA

County of Ventura
 Planning Director Hearing
 Case No. PL22-0180
 Exhibit 3 - Plans
 Proposed Facility APN 149-0-043-135



JENSEN DESIGN & SURVEY, INC.
 1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE: 805/654-8977
 FAX: 805/654-8970

BACKUP TANK SITE PLAN FOR GARDEN ACRES WATER

3802 Almond Drive
 UNINCORPORATED VENTURA COUNTY
 COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 1 OF 1

SCALE: AS NOTED
 DATE: 8/29/23
 J.N.: GAR56383
 D.W.G. NAME: 6383-SITE.dwg

Aug 29, 2023

PROJECT NOTES

- THE HISTORICAL WATER PRESSURE WITHIN THIS AREA OF THE COUNTY OF VENTURA IS APPROXIMATELY 60.0 PSI. THE CONTRACTOR SHALL PERFORM A STATIC WATER PRESSURE TEST AT THE PROPOSED POINT OF CONNECTION PRIOR TO BEGINNING ANY IRRIGATION WORK AND NOTIFY THE LANDSCAPE ARCHITECT OF THE RESULTS.
- CONTACT UNDERGROUND SERVICE ALERT AT 1-800-227-2600 TO IDENTIFY AND LOCATE ALL ON-SITE UTILITIES PRIOR TO BEGINNING WORK. THE LANDSCAPE SUB CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT AND REVIEW THE EXISTING SITE PRIOR TO BEGINNING WORK TO AVOID CONFLICTS WITH EXISTING UTILITIES AND PROPOSED NEW CONSTRUCTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TRENCH SETTLING OR IRRIGATION HEAD SETTLING. ALL TRENCHES WILL BE BACK FILLED WITH CLEAN SOIL, COMPACTED AND REPLANTED WITH APPROVED SHRUB OR GRASS COVER TO MATCH EXISTING PLANTING. ALL HEADS THAT SETTLE WILL BE RAISED TO 1/2" ABOVE FINISH GRADE. PROVIDE ADDITIONAL SOIL AS NECESSARY AND HAND TAMP AROUND HEAD TO PREVENT FUTURE SETTLING. PROVIDE NEW SEED OR PLANT MATERIAL AS NEEDED TO COMPLETE REPAIR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLEEVING INSTALLED UNDER ALL PAVED SURFACES. PROVIDE SEPARATE INDIVIDUAL SLEEVES FOR MAINLINE, LATERALS, AND REMOTE CONTROL VALVE WIRES. LATERAL SLEEVING SHALL BE SIZED (3) PIPE SIZES LARGER THAN THE MAINLINE OR LATERAL PIPE TO BE SLEEVED. ALL WIRE SLEEVES SHALL BE NO LESS THAN 2" IN SIZE.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN LANDSCAPE PLANTERS WHENEVER POSSIBLE.
- THE CONTRACTOR WILL BRING INTO THE REMOTE CONTROL VALVE BOX LIDS THE NEW VALVE STATION NUMBER AND RELATED NEW AUTO CONTROLLER LETTER. PROVIDE CHRISTY STANDARD SIZE I.D. TAGS CONNECTED TO EACH VALVE SOLENOID WITH NEW STATION NUMBER AND RELATED NEW AUTO CONTROLLER LETTER.
- THE CONTRACTOR SHALL INSTALL ALL IRRIGATION REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLING VALVES A MINIMUM DISTANCE OF 10'-0" FROM ALL TREE TRUNK LOCATIONS ILLUSTRATED ON PLANTING PLAN. CONFIRM LAYOUT OF PROPOSED TREE LOCATIONS PRIOR TO INSTALLING ANY VALVE.
- UTILITIES MAY HAVE BEEN OMITTED ON THE IRRIGATION SHEETS. REVIEW CIVIL ENGINEER'S DRAWINGS AND EXERCISE CARE IN EXCAVATION WHILE PROTECTING EXISTING UTILITIES IN PLACE.
- INSTALL IRRITROL / RAIN MASTER AUTO CONTROLLER AND RAIN SENSOR EQUIPMENT, AS WELL AS CREATIVE SENSOR TECHNOLOGY FLOW SENSOR AS PER MANUFACTURER'S SPECIFICATIONS.
- THE FOLLOWING 14 GAUGE WIRING SPECIFICATION SHALL BE FOLLOWED DURING CONSTRUCTION. ALL COMMON WIRES USED ON THIS PROJECT SHALL BE WHITE IN COLOR. A SPARE COMMON WIRE SHALL BE LOOPEO INTO ALL REMOTE CONTROL VALVES BOXES WIRED TO THE AUTO CONTROLLER. THE SPARE COMMON WIRE SHALL BE PURPLE IN COLOR. THE MASTER VALVE SHALL BE FURNISHED WITH A YELLOW AND BLUE WIRE FOR COMMON AND CONTROL IDENTIFICATION. THE REMAINING REMOTE CONTROL CONTROL WIRES SHALL BE DIFFERENT COLORED WIRES THAN THE PREVIOUSLY MENTIONED WIRES EITHER WITH COMPLETELY DIFFERENT COLORED WIRE JACKETS OR COLORED WIRED JACKETS WITH A DIFFERENT COLORED STRIPE. THE RESULT SHALL BE NO TWO WIRES IN ANY WIRE BUNDLE SHALL HAVE THE SAME COLOR OR PATTERN SO THEY CAN BE EASILY IDENTIFIED IN THE FIELD.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED USING STANDARD WHITE COLORED SCH. 40 PVC WATER PIPING, GREEN COLORED VALVE BOXES, AND STANDARD COLORED SPRINKLER HEAD CAPS. THIS IRRIGATION SYSTEM IS NOT USING A RECLAIMED OR NON-POTABLE WATER SUPPLY TO IRRIGATE THE LANDSCAPE AREAS.
- CONTRACTOR SHALL HAVE THE NEW REDUCED PRESSURE BACKFLOW DEVICE TESTED AND CERTIFIED BY A CERTIFIED BACKFLOW PREVENTION DEVICE TECHNICIAN. WRITTEN RESULTS OF THE BACKFLOW TESTING PROCEDURE SHALL BE SUBMITTED TO THE COUNTY OF VENTURA PUBLIC WORKS DEPARTMENT.

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (Eto x 0.45 x Land Area x 0.62)
 Eto = reference evapotranspiration of Oxnard of 42.3 (inches per year)
 0.45 = evapotranspiration adjustment factor (standard bubbler)
 Land Area = total square feet of landscape area for the site (790)
 0.62 = conversion factor (to gallons per square foot)
 MAWA = (42.3 x 0.45 x 790 x 0.62) = 9,323 gallons per year

IRRIGATION WATER USE SUMMARY

TOTAL MAWA = 9,323 GALLON PER YEAR
 TOTAL EAWU = 8,521 GALLON PER YEAR
 TOTAL VOLUME OF WATER UNDER MAWA = 802 GALLONS PER YEAR

SEASONAL IRRIGATION APPLICATION SCHEDULE

HYDROZONE DESCRIPTION	WINTER		SPRING		SUMMER		FALL	
	MINUTES	DAYS ON						
FULL SUN AREA - FLOOD BUBBLER - TREE	10	2	15	2	10	3	15	2
FULL SUN AREA - OVERHEAD SPRAY - TREE	5	2	8	2	12	2	8	2
FULL SUN AREA - FLOOD BUBBLER - SHRUB	15	1	10	2	10	3	10	2

IRRIGATION CALCULATIONS

DESCRIPTION	RCV A-2 9.0 GPM
AVAILABLE STATIC WATER PRESSURE	60.0 PSI
LOSS FROM P.O.C. TO WATER METER (20' OF 3/4" COPPER)	2.4 PSI
LOSS AT 3/4" WATER METER	1.3 PSI
LOSS THROUGH 3/4" COPPER SERVICE LINE	1.2 PSI
LOSS AT 3/4" REDUCED PRESSURE BACKFLOW DEVICE	13.0 PSI
LOSS AT 1" MASTER VALVE AND FLOW SENSOR	1.5 PSI
LOSS THROUGH 80' OF 1" SCH. 40 PVC MAINLINE	1.8 PSI
TOTAL FRICTION LOSS THROUGH MAINLINE FITTINGS	2.1 PSI
LOSS THROUGH REMOTE CONTROL VALVE	2.4 PSI
LOSS THROUGH PVC LATERAL SYSTEM SYSTEM TO LAST HEAD	2.4 PSI
LOSS DUE TO ELEVATION CHANGE	0.0 PSI
AVAILABLE STATIC WATER PRESSURE	60.0 PSI
TOTAL FRICTION LOSS	28.1 PSI
NET OPERATING PRESSURE AT SPRINKLER HEADS	31.9 PSI

NOTES:
 IRRIGATION CALCULATIONS ARE BASED ON A MINIMUM STATIC WATER PRESSURE AVAILABLE ON SITE OF 60.0 PSI. CONTRACTOR TO VERIFY AVAILABLE STATIC WATER PRESSURE ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF RESULTS PRIOR TO BEGINNING ANY WORK.

IRRIGATION KEY NOTES

- | SYMBOL | DESCRIPTION |
|--------|---|
| (A) | IRRIGATION POINT OF CONNECTION 'A'
VERIFY THE EXACT LOCATION, SIZE, AND TYPE OF EXISTING POTABLE WATER PIPE TO BE USED AS AN IRRIGATION WATER SUPPLY SOURCE WITH WATER DISTRICT REPRESENTATIVE. EXCAVATE AND EXPOSE THE PIPE AT DESIRED LOCATION FOR IRRIGATION CONNECTION. CUT OR TAP PIPE AND INSTALL A 1/2" TYPE 'K' COPPER PIPE FROM POINT OF CONNECTION ON SOURCE WATER LINE TO LANDSCAPE PLANTING AREA LOCATED ON SOUTH SIDE OF PARCEL. INSTALL A NEW 3/4" WATER METER AS PER WATER DISTRICT STANDARDS IN PLANTER. INSTALL 1/2" TYPE 'K' COPPER FROM DISCHARGE OF WATER METER TO SUPPLY A NEW 3/4" WILKINS 375XLB-SE SERIES REDUCED PRESSURE BACKFLOW DEVICE ASSEMBLY THAT SHALL BE INSTALLED 12" ABOVE FINISH GRADE AND AS PER ALL VENTURA COUNTY PUBLIC WORKS STANDARDS. ON DOWNSTREAM SIDE OF COMPLETED 3" BACKFLOW ASSEMBLY, INSTALL A 1" SCH. 40 PVC MAINLINE SEGMENT APPROXIMATELY 24" IN LENGTH. INSTALL A 1" NORMALLY CLOSED MASTER VALVE WITH A 1" FLOW SENSOR TOGETHER IN A JUMBO VALVE BOX. INSTALL 1" SCH. 40 PVC MAINLINE 24" BELOW GRADE TO ALL NEW REMOTE CONTROL VALVES AND QUICK COUPLERS ON THIS PROJECT. |
| (B) | AUTO CONTROLLER 'A'
CONTRACTOR SHALL INSTALL A 1-6 STATION AUTO CONTROLLER 'A'. WALL MOUNT ON EXTERIOR MASONRY SECURITY WALL. EXACT LOCATION OF ALL AUTO CONTROLLER LOCATIONS SHALL BE DETERMINED IN THE FIELD BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. INSTALL 120 VOLT, 60 HERTZ, 2 AMP ELECTRICAL POWER SUPPLY TO ALL AUTO CONTROLLER LOCATIONS. ALL ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN AND AS PER LOCAL VENTURA COUNTY BUILDING CODES. |
| (C) | WIRELESS RAIN SENSOR FOR AUTO CONTROLLER 'A'
MOUNT WIRELESS DEVICE ON EXTERIOR MASONRY SECURITY WALL, FREE OF ANY BUILDING OVERHANG OR TREE CANOPY SO THAT DEVICE IS EXPOSED TO DIRECT RAINFALL CONTACT. PROVIDE ALL REQUIRED BATTERIES AND POSITION DEVICE WITHIN OPERATING SPECIFICATIONS PROVIDED BY MANUFACTURER. |
| (D) | 1" NORMALLY CLOSED MASTER VALVE & 1" FLOW SENSOR
INSTALL 1" NORMALLY CLOSED MASTER VALVE IN A JUMBO RECTANGULAR VALVE BOX AT LOCATION ILLUSTRATED ON PLAN. INSTALL 1" CREATIVE SENSOR TECHNOLOGY THREADED PVC FLOW SENSOR DIRECTLY INTO THE DISCHARGE SIDE OF THE MASTER VALVE. INSTALL 1" SCH. 40 PVC MAINLINE PIPING INTO THE MASTER VALVE AND OUT OF FLOW SENSOR AS PER MANUFACTURER'S SPECIFICATIONS USING SCH. 40 PVC FITTINGS. INSTALL A CONTINUOUS 1" SCH. 40 PVC ELECTRICAL CONDUIT FROM FLOW SENSOR TO AUTO CONTROLLER LOCATION TO HOUSE FLOW SENSING CABLE. RAIN MASTER SENSOR CABLE MODEL NUMBER 'EV-CAB-SEN'. INSTALL WIRE PULL BOXES AT ALL DIRECTIONAL CHANGES WITH 1" SCH. 40 PVC SWEEP ELBOWS INTO AND OUT OF ALL VALVE BOXES. CABLE SHALL BE INSTALLED 24" BELOW GRADE. ALL WIRE CONNECTIONS SHALL BE MADE WITH APPROVED WATER PROOF WIRE CONNECTORS, 3M MODEL DBR-6V, OR APPROVED EQUAL. FOLLOW MANUFACTURER'S DIRECTIONS TO PROGRAM AUTO CONTROLLER TO READ FLOW FROM FLOW SENSOR. |
| (E) | FLOW SENSING CABLE IN A 1" SCH. 40 PVC ELECTRICAL CONDUIT
INSTALL RAIN MASTER FLOW SENSING CABLE MODEL 'EV-CAB-SEN' IN A 1" SCH. 40 PVC ELECTRICAL CONDUIT INSTALLED 24" BELOW FINISH GRADE. INSTALL CABLE PULL BOXES, CARSON MODEL 1419-12 OR EQUAL, AT ALL CHANGES OF CABLE DIRECTION. PROVIDE 1" SWEEP ELBOWS INTO AND OUT OF ALL CABLE PULL BOXES AND INTO FLOW SENSOR VALVE BOX. CONNECT CABLE TO AUTO CONTROLLER AS PER MANUFACTURER'S SPECIFICATIONS. SPICE CABLE TO FLOW SENSOR LEAD WIRES WITH 3M WATER RESISTANT WIRE CONNECTORS, MODEL DBR-6V, AS PER MANUFACTURER'S SPECIFICATIONS. |
| (F) | INSTALL 6" POP-UP OVERHEAD SPRAY HEADS AROUND PERIMETER OF EXISTING TREE DRIFLINE
FIELD VERIFY THE EXACT DIMENSIONS OF THE EXISTING AVACADO TREE. INSTALL (6) 6" POP-UP PRESSURE REGULATING SPRAY HEADS WITH BUILT IN CHECK VALVES APPROXIMATELY 18" INSIDE THE EDGE OF THE TREE CANOPY DRIFLINE. ENSURE THAT THE SPRINKLER HEADS ARE EVENLY SPACED AROUND THE PERIMETER OF THE TREE AND THAT NO EXISTING BRANCHES BLOCK THE WATER DISTRIBUTION OVER THE TREE ROOT SYSTEM. IF NEEDED, PRUNE LOW HANGING BRANCHES TO IMPROVE WATER DISTRIBUTION. |

ESTIMATED APPLIED WATER USE FORMULA

EAWU = (Eto) x (e2) (PF x Land Area)
 Eto = reference evapotranspiration of Oxnard of 42.3 (inches per year)
 e2 = conversion factor (to gallons per square foot)
 PF = plant factor from WUCOLS
 LA = landscaped area covered by sprinkler head (sq. ft.)
 IE = irrigation efficiency (0.81 flood bubbler)

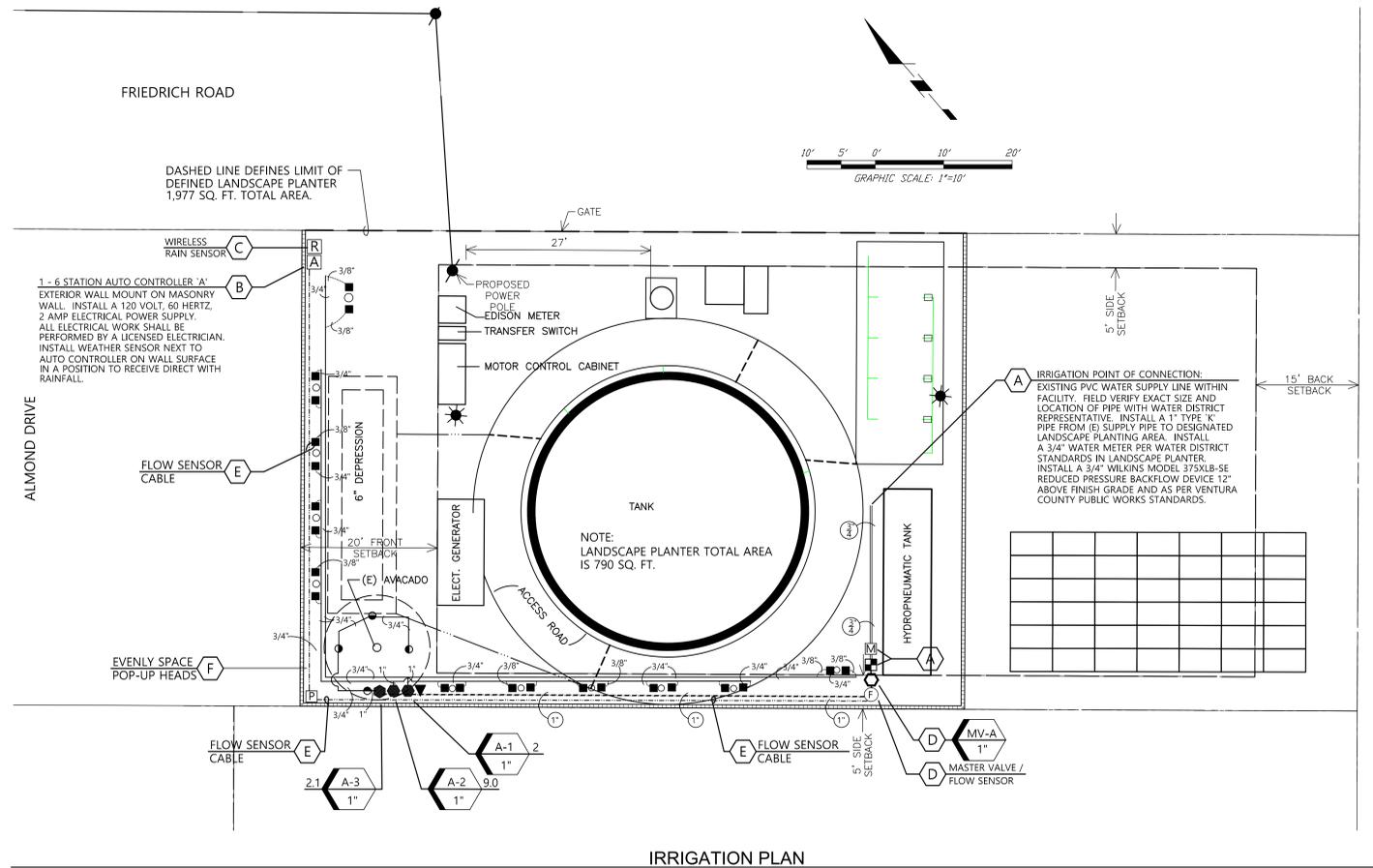
FULL SUN NEW TREE AREA - FLOOD BUBBLER - MEDIUM WATER USE TREE
 EAWU = (43.5) x (62) (4 x 40) = 533 GALLONS PER YEAR

FULL SUN (E) TREE AREA - OVERHEAD SPRAY - MEDIUM WATER USE TREE
 EAWU = (43.5) x (62) (4 x 185) = 2,661 GALLONS PER YEAR

FULL SUN NEW SHRUB AREA - FLOOD BUBBLER - MEDIUM WATER USE TREE
 EAWU = (43.5) x (62) (4 x 400) = 5,327 GALLONS PER YEAR

165 SQ. FT. OF LANDSCAPE AREA NOT IRRIGATED AROUND NEW AVACADO FRUIT TREES = 0.0 GALLONS PER YEAR

TOTAL ESTIMATED WATER USE PER YEAR FOR THIS PROJECT: 8,521 G.P.Y.



IRRIGATION PLAN

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS	DETAIL / SHEET
=====	COPPER PIPE	U.S. FABRICATED	TYPE 'K' COPPER - 3/4" SIZE - SOLDER WELD - USED FOR SERVICE LINE TO BACKFLOW ASSEMBLY - 24" BELOW GRADE MINIMUM	1 / L4.1
-----	MAINLINE	PACIFIC PLASTICS	SCH. 40 PVC - 1" SIZE - SOLVENT WELD - 24" BELOW GRADE	1 / L4.1
-----	LATERAL	PACIFIC PLASTICS	SCH. 40 PVC - SIZES NOTED - SOLVENT WELD - 12" BELOW GRADE	1 / L4.1
-----	FLOW SENSING CABLE	RAIN MASTER	EV-CAB-SEN - INSTALLED WITHIN A 1" SCH. 40 PVC ELECTRICAL CONDUIT 24" BELOW GRADE	1, 3, 7 / L4.1
-----	FLEXIBLE PVC HOSE	G.P.H. IRRIGATION INC.	MODEL GPVCAROSORR, IPS SIZE 3/8", 'STICKY STRIPE' SERIES - BLACK TUBE WITH ORANGE STRIPE - INSTALL PER MANUFACTURER'S SPECIFICATIONS	8 / L4.1
(W)	IRRIGATION WATER METER	UNKNOWN	3/4" POTABLE WATER METER FOR IRRIGATION USE ONLY - MODEL AS PER WATER DISTRICT - INSTALL PER WATER DISTRICT STANDARDS	N/A
(B)	REDUCED PRESSURE BACKFLOW DEVICE	WILKINS	375XLB-SE SERIES - 3/4" SIZE - COMPLETED ASSEMBLY INCLUDES BRONZE Y STRAINER, STREET ELBOWS, AND BLACK FUSION EPOXY COATED BALL VALVES AND STRUTS - INSTALL 12" ABOVE GRADE AND AS PER COUNTY OF VENTURA PUBLIC WORKS STANDARDS.	2 / L4.1
(D)	MASTER VALVE	SUPERIOR	3200 SERIES - NORMALLY CLOSED - IN A STANDARD RECTANGULAR VALVE BOX WITH VALVE BOX EXTENSION	3 / L4.1
(E)	FLOW SENSOR	C.S.T.	ELF-T10-N01 - 1" SIZE - THREADED PVC BODY - INSTALL DIRECTLY INTO DOWNSTREAM SIDE OF MASTER VALVE - INSTALLED TOGETHER IN SAME VALVE BOX	3 / L4.1
(A)	AUTO CONTROLLER IN A MOUNTED ENCLOSURE	IRRITROL / RAIN MASTER	RME-66G-SB - 6 STATION AUTO CONTROLLER WALL MOUNTED ON EXTERIOR MASONRY WALL WITHIN SECURED FACILITY AREA. WALL MOUNT AUTO CONTROLLER AT EXACT LOCATION AS DETERMINED BY WATER DISTRICT REPRESENTATIVE. WALL MOUNT AN IRRITROL WIRELESS RAIN SHUT OFF DEVICE ADJACENT TO AUTO CONTROLLER AND CALIBRATE TO NEW AUTO CONTROLLER AS PER MANUFACTURER'S SPECIFICATIONS	6 / L4.1
(R)	WIRELESS RAIN SENSOR	IRRITROL	RS-1000 - MOUNT ON MASONRY WALL ADJACENT TO CONTROLLER - INSTALL PER MANUFACTURER'S SPECS. - PROVIDE ALL REQUIRED BATTERIES	6 / L4.1
(P)	WIRE PULL BOX	CARSON - BROOKS	1419-12 14" WIDE X 19" LONG X 12" DEEP WITH GREEN LID	7 / L4.1
(MV)	REMOTE CONTROL VALVE	IRRITROL	100P-S SERIES - 1" SIZE - IN STANDARD GREEN RECTANGULAR VALVE BOX	4 / L4.1
(C)	QUICK COUPLER	TORO	075-SLSC - 3/4" - IN 10" ROUND VALVE BOX WITH GREEN LID	5 / L4.1
(F)	TREE FLOOD BUBBLER	TORO / GPH IRRIGATION INC.	TORO MODEL DB-30-PC / 0.50 G.P.M. WITH CHECK VALVE SCREEN. INSTALL BUBBLER QUANTITY PER PLAN. USE IRRIGATION SIZE (3/8" IPS) FLEXIBLE PVC HOSE, G.P.H. MODEL GPVCAROSORR, BLACK IN COLOR, WITH (2) SOLVENT WELD G.P.H. MODEL G480789 BLACK COLORED PVC MALE ADAPTERS. CUT LENGTH OF FLEXIBLE PVC TUBING STARTING FROM RIGID BURIED SCH. 40 PVC LATERAL TO LENGTH NEEDED TO INSTALL BUBBLER NEXT TO EDGE OF PLANT ROOT BALL WITHIN THE SOIL BASIN SURROUNDING THE ROOT BALL. USE I.P.S. PIPE PRIMER MODEL P-70 AND I.P.S. SOLVENT CEMENT MODEL 795 FOR ALL FLEXIBLE PVC TUBING SOLVENT WELD CONNECTIONS TO BLACK COLORED G.P.H. MALE ADAPTERS.	8 / L4.1
(S)	POP UP TREE SPRAY	HUNTER	PRO5-06-PRS30-CV-6A	12 / L4.1

County of Ventura
 Planning Director Hearing
 Case No. PL22-0180
 Exhibit 3 - Plans
 Proposed Conceptual Landscape & Irrigation
 APN 149-0-043-135

JORDAN, GILBERT & BAIN
 LANDSCAPE ARCHITECTS, INC.
 450 NORTH VENTURA AVE., VENTURA, CA 93021
 (805) 642-3641 FAX (805) 653-7874
 JORDAN, GILBERT & BAIN Landscape Architects, Inc. © 2019

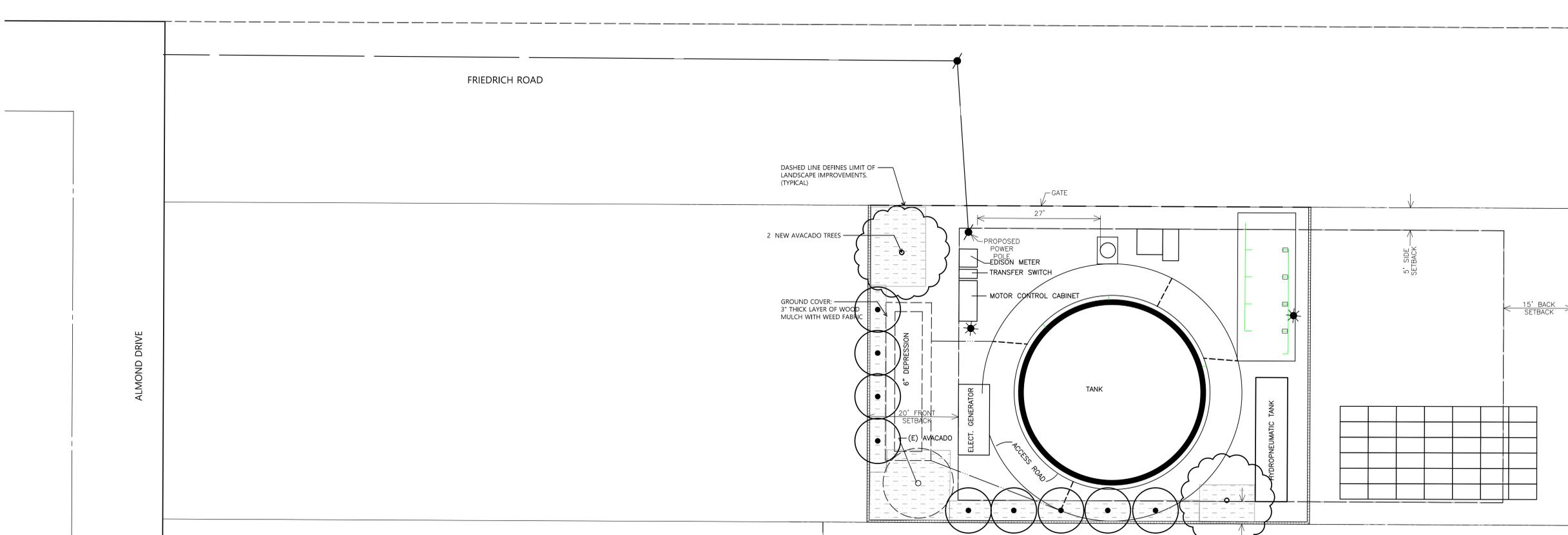
BACKUP TANK SITE LANDSCAPE SCREENING PLAN FOR GARDEN ACRES WATER

IRRIGATION PLAN

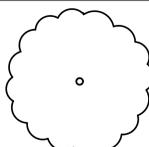
3802 ALMOND DRIVE
 UNINCORPORATED VENTURA COUNTY
 COUNTY OF VENTURA STATE OF CALIFORNIA

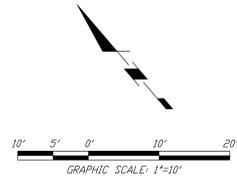
SHEET
L-2.1
 2 OF 5

SCALE: 1" = 10'-0" JGB JOB NO. 22.38
 DATE: 7-14-23 IRRIGATION PLAN

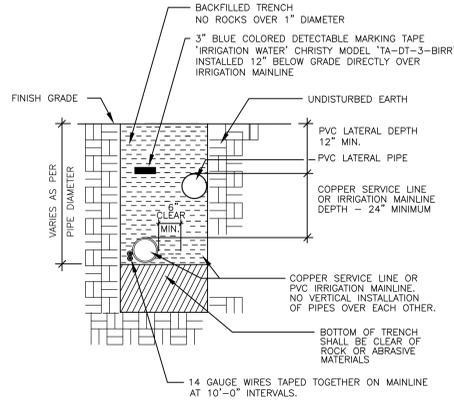


PLANT LEGEND

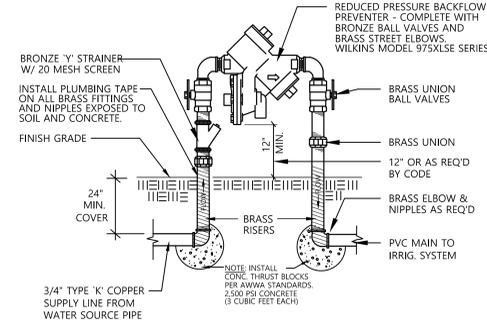
TREES			
SYMBOL	QUANTITY	SIZE	BOTANICAL NAME COMMON NAME
	1	15 GAL	AVOCADO 'FUERTE'
	1	15 GAL	AVOCADO 'HASS'
	9	15 GAL	GEJERA PARVIFLORA AUSTRALIAN WILLOW
GROUND COVER			
SYMBOL	DESCRIPTION		
	3" LAYER OF AGROMIN 'ES-2' WOOD MULCH OVER WEED FABRIC. OVERLAP WEED FABRIC EDGES BY 6". SECURE WEED FABRIC WITH 6" GALV. STEEL STAPLES SPACED 3'-0" O.C. ALONG FABRIC SEAMS AND 7'-0" O.C. TRIANGULATED OVER WEED FABRIC SURFACE. (APPROXIMATELY 790 SQ. FT.)		



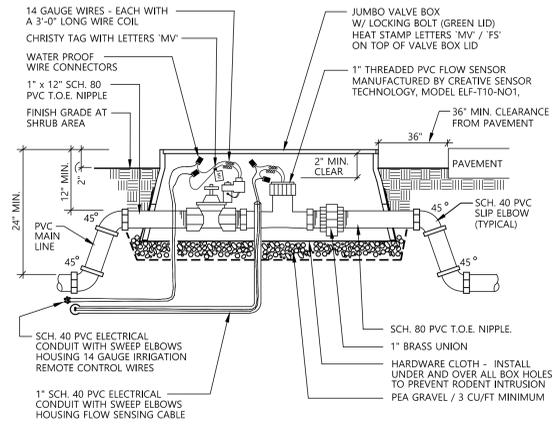
JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. <small>400 NORTH VENTURA AVE., VENTURA, CA 93001 (805) 642-2641 FAX (805) 653-7874 Jordan, Gilbert & Bain Landscape Architects, Inc. © 2019</small>		BACKUP TANK SITE LANDSCAPE SCREENING PLAN FOR GARDEN ACRES WATER	SHEET L-3.1
		PLANTING PLAN	3802 ALMOND DRIVE UNINCORPORATED VENTURA COUNTY COUNTY OF VENTURA STATE OF CALIFORNIA
SCALE: 1" = 10'-0" DATE: 7-14-23	JGB JOB NO. 22.38 PLANTING PLAN		3 OF 5



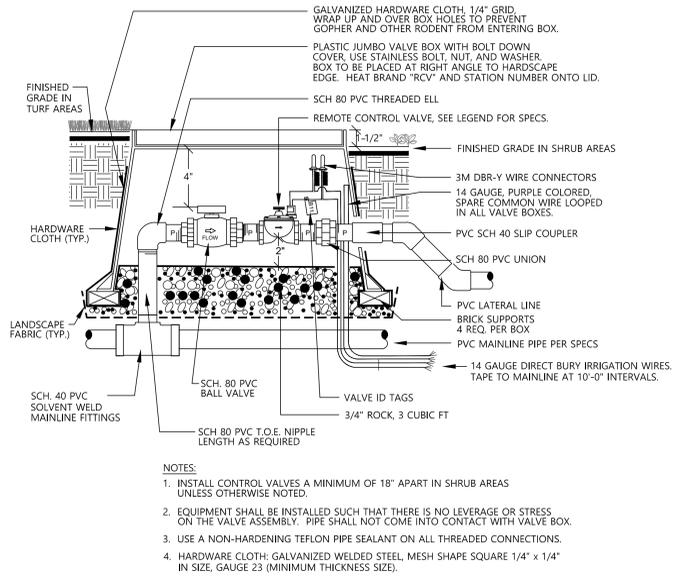
SCALE = N.T.S.



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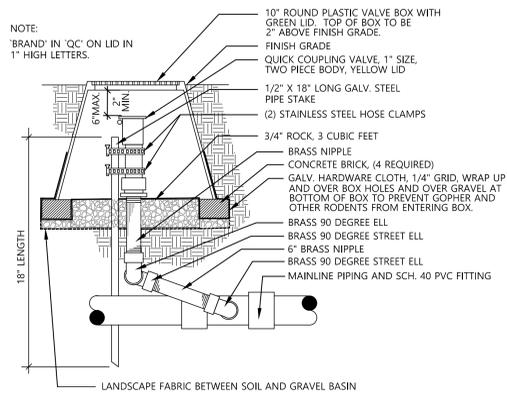


SCALE = N.T.S.



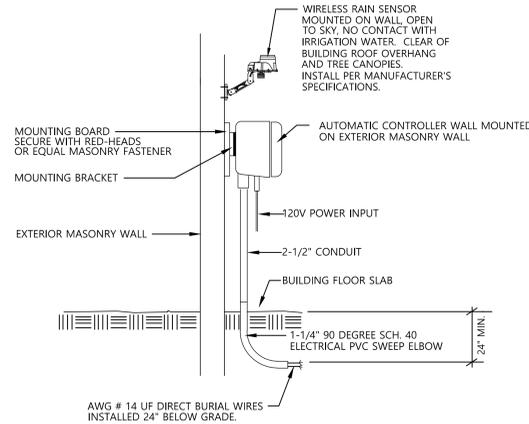
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1 AUTO CONTROLLER AND WIRELESS RAIN SHUT OFF DEVICE



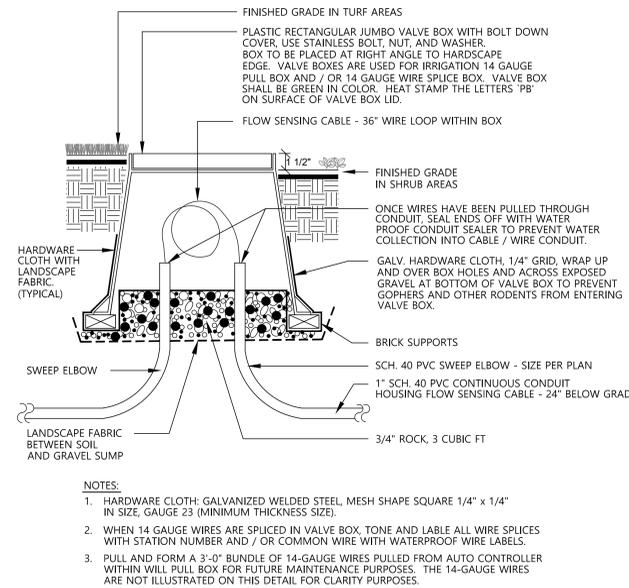
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2 REDUCED PRESSURE BACKFLOW DEVICE ASSEMBLY



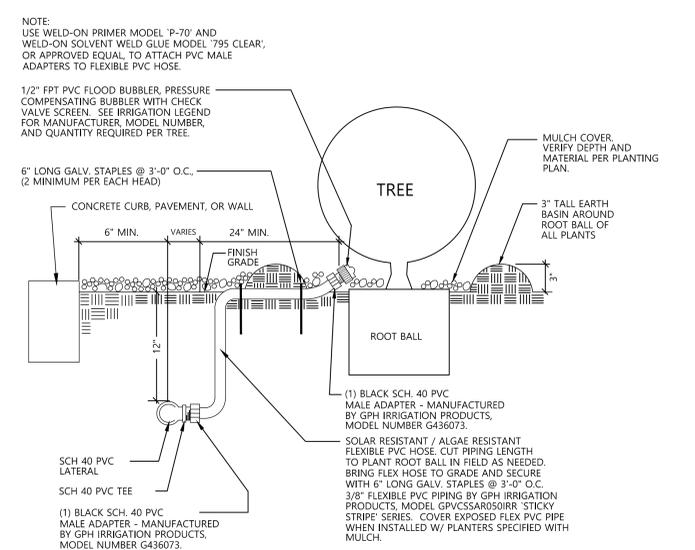
SCALE = N.T.S.

3 MASTER VALVE AND FLOW SENSOR COMBINATION ASSEMBLY



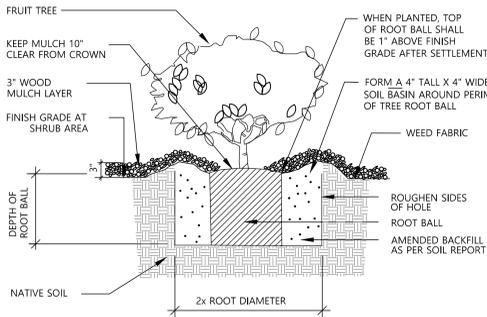
SCALE = N.T.S.

4 REMOTE CONTROL VALVE ASSEMBLY



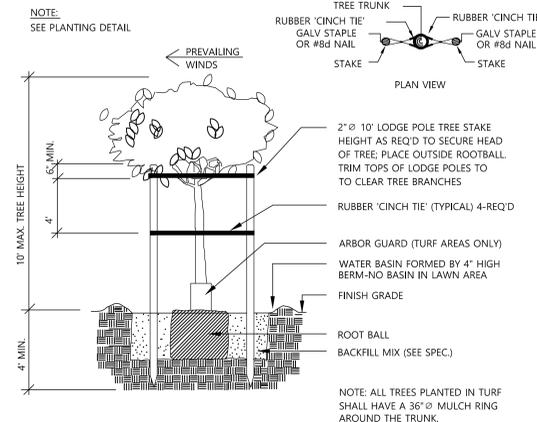
SCALE = N.T.S.

5 QUICK COUPLER



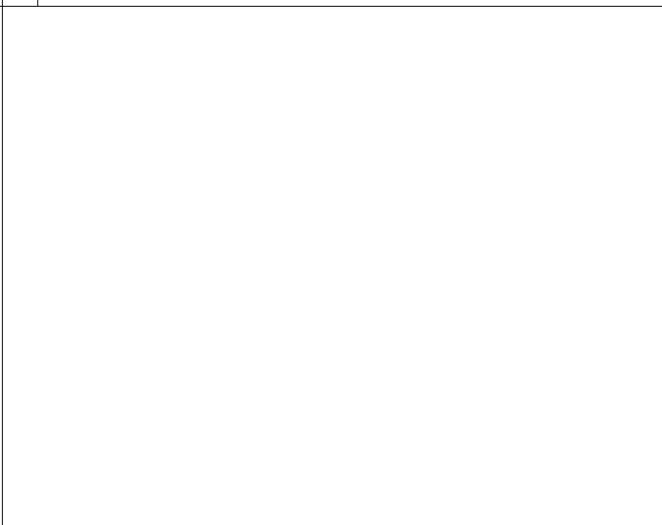
SCALE = N.T.S.

6 EXTERIOR WALL MOUNTED AUTO CONTROLLER WITH RAIN SENSOR



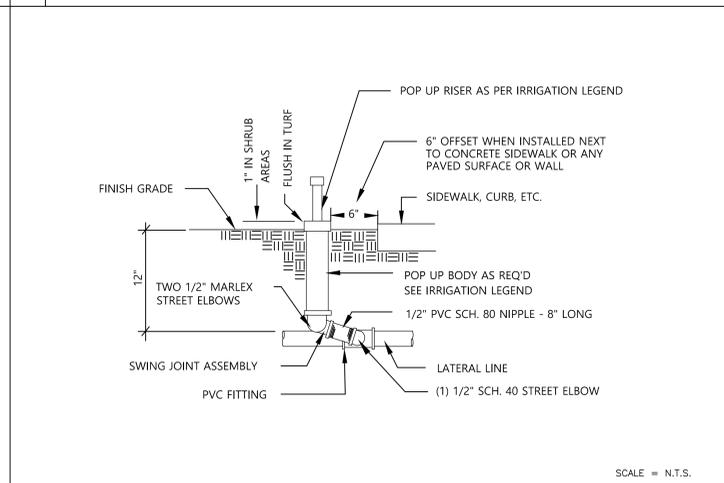
SCALE = N.T.S.

7 FLOW SENSING CABLE AND 14-GAUGE SPRINKLER WIRE PULL BOX



11 NOT USED

8 TREE FLOOD BUBBLER



SCALE = N.T.S.

12 POP UP TREE SPRAY HEAD

9 TREE PLANTING DETAIL

10 TREE STAKING DETAIL

<p>JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. 450 NORTH VENTURA AVE., VENTURA, CA 93001 (805) 642-3641 FAX (805) 653-7874 <small>Jordan, Gilbert & Bain Landscape Architects, Inc. © 2019</small></p>		<p>BACKUP TANK SITE LANDSCAPE SCREENING PLAN FOR GARDEN ACRES WATER</p>	<p>SHEET L-4.1</p>
		<p>LANDSCAPE DETAILS</p>	<p>3802 ALMOND DRIVE UNINCORPORATED VENTURA COUNTY COUNTY OF VENTURA STATE OF CALIFORNIA</p>
<p>SCALE: AS NOTED</p>	<p>JGB JOB NO. 22.38</p>	<p>DATE: 7-14-23</p>	<p>LANDSCAPE DETAILS</p>

SECTION 02830 - IRRIGATION SYSTEM

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE IRRIGATION SYSTEM SPECIFIED HEREIN AND REQUIRED TO COMPLETE THE WORK PER THE CONTRACT DOCUMENTS.

1.02 REQUIREMENTS AND REGULATORY AGENCIES

A. COMPLY WITH ALL LOCAL AND STATE CODES, ORDINANCES, SAFETY ORDERS, AND REGULATIONS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THIS WORK.

B. OBTAIN AND PAY FOR ALL PLUMBING PERMITS AND ALL INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE.

C. NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS CONFLICT WITH LOCAL CODES, PRIOR TO INSTALLATION.

1.03 RECORD DRAWINGS

A. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF "AS BUILT" DRAWINGS. THESE DRAWINGS SHALL BE KEPT UP TO DATE WITH THE PROGRESS OF THE WORK. THE OWNER SHALL FURNISH A SET OF DRAWINGS ON WHICH TO RECORD "AS BUILT" CONDITIONS. AS-BUILTS SHALL BE UPDATED ON A WEEKLY BASIS.

B. THE CONTRACTOR SHALL INDICATE CLEARLY AND CORRECTLY WORK INSTALLED DIFFERENTLY FROM THAT SHOWN ON THE CONTRACT DRAWINGS BY DIMENSIONING FROM TWO PERMANENT POINTS OF REFERENCE. SHOW CONNECTIONS TO EXISTING WATER LINES, GATE VALVES, PRESSURE SUPPLY PIPE, CONTROL VALVES, QUICK COUPLERS AND CONTROL WIRING.

C. ON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN ONE (1) SET OF OZALID TRANSPARENCIES OF THE IRRIGATION DRAWINGS FROM THE LANDSCAPE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET SHALL BE DRAWN ON THE TRANSPARENCIES. THE OZALID TRANSPARENCIES SHALL BE SIGNED BY THE CONTRACTOR AS COMPLETE AND ACCURATE "RECORD DRAWINGS." THIS SET OF OZALIDS SHALL BE DELIVERED TO THE LANDSCAPE ARCHITECT.

1.04 CONTROLLER CHARTS

A. RECORD DRAWINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CHARTS ARE PREPARED.

B. PROVIDE ONE CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED.

C. THE CHART SHALL SHOW THE AREA CONTROLLED BY THE AUTOMATIC CONTROLLER AND SHALL BE THE MAXIMUM-SIZE CONTROLLER THE DOOR WILL ALLOW.

D. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL RECORD DRAWINGS. HOWEVER, IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A SIZE THAT WILL BE READABLE WHEN REDUCED.

E. THE CHART SHALL BE BLACKLINE PRINT AND DIFFERENT COLOR SHALL BE USED TO SHOW THE AREA OF COVERAGE FOR EACH STATION.

F. THE CHART SHALL BE MOUNTED USING VELCRO OR AN APPROVED EQUAL TYPE OF TAPE.

G. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS THICK.

H. THE CONTROLLER CHART SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM.

1.05 CATALOG CUTS

TEN (10) DAYS AFTER AWARD OF CONTRACT, SUBMIT TO THE LANDSCAPE ARCHITECT, FOR APPROVAL, FIVE (5) COPIES OF ALL MANUFACTURERS' CATALOG CUTS AND SPECIFICATIONS FOR ALL REQUIRED MATERIALS AND PRODUCTS.

1.06 DRAWINGS

FOR PURPOSES OF LEGIBILITY, IRRIGATION LINES ARE ESSENTIALLY DIAGRAMMATIC, ALTHOUGH SIZE AND LOCATION OF IRRIGATION EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE. MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT CONSTRUCTION SITE.

1.07 MATERIALS TO BE FURNISHED

A. PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL FURNISH THE FOLLOWING MATERIALS TO THE OWNER.

1. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF IRRIGATION HEAD SUPPLIED.
2. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
3. FOUR KEYS FOR LOOSE KEY HOSE BIBS.

1.08 ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE. THE FOLLOWING ARE REQUIRED ON-SITE OBSERVATIONS:

1. JOB START MEETING PRIOR TO STARTING ANY WORK TO REVIEW THE SITE CONDITIONS THAT AFFECT THE WORK.
2. REVIEW THE MAINLINE PRIOR TO BACKFILLING AND WHEN THE PRESSURE TEST IS COMPLETE.
3. REVIEW SYSTEM COVERAGE WHEN INSTALLATION IS COMPLETE. COVERAGE MUST BE APPROVED PRIOR TO STARTING ANY PLANTING WORK.

B. RECORD DRAWINGS MUST BE CURRENT AND ON-SITE AT THE TIME OF THE ON-SITE OBSERVATIONS.

C. MAIN LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH FOR A PERIOD OF 2 HOURS.

PART 2 PRODUCTS

2.01 GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION, AND SHALL CONFORM TO THE IRRIGATION PLAN AND LEGEND AS SPECIFIED.

2.02 CONTROL WIRES

CONTROL WIRES SHALL BE 24 VOLT CONDUCTORS, UL LISTED TYPE U.F., SOLID COPPER, 14 AWG. UL HEAVY DUTY PVC COLORED INSULATION. COMMON SHALL BE WHITE COLOR, ALL OTHERS SHALL SEPARATE COLORS AS PER IRRIGATION PLAN.

2.03 BRASS FITTINGS

BRASS FITTINGS SHALL BE AS PER AWWA STANDARDS.

2.04 SOLVENTS

PVC PRIMER AND SOLVENTS SHALL BE APPROVED FOR PVC APPLICATION MEETING ASTM D-2564.

2.05 THREAD SEALANT

THREAD SEALANT SHALL BE SMOOTH, NON-HARDENING SEALANT, COMPATIBLE WITH THE PIPE MATERIALS SPECIFIED, CHRISTY'S ULTRA SEAL OR APPROVED EQUAL.

2.06 MAIN LINE FITTINGS

MAIN LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.07 MAIN LINE PIPE

MAIN LINE PIPE SHALL BE PVC SCHEDULE 40, SOLVENT WELD PIPE IN CONFORMANCE WITH ASTM D-1785.

2.08 LATERAL NON-PRESSURE LINE FITTINGS

LATERAL NON-PRESSURE LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.09 LATERAL NON-PRESSURE PIPE

LATERAL NON-PRESSURE PIPE SHALL BE PVC SCH. 40 PVC, SOLVENT WELD IN CONFORMANCE WITH ASTM D-1785.

2.10 SCH. 80 PVC NIPPLES AND RISERS

NIPPLES AND RISERS SHALL BE PVC SCHEDULE 80 WITH MOLDED THREADS. ALL THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR.

PART 3 EXECUTION

3.01 SITE CONDITIONS

A. BEFORE STARTING WORK ON IRRIGATION SYSTEM, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS.

B. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, FIELD DIMENSIONS, OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

C. THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, SHALL BE COORDINATED WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE TREES, SHRUBS, OR OTHER PLANTING.

D. LAY OUT IRRIGATION HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, THE LAYOUT SHALL BE APPROVED BEFORE INSTALLATION.

3.02 WATER SUPPLY

CONNECTIONS TO THE EXISTING OUTLETS SHALL BE AT THE APPROXIMATE LOCATION(S) SHOWN ON THE DRAWINGS.

3.03 PIPE FITTINGS

A. ALL PLASTIC THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING NON-HARDENING SEALANT, APPLY TO THE MALE THREADS ONLY.

B. ALL PLASTIC SLIP FITTINGS SHALL BE SOLVENT-WELDED AS PER PIPE MANUFACTURER'S RECOMMENDATIONS.

3.04 LINE CLEARANCE

ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF FOUR (4) INCHES FROM EACH OTHER, AND SIX (6) INCHES FROM LINES OF OTHER TRADE. PARALLEL LINES SHALL BE INSTALLED DIRECTLY OVER ONE ANOTHER.

3.05 TRENCHING

A. DIG TRENCH AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. SNAKE PIPE IN TRENCH TO AN EVEN GRADE AS NOTED.

B. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL PRESSURE SUPPLY LINES.

C. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL CONTROL WIRES.

D. PROVIDE MINIMUM COVER OF TWELVE (12) INCHES FOR ALL OTHER NON-PRESSURE LINES.

E. ALL LINES UNDER DRIVEWAY AND ROADWAY PAVEMENT SHALL HAVE A TWENTY-FOUR (24) INCH MINIMUM COVER BELOW SUBGRADE.

3.06 BACKFILLING

A. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE (1) INCH IN SIZE AND SIX (6) TO EIGHT (8) INCHES DEEP.

B. ALL IRRIGATION LINES UNDER PAVING SHALL BE BACKFILLED ENTIRELY WITH SAND AND COMPACTED BY MEANS OF POWER COMPACTION.

C. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH REVIEW.

3.07 CONTROL WIRES

A. UNLESS OTHERWISE SPECIFIED, CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL WIRE AWG-U-F TYPE, INSTALLED IN ACCORDANCE WITH VALVE MANUFACTURER'S WIRE CHART AND SPECIFICATIONS.

B. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, USE A CONTINUOUS WIRE, UNDER NO CIRCUMSTANCES SHALL SPLICES EXIST.

C. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AND TO MAIN LINE AT INTERVALS OF TEN (10) FEET AND UNDERNEATH THE MAIN LINE.

D. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINE WHEREVER POSSIBLE.

E. AN EXPANSION LOOP OF TWELVE (12) INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL TURN.

F. SIZING OF WIRE SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, IN NO CASE LESS THAN #14 IN SIZE.

3.08 FLUSHING THE SYSTEM

AFTER ALL NEW IRRIGATION PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

3.09 ADJUSTING OF SYSTEM

A. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL IRRIGATION HEADS.

B. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE ALL NECESSARY CHANGES, WITHOUT ADDITIONAL COST TO THE OWNER, PRIOR TO ANY PLANTING.

C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE.

3.10 CLEAN-UP AND REPAIR

A. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC., AND REMOVE CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES. DISPOSE OF IN A SAFE AND LEGAL MANNER.

B. REPLACE AND/OR REPAIR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ALL EXISTING PAVING DISTURBED DURING THE COURSE OF THIS WORK. NEW PAVING SHALL BE THE SAME TYPE, STRENGTH, TEXTURE, FINISH, AND BE EQUAL IN EVERY WAY TO THE MATERIAL REMOVED.

3.11 GUARANTEE

THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS FOR A PERIOD OF ONE-YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

SECTION 02840 - PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE PLANTING AND MAINTENANCE INDICATED ON THE CONTRACT DOCUMENTS.

1.02 MAINTENANCE

INCLUDES CONTINUAL MAINTENANCE OF ALL LANDSCAPE WORK INCLUDED IN THE CONTRACT FOR A PERIOD OF NINETY (90) DAYS FROM THE TIME ALL WORK IS COMPLETED AND APPROVED.

1.03 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

1.04 SUBMITTALS

A. FURNISH MATERIAL INVOICES INDICATING THE QUANTITIES OF FERTILIZERS, SOIL AMENDMENTS, AND ALL MATERIALS DELIVERED TO THE JOB SITE. MATERIAL INVOICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING SOIL AMENDMENTS AND APPLYING HYDROSEED MATERIALS.

B. CERTIFICATES SHALL BE PREPARED BY THE SUPPLIER OR DISTRIBUTOR AND SHALL INDICATE THE QUANTITIES AND QUALITIES OF MATERIALS USED.

C. CONTRACTOR SHALL TAKE (2) SOIL SAMPLES FROM THE EXISTING SITE AND SEND THE SAMPLES TO A SOILS LABORATORY FOR ANALYSIS BY A SOIL SCIENTIST. A REPORT FROM THE SOIL LABORATORY SHALL BE PREPARED LISTING ALL REQUIRED SOIL AMENDMENTS AND FERTILIZERS REQUIRED TO ACCURATELY PREPARE THE SOIL USED FOR BACKFILL AROUND THE PLANT ROOT BALLS. A COPY OF THE SOILS REPORT SHALL BE SENT TO THE LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING OF PLANTING OPERATIONS.

1.05 PROTECTION

A. CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF THE OPERATION. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR NECESSARY ACTION OR DECISIONS BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER FOR FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH THE ABOVE PROCEDURES.

B. PROTECT EXISTING TREES AND TREE ROOTS FROM ANY DAMAGE THAT MAY BE CAUSED AS A RESULT OF ANY PLANTING OR IRRIGATION OPERATIONS.

1.06 ALTERNATES

ALTERNATES WILL NOT BE PERMITTED, EXCEPT WHERE INDICATED.

1.07 LANDSCAPE ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE.

B. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE WORK SCHEDULE INDICATING TENTATIVE DATES FOR ON-SITE OBSERVATIONS.

C. RECORD DRAWINGS SHALL BE CURRENT AND PRESENT AT THE TIME OF ON-SITE OBSERVATIONS AND SHALL BE UPDATED ON A WEEKLY BASIS.

D. LANDSCAPE ON-SITE OBSERVATIONS SHALL BE REQUIRED FOR THE FOLLOWING PHASES OF WORK:

1. JOB START MEETING.

2. FINISH GRADING - WHEN ALL FINE GRADING WORK IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE PLANTING.

3. SOIL PREPARATION - FURNISH CERTIFICATES FOR SOIL AMENDMENTS AT THIS TIME. QUANTITIES MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING INTO SOIL. WHEN ALL SOIL PREPARATION WORK IS COMPLETE NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

4. IRRIGATION SYSTEM REVIEW - SEE IRRIGATION SECTION.

5. REVIEW PLANT MATERIAL FOR QUALITY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIAL THAT HE / SHE DEEMS UNACCEPTABLE AT TIME OF DELIVERY.

6. REVIEW PLANTING DURING THE PLANTING PROCESS.

7. REVIEW PLANTING AFTER INSTALLATION.

8. PRE-MAINTENANCE - WHEN ALL WORK HAS BEEN COMPLETED A PRE-MAINTENANCE WALK THRU SHALL BE CONDUCTED. CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO STARTING THE MAINTENANCE PERIOD.

9. MAINTENANCE - NOTIFY THE LANDSCAPE ARCHITECT AFTER THE MAINTENANCE PERIOD HAS PROGRESSED FOR THIRTY DAYS FOR A REVIEW OF ALL WORK AND MAKE ALL CORRECTIONS THAT ARE DEEMED NECESSARY.

10. FINAL REVIEW - AFTER THE NINETY (90) DAY MAINTENANCE PERIOD IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR A FINAL REVIEW OF ALL WORK. ALL WORK MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEING DEEMED COMPLETE.

1.09 GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL DATE OF MAINTENANCE. THIS GUARANTEE IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS THE OWNER MAY HAVE UNDER THE CONTRACT DOCUMENT.

PART 2 PRODUCTS

2.01 ORGANIC AMENDMENTS
SHALL BE AGROMIN "AGROMEND" OR AS PER APPROVED SOIL TEST RESULTS.

2.02 FERTILIZER
FERTILIZER SHALL BE FIRST GRADE COMMERCIAL QUALITY AS SPECIFIED.

2.03 SOIL
SOIL SHALL BE EXISTING SITE SOIL AS APPROVED BY THE LANDSCAPE ARCHITECT.

2.04 PLANT MATERIAL

A. PLANT QUALITY - PLANTS SHALL BE FRESH, WELL ESTABLISHED, VIGOROUS, OF NORMAL HABIT OF GROWTH, FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE. PLANTS SHALL HAVE HEALTHY, NORMAL ROOT SYSTEM, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT-BOUND.

B. PLANT SIZES - THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION WHEN PLANT IS INSTALLED.

C. MULTI-BRANCHED TREES AS NOTED ON THE DRAWINGS SHALL MEAN TREES WITH THREE OR MORE TRUNKS AND ALL TRUNKS SHALL BE EQUAL IN CALIPER.

D. PLANT QUANTITIES - PLANT MATERIALS SHALL BE FURNISHED IN SIZE, QUANTITIES, SPECIES AND IN THE SPACING AS INDICATED OR NOTED ON THE DRAWINGS. SYMBOLS SHALL TAKE PRECEDENCE OVER PLANT COUNTS, IN CASE OF DISCREPANCY.

2.06 MAINTENANCE
MAINTENANCE MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK.

2.07 WOOD MULCH
WOOD MULCH COVER OR PLANTING AREAS SHALL BE AGROMIN "ES-2" INSTALLED AS A 3" THICK CONTINUOUS LAYER OVER WEED FABRIC.

2.08 BACKFILL MIX

A. BACKFILL MIX FOR ALL TREES AND SHRUBS SHALL BE 2/3 SITE SOIL TO 1/3 ORGANIC AMENDMENT FOR BIDDING PURPOSES. ACTUAL BACKFILL MIX SHALL BE AS PER SOIL TEST RESULTS.

B. FOR BIDDING PURPOSES, SOIL PREPARATION MATERIALS SHALL BE THE FOLLOWING PER 1,000 SQ. FT.:

1. THREE CUBIC YARDS ORGANIC AMENDMENTS (AGROMEND).
2. TWO POUNDS OF NITROGEN.
3. TWO POUNDS OF PHOSPHORUS.
4. TWO POUNDS OF POTASSIUM.

2.09 TREE STAKES

TREE STAKES SHALL BE 2-INCH DIAMETER LODGEPOLE PINE (PINUS CONTORTA), PRESSURE TREATED WITH AN EPA-REGISTERED PESTICIDE CONTAINING COPPER SUCH AS AQC (ALKALINE COPPER QUATERNARY) OR CA-B (COPPER AZOLE). STAKES SHALL BE TEN (10) FEET LONG.

2.10 TREE TIES

TREE TIES SHALL BE VIRGIN FLEXIBLE VINYL MEETING ASTM D-412, WITH UV INHIBITOR, 24 INCHES LONG.

2.11 LANDSCAPE FABRIC
COMMERCIAL LANDSCAPE FABRIC UV RATED AT 2500 HOURS MIN., WITH A WATER FLOW-THROUGH RATE OF AT LEAST 445 GALLONS PER MINUTE PER SQ. FT. AND ELONGATION (STRETCH) OF 590%. PRO WEEBLOCK BY EASY GARDNER, INC. WACO, TEXAS, (817) 753-5353, OR EQUAL. INSTALL BETWEEN GRAVEL AND CRUSHED ROCK.

PART 3 EXECUTION

3.01 SITE CONDITION

NO PLANT MATERIALS SHALL BE PLANTED UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT. FINAL GRADES SHALL BE ESTABLISHED AND THE PLANTING AREAS SHALL BE PROPERLY PREPARED AND GRADED.

3.02 GROUND PREPARATION - ALL AREAS

A. REMOVE FROM SITE DEAD OR DYING SHRUBS, TREES, OR WEEDS WITHIN PROPOSED PLANTING AREAS. WHEN BERMUDA GRASS, NUT GRASS OR ST. AUGUSTINE IS ENCOUNTERED, PLANTS SHALL BE SPRAYED WITH "ROUND-UP" TWO WEEKS PRIOR TO START OF LANDSCAPE WORK THEN REMOVED COMPLETELY.

B. GRADE SITE TO REMOVE 3" OF SOIL IN ALL AREAS TO RECEIVE CRUSHED ROCK COVER.

C. ONCE GRADING OPERATIONS HAVE BEEN COMPLETED, APPLY AN APPROVED PRE-EMERGENT HERBICIDE OVER SOIL SURFACE.

D. INSTALL WEED FABRIC OVER SOIL SURFACE THAT IS TO HAVE WOOD MULCH. FABRIC SHALL BE INSTALLED WITH A 6" OVER LAP BETWEEN EACH ROLL. SECURE FABRIC EDGES AND ALONG ALL OVER LAPPED SEAMS WITH JUTE NETTING STAKES INSTALLED 7'-0" O.C.

E. INSTALL WOOD MULCH TO A 3" CONTINUOUS DEPTH OVER WEED FABRIC TAKING CARE NOT TO RIP FABRIC IN THE PROCESS. ALL TREES AND SHRUBS SHALL HAVE ONLY A 1" THICK LAYER OF MULCH INSTALLED ON TOP OF THE PLANT ROOT BALL.

3.03 PLANTING - TREES & SHRUBS

A. TREES AND SHRUB PLANTING SHALL COMPLY WITH DETAILS ON DRAWINGS.

B. MAKE NECESSARY ADJUSTMENTS AND EXCAVATE PITS OF SQUARE OUTLINE AND VERTICAL SIDES FOR ALL PLANTS. SCARIFY SIDES AND BOTTOMS OF ALL PLANT PITS.

C. PROTECT ROOTS OR BALL OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS.

D. IF DIRECTED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL PRUNE PLANTS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE.

SECTION 02860 - MAINTENANCE

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROCESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE OF THE WORK.

1.02 MAINTENANCE PERIOD

AFTER ALL WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED INCLUDING ALL PLANTING PROCEDURES HAVE BEEN COMPLETED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, WEEDING, CULTIVATING, SPRAYING, TRIMMING, AND/OR ANY OTHER OPERATION NECESSARY FOR THE CARE AND UPKEEP FOR THE PERIOD OF NINETY (90) DAYS AFTER THE AFOREMENTIONED APPROVALS, EXCEPT THAT THE MAINTENANCE PERIOD SHALL BE EXTENDED TO INCLUDE THE TIME NECESSARY TO:

A. MEET THE REQUIREMENTS AND APPROVAL BY THE MUNICIPAL OR COUNTY AGENCY HAVING JURISDICTION.

1.03 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

PART 2 PRODUCTS

ALL MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

PART 3 EXECUTION

3.01 REPLACEMENTS

CONTRACTOR SHALL IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS WHICH, FOR ANY REASON, DIE OR ARE DAMAGED WHILE UNDER HIS CARE. REPLACEMENT PLANTS SHALL BE OF THE SAME QUALITY AS THE ORIGINALLY SPECIFIED PLANTS.

3.02 REPAIR

A. DAMAGE TO PLANTING AREAS SHALL BE REPAIRED IMMEDIATELY.

B. DEPRESSIONS CAUSED BY VEHICLES, EQUIPMENT AND FOOT TRAFFIC WILL BE FILLED WITH SOIL, LEVELED AND REPLANTED.

C. EXTERMINATE GOPHERS AND MOLES, REPAIR DAMAGE AS ABOVE.

3.03 CLEAN-UP

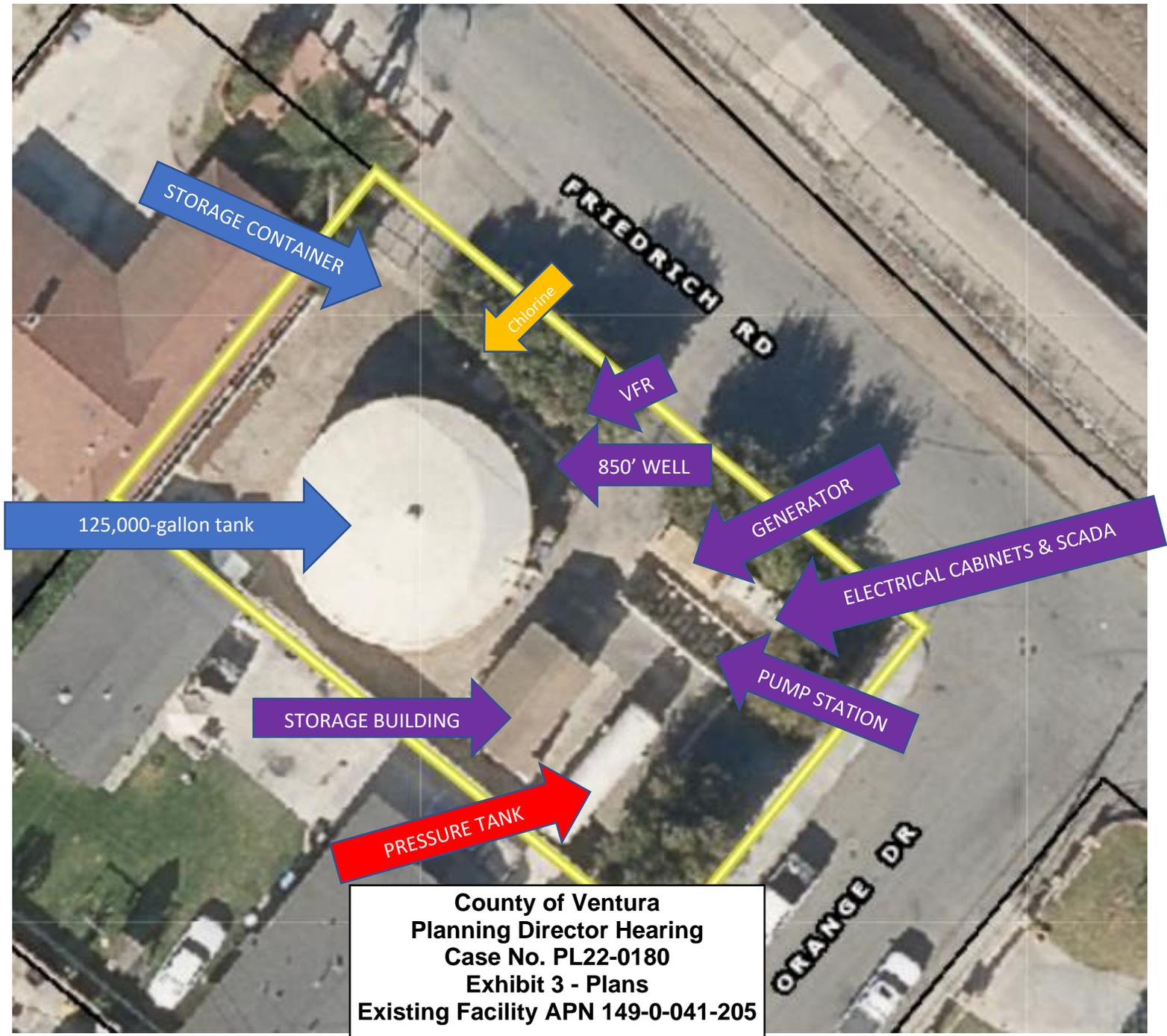
A. ALL PLANTED AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE CULTIVATED AND WEEDED AT NOT MORE THAN TEN-DAY INTERVALS.

B. AT COMPLETION OF THE MAINTENANCE PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY AND FREE OF INFESTATION.

3.04 FERTILIZING

A. TREES AND SHRUBS - APPLY BEST TURF SUPREME (1

GARDEN ACRES MUTUAL WATER COMPANY 2838 FRIEDRICH ROAD SITE PLAN



County of Ventura
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Exhibit 3 - Plans
Existing Facility APN 149-0-041-205

Emergency interconnect system

Required landscaping

Required landscaping

Required landscaping

120,000 gallon water tank

149-0-041-185

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Exhibit 3 - Plans
Existing Facility APN 149-0-041-185



Exhibit 4 – Administrative Variance Findings for PL22-0180

County of Ventura • Resource Management Agency

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ADMINISTRATIVE VARIANCE FINDINGS FOR GARDEN ACRES MUTUAL WATER COMPANY MINOR MODIFICATION OF CONDITIONAL USE PERMIT (CUP) PL22-0180

Pursuant to Section 8111-1.2.2.4 of the Ventura County Non-Coastal Zoning Ordinance (NCZO), a request for a minor variance from certain types of zoning regulations may be approved by the Planning Director as an administrative variance. The proposed construction on Assessor's Parcel Number (APN) 149-0-043-135 (3802 Almond Drive) requires the following variances from the development standards described in NCZO Section 8106-1.1:

Description	NCZO Requirement	Proposed	Difference %
Front Setback	20 feet	16 feet	20%
Rear Setback	15 feet	12 feet	20%

In order to approve the Administrative Variance, the standards provided in NCZO Section 8111-1.2.2.2 must be met. Below are Planning Division Staff's findings of how those standards (a through e) are met.

- a. *There are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location or surroundings, which do not apply generally to comparable properties in the same vicinity and zone.*

Finding: Although the subject property is zoned for residential uses, the site was acquired for the purpose of constructing and operating a backup water supply facility for the community. Because the legal address for the property is 3802 Almond Drive, it was assumed that the front lot line was along the western lot line facing Almond Drive. However, the property does not have physical or legal access to Almond Drive and, therefore, Planning considers the front setback to be measured from the northern lot line along APN 149-0-010-175 (which is used as a private road, known informally as Friedrich Road).

The subject property is located along the outskirts of Nyeland Acres, surrounded by farmland on two sides, with an Easement Deed (document number 2002-0103976-00) through APN 149-0-010-175 (used as a private road, known informally as Friedrich Road) that provides the only ingress/egress to the property. The subject property is the only known lot in Nyeland Acres which has a street address (Almond Drive) which is different from the street (APN 149-0-010-175/Friedrich Road) which provides the only physical access to the lot. Placement of all necessary equipment for the proposed backup water facility is limited due to the current size and shape of the property and Planning's requirement to identify the front lot line along APN 149-0-010-175/Friedrich

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Exhibit 4 - Administrative
Variance Findings**

Road. Thus, meeting the required front setback of 20 feet (and 15 feet rear setback) would be infeasible.

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

- b. *Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone.*

Finding: Garden Acres Mutual Water Company is the utility that provides potable water to many residents of the community of Nyeland Acres. Although the subject property is zoned for residential uses, the proposed project would not be residential in nature. Rather, it would provide domestic water to residents in the surrounding community. Since no residential use is proposed, the variance would not confer a special privilege inconsistent with other residential properties in the community.

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

- c. *Strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations.*

Finding: Due to the nature of the equipment necessary for the water system upgrade, the water purveyor would not be able to install all of the necessary equipment for this facility and still meet the strict application of the NCZO development standards.

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

- d. *Granting of such variance will not be detrimental to the public health, safety or general welfare, nor to the use, enjoyment or valuation of neighboring properties.*

Finding: The granting of the requested variance would not be detrimental to or have any significant adverse impacts on neighboring properties. As discussed in the General Plan Consistency Determination (Exhibit 7), the proposed project would not be detrimental to the public health, safety, or welfare or impair the utility of neighboring properties or uses.

The variance is needed in order to ensure public health and safety since the current design of the facility is essential in order to meet the needs of the water consumers in the community and allow for the resiliency of the water supplier.

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

- e. *That the granting of a variance in conjunction with a hazardous waste facility will be consistent with the portions of the County's Hazardous Waste Management Plan (CHWMP) which identify specific sites or siting criteria for hazardous waste facilities.*

Finding: No hazardous waste facilities are proposed for the project.

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



Exhibit 5 - Addendum to Mitigated Negative Declaration

County of Ventura • Resource Management Agency

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ADDENDUM TO MITIGATED NEGATIVE DECLARATION for Case No. PL22-0180

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

- 1. Entitlement:** The applicant requests approval of a Minor Modification of Conditional Use Permit (CUP) PL15-0034 to authorize the continued operation of water production, storage, and transmission facilities that exist on Assessor Parcel Number (APN) 149-0-041-205 (2838 Friedrich Road) and APN 149-0-041-185 (2828 Friedrich Road) for an additional 40 years after approval of the modified CUP. Also, the applicant proposes the construction and installation of a new backup water production, storage, transmission, and distribution facility (for five or more domestic connections) on APN 149-0-043-135 (3802 Almond Drive). The applicant also requests an administrative variance by Planning Director approval. (Case No. PL22-0180).
- 2. Applicant/Property Owner:** Garden Acres Mutual Water Company, Mike Barber, President, 3701 Orange Drive Oxnard, CA 93036
- 3. Location:** 3802 Almond Drive, 2838 Friedrich Road, and another lot on 2828 Friedrich Road in the Nyeland Acres community near the City of Oxnard in the unincorporated area of Ventura County.
- 4. Tax Assessor's Parcel Numbers and Lot Sizes:** 149-0-043-135 (approx. 10,890 sq. ft.), 149-0-041-205 (approx. 8,276 sq. ft.), and 149-0-041-185 (approx. 8,276 sq. ft.)
- 5. General Plan Land Use Designation:** Very Low Density Residential
- 6. Area Plan Land Use Designation:** Urban Residential 2-4 DU/AC (2-4 dwelling units per acre)
- 7. Zoning Designation:** RE-10,000 sq. ft. (Rural Exclusive, 10,000 square feet minimum lot size)
- 8. Responsible Agencies:** California Department of Public Health and State Water Resources Control Board
- 9. Project Description:** The applicant, Garden Acres Mutual Water Company (GAMWC), requests a Minor Modification of CUP Case No. PL15-0034 to authorize the continued operation of its existing water production, storage, and transmission facilities on APNs 149-0-041-205 (2838 Friedrich Road) and 149-0-041-185 (2828 Friedrich Road) for an additional 40 years after approval of the modified CUP. Existing water facility structures and equipment on APN 149-0-041-205 include a water well, well pump, a 125,000 gallon water storage tank, a 10,000 gallon pressure tank, pumping station (four 25 horsepower pumps, one 15 horsepower pump), chlorination facilities, storage structure, generator, electrical

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Exhibit 5 - Addendum to MND**

cabinet, Supervisory Control and Data Acquisition system, fences/walls, landscaping, and signage. This water facility operates with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. Existing water facility structures and equipment on APN 149-0-041-185 include a 120,000 gallon water storage tank, emergency interconnect system, security lighting, gravel access drive, chain link frontage fence with barbed wire (maximum eight feet tall), landscape screening (approx. 475 square feet) along the frontage fence and eastern and western property lines, and an at-grade detention basin. There are no pumps at this location and no sound is emitted. There are communication lines, a water transmission pipeline, and tank/line associated valve arrangements on, between, or connecting the facilities at APNs 149-0-041-205 and 149-0-041-185.

In addition, the applicant proposes the construction and installation of a backup water production, storage, and transmission facility on APN 149-0-043-135 (3802 Almond Drive). APN 149-0-043-135 contains an existing single family dwelling which would be moved off the subject property to a vacant lot in the Nyeland Acres neighborhood and a laundry structure (non-commercial) which would be demolished. The proposed project components are identified in Table 1 below.

The proposed backup water facility would operate with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. All other pieces of equipment would be used only during emergencies. The proposed emergency generator would operate only in the event of power failure to ensure continuous flow of potable water and appropriate fire flow. Any routine testing or maintenance of the proposed emergency generator would occur approximately once per year during the daytime only (6:00 a.m. – 7:00 p.m.) to reduce the chance of disturbing the adjacent uses.

Other appurtenances to the proposed backup water production, storage, and distribution facility would be constructed off site. An electric power pole would be installed within the contiguous parcel (APN 149-0-010-175), and a portion of the existing sewer lines would be removed, and an existing sewer cleanout device would be relocated and replaced with a new sewer cleanout device on the same parcel. Also, two underground water pipelines would be installed under and within the same parcel (APN 149-0-010-175). The two water pipelines would extend beyond the parcel along Friedrich Road. One of the proposed water lines to be undergrounded along Friedrich Road would connect the proposed water facility on APN 149-0-043-135 to the existing water facility on APN 149-0-041-205. This installation would require trenching for the new underground water line with the installation of associated shut off water valves. No other development is proposed at the site of the existing water facilities (APNs 149-0-041-185 and 149-0-041-205).

No new employees would be required for the daily operation of the proposed project. Maintenance workers would occasionally visit the site for repair,

maintenance, and testing. Such maintenance would occur between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Maintenance personnel would also respond to site emergencies if necessary.

Water would be supplied by the existing GAMWC water facilities to address the landscape irrigation requirements at the existing sites and proposed site. The project would not generate sewage, would not require the use of an onsite wastewater treatment system, and would not require connection to a public sewer system. Access to the proposed project site would be provided by Friedrich Road (a private street) for which the applicant has access easement rights. Access to the existing project sites would continue to be provided by County maintained Friedrich Road (public street) and Orange Drive.

Table 1 – Proposed Structural Components	Count	Size
(R) Single-family dwelling	1	NA
(R) Building/laundry structure (adjacent to existing dwelling)	1	NA
(R) Lateral sewer line	1	NA
(P) Water well	1	NA
(P) Motor (slow start type) for well	1	NA
(P) Tank (water storage), 121,500 gal	1	1,320 sf, 17' tall
(P) Tank (pressure/hydropneumatic), 5,000 gal	1	140 sf, 10' tall
(P) Pump station with 4 pumps	4	NA
(P) Chlorine facility/doser	1	32 sf, 6' tall
(P) Motor control (Switchgear) cabinet, includes electronic panel cabinet, Supervisory Control and Data Acquisition system, and switchgear	1	NA
(P) SCE Main meter cabinet	1	NA
(P) Generator (electric) 200 kw	1	NA
(E) Building to be used for storage (previously used as garage)	1	1,294 sf, 13' tall
(P) Driveways (gravel)	2	NA
(P) Wall (block)	NA	6 ft. tall (3 ft. tall max. in front setback area)
(P) Fence (along frontage) and gate (both chain link)	NA	6 ft. tall (5 ft. tall max. in front setback area)

(P) Lighting	2	15 ft. tall
(P) Security cameras on poles	6	15.2" length, 12.4" width, 2.0" height
(P) Solar panels (to be mounted on roof of existing garage/storage structure)	42	74" width, 41.1" depth, 1.26" height
(P) Power pole with pole-mounted transformer unit (off site)	1	35' tall (approx.)
(P) Power pole (on site)	1	35' tall (approx.)
(P) Gravel access from Friedrich Road into the subject property	1	60' long (max.)
(P) Water transmission pipeline (underground)	Multiple	325' (linear) total
(P) Signage	1	3' by 5'

N = New/Proposed
E = Existing
R = Existing to be Removed
NA = Not applicable
sf = square feet
gal = gallon

The applicant also requests an administrative variance by Planning Director approval to allow a decrease of 20 percent in the required minimum setbacks.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On July 14, 2016, the Planning Director adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts of a modification to CUP Case No. LU06-0019 (Case No. PL15-0034) to authorize the continued operation of a water production, storage, and transmission facility (on APN 149-0-041-205) for an additional 40 years and the construction of a new water tank and appurtenant equipment on a separate parcel (APN 149-0-041-185). The applicant's current request involves: 1) approval of a Minor Modification of CUP Case No. PL15-0034 to authorize the continued operation of the existing water production, storage, and transmission facilities for an additional 40 years after approval of the modified CUP; 2) the construction of a new backup water production, storage, transmission, and distribution facility on a separate lot (APN 149-0-043-135); and 3) an administrative variance to reduce required setback standards by 20%.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may prepare an addendum to an

adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].

The proposed project involves the construction of a new backup water production, storage, and distribution facility that would be utilized in the event the existing water production, storage, and distribution facility failed or functioned insufficiently. The size and scope of the proposed backup water facility would be approximately the same as the existing water facilities. For instance, the proposed water storage tank would contain 121,500 gallons of water and the existing water storage tanks on two other lots contain 125,000 gallons and 120,000 gallons. The proposed project does not involve an increase in water service capacity because there would be no increase in the number of approved customer water service connections. The proposed backup water facility can be accommodated on the proposed project site with the Planning Director's approval of the administrative variance allowing for a 20% reduction in the setback distances. As such, no changes to the lot size or rezoning are required.

County agencies reviewed the proposed project and determined there would be no significant environmental effects. Certain agencies have applied permit conditions (as applicable) to ensure that the proposed project would comply with regulatory requirements. The proposed project will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, no major revisions to the previous MND are required.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].

The proposed project involves the construction of a new backup water production, storage, and distribution facility that would be utilized in the event the existing water production, storage, and distribution facility failed or functioned insufficiently. The proposed backup water facility would be located on a lot that has the same zoning designation (Rural Exclusive) and is within the same community (Nyeland Acres) as the two lots on which the existing water facilities are located. Similar to the existing

water facilities, the proposed backup water facility would be located within the residential neighborhood which would be served by the water facility. Because the proposed backup water facility would be approximately the same size as the existing water facilities and would operate on a separate lot when the existing water facilities failed or function insufficiently, the environmental effects of the proposed project on surrounding uses would be similar to or less than existing water facilities. Also, the proposed project does not involve an increase in water service capacity because there would be no increase in the number of approved customer water service connections.

In addition, County agencies reviewed the proposed project and determined there would be no significant environmental effects. The proposed project will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, no major revisions to the previous MND are required.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous MND, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].

Planning staff reviewed the previous MND and the proposed project to identify any new information of substantial importance that was not known and could not have been known at the time the Planning Director adopted the previous MND. As discussed above (Sections B.1. and B.2.), any new information identified by County staff would not have any new significant environmental effects not discussed in the previous MND.

b. Significant effects previously examined will be substantially more severe than shown in the previous MND [§ 15162(a)(3)(B)].

Any significant environmental effects identified in the previously adopted MND were mitigated to less than significant levels through implementation of mitigation measures which have been included in the CUP Conditions of Approval/Mitigation Monitoring and Reporting Program. Also, as discussed above (Sections B.1. and B.2.), any new information identified by County staff did not indicate that these environmental effects would be substantially more severe.

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [§ 15162(a)(3)(C)].

This item [§ 15162(a)(3)(C)] is not applicable because all mitigation measures in the previously adopted MND were found to be feasible and were implemented through the CUP Conditions of Approval/Mitigation Monitoring and Reporting Program. As discussed above (Sections B.1. and B.2.), any new information identified by County staff would not have any new significant environmental effects not discussed in the previous MND.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(D)].**

This item [§ 15162(a)(3)(D)] is not applicable because new or additional mitigation measures or alternatives are not necessary to substantially reduce one or more significant environmental effects.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the adopted MND prior to making a decision on the project.

C. PUBLIC REVIEW:

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the MND does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND.

Prepared by:



Charles Anthony, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

Attachment – Previously adopted MND

**CONDITIONS OF APPROVAL AND
MITIGATION AND MONITORING REPORTING PROGRAM FOR
MODIFIED CONDITIONAL USE PERMIT AND
ADMINISTRATIVE VARIANCE REQUEST (CASE NO. PL22-0180)**

The following conditions of approval supersede all previously approved Conditional Use Permit (CUP) conditions (and any related CUP modification conditions) for the existing water production, storage, and transmission facilities on APNs 149-0-041-205 (2838 Friedrich Road) and 149-0-041-185 (2828 Friedrich Road).

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This modified CUP is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on October 4, 2023, and conditions of approval set forth below. Together, these conditions and 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 Project as approved. Project deviations may require [Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Project involves a Minor Modification of CUP Case No. PL15-0034 to authorize the continued operation of its existing water production, storage, and transmission facilities on APNs 149-0-041-205 (2838 Friedrich Road) and 149-0-041-185 (2828 Friedrich Road) for an additional 40 years after approval of the modified CUP. Existing water facility structures and equipment on APN 149-0-041-205 include a water well, well pump, a 125,000 gallon water storage tank, a 10,000 gallon pressure tank, pumping station (four 25 horsepower pumps, one 15 horsepower pump), chlorination facilities, storage structure, generator, electrical cabinet, Supervisory Control and Data Acquisition system, fences/walls, landscaping, and signage. This water facility operates with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. Existing water facility structures and equipment on APN 149-0-041-185 include a 120,000 gallon water storage tank, emergency interconnect system, security lighting, gravel access drive, chain link frontage fence with barbed wire (maximum eight feet tall), landscape screening (approx. 475 square feet) along the frontage fence and eastern and western property lines, and an at-grade detention basin. There are no pumps at this location and no sound is emitted. There are communication lines, a water

transmission pipeline, and tank/line associated valve arrangements on, between, or connecting the facilities at APNs 149-0-041-205 and 149-0-041-185.

In addition, the applicant proposes the construction and installation of a backup water production, storage, and transmission facility on APN 149-0-043-135 (3802 Almond Drive). APN 149-0-043-135 contains an existing single family dwelling which will be moved off the subject property to a vacant lot in the Nyeland Acres neighborhood and a laundry structure (non-commercial) which will be demolished. The proposed project components are identified in Table 1 below.

The proposed backup water facility will operate with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. All other pieces of equipment will be used only during emergencies. The proposed emergency generator will operate only in the event of power failure to ensure continuous flow of potable water and appropriate fire flow. Any routine testing or maintenance of the proposed emergency generator will occur approximately once per year during the daytime only (6:00 a.m. – 7:00 p.m.) to reduce the chance of disturbing the adjacent uses.

Other appurtenances to the proposed backup water production, storage, and distribution facility will be constructed off site. An electric power pole will be installed within the contiguous parcel (APN 149-0-010-175), and a portion of the existing sewer lines will be removed, and an existing sewer cleanout device will be relocated and replaced with a new sewer cleanout device on the same parcel. Also, two underground water pipelines will be installed under and within the same parcel (APN 149-0-010-175). The two water pipelines will extend beyond the parcel along Friedrich Road. One of the proposed water lines to be undergrounded along Friedrich Road will connect the proposed water facility on APN 149-0-043-135 to the existing water facility on APN 149-0-041-205. This installation will require trenching for the new underground water line with the installation of associated shut off water valves. No other development is proposed at the site of the existing water facilities (APNs 149-0-041-185 and 149-0-041-205).

No new employees will be required for the daily operation of the proposed project. Maintenance workers will occasionally visit the site for repair, maintenance, and testing. Such maintenance will occur between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Maintenance personnel will also respond to site emergencies if necessary.

Water will be supplied by the existing Garden Acres Mutual Water Company water facilities to address the landscape irrigation requirements at the existing sites and proposed site. The project will not generate sewage, will not require the use of an onsite wastewater treatment system, and will not require connection to a public sewer system. Access to the proposed project site will be provided by private Friedrich Road (APN 149-0-010-175) for which the applicant has access easement rights. Access to the existing project sites will continue to be provided by County maintained Friedrich Road (public street) and Orange Drive.

Table 1 – Proposed Structural Components	Count	Size
(R) Single-family dwelling	1	NA
(R) Building/laundry structure (adjacent to existing dwelling)	1	NA
(R) Lateral sewer line	1	NA
(P) Water well	1	NA
(P) Motor (slow start type) for well	1	NA
(P) Tank (water storage), 121,500 gal	1	1,320 sf, 17' tall
(P) Tank (pressure/hydropneumatic), 5,000 gal	1	140 sf, 10' tall
(P) Pump station with 4 pumps	4	NA
(P) Chlorine facility/doser	1	32 sf, 6' tall
(P) Motor control (Switchgear) cabinet, includes electronic panel cabinet, Supervisory Control and Data Acquisition system, and switchgear	1	NA
(P) SCE Main meter cabinet	1	NA
(P) Generator (electric) 200 kw	1	NA
(E) Building to be used for storage (previously used as garage)	1	1,294 sf, 13' tall
(P) Driveways (gravel)	2	NA
(P) Wall (block)	NA	6 ft. tall (3 ft. tall max. in front setback area)
(P) Fence (along frontage) and gate (both chain link)	NA	6 ft. tall (5 ft. tall max. in front setback area)
(P) Lighting	2	15 ft. tall
(P) Security cameras on poles	6	15.2" length, 12.4" width, 2.0" height
(P) Solar panels (to be mounted on roof of existing garage/storage structure)	42	74" width, 41.1" depth, 1.26" height
(P) Power pole with pole-mounted transformer unit (off site)	1	35' tall (approx.)

(P) Power pole (on site)	1	35' tall (approx.)
(P) Gravel access from Friedrich Road into the subject property	1	60' long (max.)
(P) Water transmission pipeline (to be undergrounded within well/tank parcel, Almond Drive, Friedrich/APN 149-0-010-175, and County right-of-way)	Multiple	1,400' (linear) total, approx.)
(P) Signage	1	3' by 5'

N = New/Proposed

E = Existing

R = Existing to be Removed

NA = Not applicable

sf = square feet

gal = gallon

The Project also involves an Administrative Variance approved by the Planning Director allowing a decrease of 20 percent in the required minimum front and rear setbacks.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, 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.

2. Required Improvements for CUP

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project are completed in conformance with the approved plans stamped as hearing exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County’s review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff’s stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to final inspection. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. The location of outside storage shall be in accordance with the Ventura County Non-Coastal Zoning Ordinance, §8107-1.6.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, 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 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.

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction 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 of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (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.

7. Time Limits

a. Use inauguration:

- (1) The approval decision for this modified becomes effective upon the expiration of the 10 day appeal period following the approval date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1. Also, the Permittee must obtain a Zoning Clearance for construction to develop the structures, equipment, and uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the

Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

- (3) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year 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 implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
 - (4) Prior to the issuance of the Zoning Clearance for construction or use inauguration, 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 or use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.
- b. Permit Life or Operations Period: This CUP will expire on [40 years after date of approval]. 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 § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [40 years after date of approval]; 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 § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP and Mitigation and Monitoring Reporting Program.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall provide a copy of a letter that notifies 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 conditions to be retained onsite.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

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.

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject properties that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee 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 and the conditions of this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP, prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Establishment of Revolving Compliance Account:** Pursuant to the requirements of modified CUP Case No. PL15-0034, the Resource Management Agency created Condition Compliance Case No. CC16-0023 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding modified CUP Case No. PL15-0034. The Planning Division will continue to use Condition Compliance Case No. CC16-0023 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 12.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement

agreement for Condition Compliance Case No. CC16-0023, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, 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 Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, 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.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project 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 resources 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 estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. 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. 12 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.

15. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local 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 approval of this CUP Permit, 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.

16. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

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 Project site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division with 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 Planning Division staff 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 Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of [select appropriate: § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, 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 company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and 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 written notice to the Planning Director 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 of the effective date of the transfer.

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

18. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (January 1 – September 1), in which case the following surveys are not required; or

b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (January 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between January 1 and September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a Zoning Clearance. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

19. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Archaeological Resources Discovered During Ground Disturbance

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

(1) Cease all operations within 100 feet of the area in which the discovery was made;

(2) Notify the Planning Director in writing, within three days of the discovery;

(3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

(4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

(5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

(1) Cease operations and assure the preservation of the area in which the discovery was made;

(2) Immediately notify the County Coroner and the Planning Director;

(3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

(4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

(5) Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning

Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Noise Compatibility Standards Policy HAZ-9.2(5.) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that

the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

22. Noise Generating Uses

Noise generated by the use of the water facilities that are authorized by this Conditional Use Permit shall not exceed the standards prescribed in the Ventura County General Plan Noise Compatibility Standards Policy HAZ-9.2(4.) during usual operations. Outdoor noise levels [as measured at the exterior wall of buildings dedicated to a noise-sensitive use (e.g., adjacent residences)], shall not exceed any of the following standards:

- a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;
- b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and
- c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

23. Parking Requirements

No parking space shall be located within 10 feet of a vehicular entrance to the property. Service and maintenance vehicles shall be parked on-site during normal working hours and shall not be parked overnight in any way that obstructs driveway access.

24. Signage

To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance and *El Rio/Del Norte Area Plan* all existing and potential new signs shall comply with the sign regulations of the Ventura County Non-Coastal Zoning Ordinance, Article 10. Prior to any changes to any existing signs or the placement or construction of new signs on-site, the permittee shall submit a sign plan to the Planning Director for review, in order to ensure compliance with the sign regulations provided in Article 10.

25. Federal Aviation Administration – Notice of Proposed Construction or Alteration

Purpose: To ensure compliance with the Federal Aviation Administration (FAA) requirements for filing a Notice of Proposed Construction or Alteration for use of a crane for construction activities within the Camarillo Airport Sphere of Influence.

Timing: The Permittee shall submit a copy of the Notice of Proposed Construction or Alteration Form to the Planning Division for review prior to issuance of a Zoning Clearance for construction. If the Permittee determines that the proposed construction activities are exempt from filing of a Notice of Proposed Construction or Alteration Form, a letter may be submitted to the Planning Division citing the rationale for this exemption.

Monitoring and Reporting: The Planning Division shall maintain a stamped copy of the Notice of Proposed Construction or Alteration Form or letter of exemption in the project file.

26. Mitigation Measure – Preventive Noise Insulation

Purpose: The purpose of this mitigation measure is to: (1) avoid potentially significant impacts related to noise; and (2) ensure compliance with the Ventura County General Plan Noise Compatibility Standards Policy HAZ-9.2(4.).

Requirement: The Permittee shall provide sufficient soundproofing of water pumps to ensure that noise levels do not exceed the maximum acceptable noise limits set forth in the Ventura County General Plan Noise Compatibility Standards Policy HAZ-9.2(4.).

Documentation: The Permittee shall submit a noise plan which describes the soundproofing that will be installed. If installation requires construction of noise attenuating features, submittal of a revised site plan depicting these new features is required.

Timing: The Permittee shall submit a noise plan and if applicable, revised site plan to the Planning Division for review and approval prior to issuance of Zoning Clearance. The Permittee shall maintain the soundproofing as approved in the noise plan for the life of the permit.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved noise plan and if applicable, revised site plan in the project file. The Permittee shall provide photo documentation to the Planning Division that soundproofing has been installed according to the approved noise plan. The Planning Division has the authority to ensure that the noise plan is installed according to the approved noise plan and 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.

NOTE: A NOISE PLAN IS NOT REQUIRED FOR THE PROPOSED WATER FACILITIES ON APN 149-0-043-135.

27. Mitigation Measure Community Character 1: Painting of Permanent Facilities and Structures

Purpose: The purpose of this mitigation measure is to: (1) avoid potentially significant impacts to community character and daytime glare; (2) ensure that facilities and structures blend in with the surrounding terrain and development; and ensure compliance with the El Rio Del Norte Area Plan Policy ED-17.2.

Requirement: The Permittee shall utilize natural surface textures and colors compatible with surrounding residential development (e.g., non-reflective and low glare surfaces and paints) on exterior surfaces of all buildings and structures, including but not limited to the

water tanks, walls, and fences. Prior to any future changes to the surface texture or color, the Permittee shall submit a color board to the Planning Director for review and approval.

Documentation: The Permittee shall submit a color board depicting paint colors for exterior surfaces to the Planning Director for review and approval. This information will be maintained as part of the project file.

Timing: Prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division has the authority to inspect the site to ensure that the exterior of the structures was treated as approved. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. Mitigation Measure Community Character 2: Landscaping and Screening (APNs 149-0-041-185 and 149-0-041-205)

Purpose: The purpose of this mitigation measure is to: (1) avoid potentially significant impacts to community character and daytime glare; (2) ensure that facilities and structures blend in with the surrounding terrain and development; and ensure compliance with the *El Rio Del Norte Area Plan* Policy ED-17.2.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the "Ventura County Landscape Design Criteria" (1992).

Landscaping Objectives: The Permittee must install and maintain landscape screening that serves the following functions:

- a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscape screening on Tax Assessor's Parcel 149-0-041-185 to screen the view of the perimeter security fence along Friedrich Road and along portions of the west and east property lines.

Landscaping Design: The Permittee shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria, and must achieve the following design objectives:

- a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on

existing solar collectors or photovoltaic cells, or impair the function of a nearby building using passive solar heat collection.

c. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

e. Use locally propagated native plant species.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), § 8109-0.6 (Landscaping) of the Non-Coastal Zoning Ordinance, and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

NOTE: MITIGATION MEASURE COMMUNITY CHARACTER 2: LANDSCAPING AND SCREENING CONDITION APPLIES TO APNs 149-0-041-185 AND 149-0-041-205 ONLY. LANDSCAPING AT THESE SITES HAS BEEN INSTALLED IN COMPLIANCE WITH THIS CONDITION AND MUST BE MAINTAINED THROUGHOUT THE 40 YEAR TERM OF THIS MODIFIED CUP.

29. Landscaping and Screening (APN 149-0-043-135)

Purpose: To comply with the County's landscaping and screening requirements, and with Ventura County General Plan Policy PFS-11.8 Avoidance of Surveillance Interference.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Landscaping Objectives: The Permittee must install and maintain landscaping and screening that serves the following functions:

- a. Screens undesirable views. The Permittee must install landscaping and screening to substantially screen from residents of adjacent properties the proposed water tank and other structures or equipment that extend above the height of the concrete block.
- b. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.
- c. Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

Landscaping Design: The Permittee shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

- a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- d. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

e. Use Non-Invasive Plant Species.

f. Landscaping should not interfere with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above) and the applicable subsections of § 8106-8.2 (General Landscaping and Water Conservation Requirements) of the Non-Coastal Zoning Ordinance. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of the Zoning Clearance for construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in § 8106-8.2 (General Landscaping and Water Conservation Requirements) of the Non-Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained by the Permittee according to the approved landscape plan and permit conditions for the life of the permitted land use. County staff shall conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in § 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in § 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

NOTE: THE ABOVE LANDSCAPING AND SCREENING CONDITION APPLIES TO APN 149-0-043-135 ONLY.

30. Mitigation Measure Community Character 3: Lighting Plan

Purpose: The purpose of this mitigation measure is to: (1) avoid potentially significant impacts to community character and daytime glare; and (2) ensure lighting on the subject property is provided in compliance with § 8106-8.6 and § 8108-5.12 of the *Ventura County Non-Coastal Zoning Ordinance*, and El Rio Del Norte Area Plan Policy ED-17.2.

Requirement: The Permittee shall prepare, and implement the permitted use in conformance with, an approved lighting plan that meets the following objectives:

- avoids interference with reasonable use of adjoining properties;
- avoids conflict with landscape features;
- minimizes on-site and eliminates off-site glare;
- provides adequate on-site lighting for security;
- minimizes energy consumption; and,
- includes devices that are compatible with the design of the permitted facility and minimize energy consumption.
- Lighting in excess of 150 watts shall not result in direct illumination of 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.

The Permittee shall include in the lighting plan a photometric diagram and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. An electrical engineer registered by the State of California shall prepare the lighting plan. The plan must include illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development. In order to minimize light and glare from the Project, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward facing, such that the lighting is projected downward onto the property and does not cast any direct light onto an adjacent property or roadway. The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this

condition consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

31. Notice of Dam Inundation

Purpose: To comply with the 2040 Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard (<https://fmds.water.ca.gov/maps/damim/>).

Requirement: The Permittee shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division, record a Notice of Dam Inundation Hazard with the County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Subdivider. The Subdivider shall record the Notice with the County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to issuance of the Use Inauguration Zoning Clearance.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

Environmental Health Division (EHD) Conditions

32. Hazardous Materials/Waste Management (CUPA Permit Required)

Purpose: To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

Requirement: The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be obtained and maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

Documentation: A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

Timing: HMBP must be submitted through CERS annually, and whenever there is a change to the type, quantity, or location of the hazardous materials. EPA ID number must be renewed annually.

Monitoring and Reporting: Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>.

PUBLIC WORKS AGENCY (PWA)

Land Development Services Conditions

33. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review and approval prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

34. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California,

to the Public Works Agency's Land Development Services Division for review and approval.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition stormwater peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be submitted for review and approval by the Public Works Agency prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division (IWMD) Conditions

35. Refuse, Organic Waste, and Recycling Requirement

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

Requirement: Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/>.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide Ventura County Public Works Agency's Water & Sanitation Department, Integrated Waste Management Division (Water

& Sanitation) with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow Water & Sanitation staff to perform a free, on-site, waste audit to verify recyclable materials and organic waste generated by their business are being diverted from the landfill.

Water and Sanitation Department

36. Sewer Facilities Alterations

Purpose: To obtain the necessary approvals and/or permits from and pay the required fees to the Ventura County Public Works Agency—Water and Sanitation Department for encroachment into and alterations of Water & Sanitation sewer facilities.

Requirement: The Permittee must obtain a construction permit from and pay the associated fees to the Water and Sanitation Department for encroachment into and alterations of Water & Sanitation sewer facilities within and adjacent to private Friedrich Road (APN 1490010175). Also, the Permittee must obtain any required final inspection approvals. In addition to the above fees to obtain a construction permit and cover inspection fees, Water and Sanitation requires:

- Copy of contractor's license card to verify Class A status
- Certificate of Liability listing Ventura County Service Area 30 – Nyeland Acres as additionally insured
- Plan detailing the work to be performed in field
- Material submittals on all parts to be used
- Any applicable encroachment permits (not pertaining to CSA 30)

Documentation: All applicable documentation and fees related to the requirements (identified in the Requirements section above) shall be submitted to Water and Sanitation. Please coordinate with Jamie Masukawa (Jamie.Masukawa@ventura.org) to satisfy the documentation requirements.

Timing: Water and Sanitation's review and approval may occur after the issuance of Building Permit but before final sign off/Certificate of Occupancy by the Ventura County Building & Safety Division.

Monitoring and Reporting: Public Works Agency staff and Building & Safety Division staff have the authority to conduct necessary site inspections to ensure all the requirements of this condition are satisfied and completed.

Transportation Department Conditions

37. Encroachment Permit

Purpose: An Encroachment Permit is required for any work conducted within the County right-of-way. The Applicant is made aware by this condition that Friedrich Road and

Almond Drive are scheduled for County pavement maintenance improvements in Fiscal Year 2023/2024. If the proposed waterline improvements for the project are not installed and accepted by the County prior to said maintenance improvements, the Applicant shall be required to replace those County improvements for the full width of the streets impacted by the proposed project improvements. For information regarding the County's pavement maintenance project, the Applicant is directed to contact the County's project manager, Ariel Braza, at 805-654-2058.

Requirement: The applicant/permittee shall contact the Encroachments Division at 654-2055 for requirements of the permit.

An Encroachment Permit is required for any work conducted within the County right-of-way. The applicant/permittee shall contact the Encroachments Division at 654-2055 for requirements of the permit. The application shall be submitted to the PWA – Transportation Department. (TD – 9, RMA – 143).

If the project requires the delivery of oversized loads, heavy or large equipment and materials to or from the project site using county roads, then an Oversized Vehicle Permit shall be obtained from the Transportation Department. Contact the Encroachments Section at 654-2055 for requirements of the permit. (TD – 9, RMA – 143)

Documentation: The application shall be submitted to the PWA – Transportation Department. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Transportation Department Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

Timing: This condition shall be met prior to the commencement of any work within the County right-of-way.

Monitoring and Reporting: The PWA – Transportation Department will review the application and supporting documentation. The PWA – Transportation Department Inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit. (TD – 9, RMA – 143)

Watershed Protection (WP) Conditions

Planning & Permits Section

38. Flood Zone Clearance

Purpose: To comply with the *Ventura County Floodplain Management Ordinance* and *Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.*

Requirement: The Applicant shall obtain a Flood Zone Clearance from the Ventura County Public Works Agency Floodplain Manager.

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

Timing: The Flood Zone Clearance shall be obtained by the Applicant prior to obtaining a building permit.

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

39. Encroachment Permit

Purpose: To comply with the *Ventura County Watershed Protection District (County) Ordinance*, and mitigate potential impacts such as obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water to jurisdictional channels.

Requirement: The Permittee shall obtain an Encroachment Permit. The permit application shall include the following:

- a. Construction plans prepared, signed, and stamped by a California licensed civil engineer including but not limited to, a site plan depicting the pipeline crossing the storm drain laterals, existing and proposed topography with elevations, proposed improvements in both plan and profile, and construction details that meet the standards of the County and the WP.

Documentation: A WP Permit application package shall be prepared and signed by the Permittee or a duly authorized agent and submitted to and logged by the WP Permit Section.

Timing: The applicant shall obtain an encroachment permit prior to obtaining a building permit or grading permit or prior to project start date if no grading or building permits are required.

Monitoring and Reporting: Prior to permit closure, WP staff shall inspect the improvements to assure that construction was completed, in accordance with the approved plans and the Permit.

County Stormwater Program

40. 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 an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Permittee shall submit a completed and signed SW 1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

OTHER VENTURA COUNTY AGENCIES

Agricultural Commissioner’s Office Conditions

41. Designated Facility Point of Contact

Purpose: In order to prevent the entry of service technicians or other facility personnel to the permitted site during a pesticide application or the Restricted Entry Interval of an application, the permittee must designate a point of contact and post the contact information on or at the facility.

Requirement: The Permittee shall designate a point of contact for agricultural operators to inform the relevant person(s) of pesticide applications near the facility and the Restricted Entry Intervals of said applications. The Permittee shall post on or at the facility the contact information of the designated point of contact. The posting must:

- Be visible and readable from at least as far as the CUP boundary,
- Be written in both English and Spanish,
- Include language equivalent to “To inform service technicians of pesticide applications and Restricted Entry Intervals, please contact...”, and
- Have current, accurate contact information for a point of contact that responds to contact from agricultural operators in a timely fashion during normal business hours.

Documentation: The Permittee shall provide a copy and picture of the posted sign and all relevant information to the Ventura County Department of Agriculture/Weights & Measures (AWM) for review and approval.

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall receive approval from the Planning Division and post the required information on site. This information must be updated and maintained for the life of the permit.

Monitoring and Reporting: AWM shall report any failure to comply with this condition to the Planning Division.

42. Control of Fugitive Dust

Purpose: In order to minimize potential conflicts between the proposed project and adjacent and nearby agricultural operations the permittee must minimize emanation of fugitive dust from the proposed project.

Requirement: The permittee shall keep emanations of fugitive dust from the proposed project at an absolute minimum. At a minimum, dust-producing activities shall be halted during high winds and unpaved areas prone to creating dust will be periodically monitored and controlled to minimize fugitive dust.

Documentation: No documentation is needed.

Timing: The permittee shall respond immediately to any complaint from agricultural operators within 300 feet of the project boundary and implement the best remedy to the problem.

Monitoring: The Ventura County Department of Agriculture/Weights & Measures (AWM) will monitor complaints from adjacent and nearby agricultural operators of dust emanating from the project and report to the Planning Division any failures to comply with this condition.

Ventura County Air Pollution Control District (APCD) Conditions

43. Fugitive Dust—Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from construction activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.

IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.

V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days.

VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Monitoring and enforcement of dust-related provisions shall be conducted by APCD staff and is complaint-driven.

44. Nuisance

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site construction or operations are minimized to the greatest extent feasible.

Requirement: Construction and operation shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as described below.

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: There is no documentation required for this condition.

Timing: Throughout the lifetime of the CUP.

Reporting and Monitoring: Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD inspectors on a complaint-driven basis.

45. Demolition Activities

Purpose: To ensure that the owner or operator of a facility shall remove all asbestos-

containing material from a facility being demolished.

Requirement: Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, *Asbestos – Demolition and Renovation*.

Documentation: The project applicant shall ensure compliance with the following provision:

The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, *Asbestos – Demolition and Renovation*.

Timing: Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

Reporting and Monitoring: An AB3205 form must be submitted to and approved by APCD. Building & Safety Compliance Checklist includes AB3205 requirement prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors or on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

46. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 10 inch (10”) address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are set back more than 150 feet (150’) from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches (4”) in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District’s Form #126 “Requirements for Construction”.

Timing: The Permittee shall install address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

47. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive).

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

48. Fire Hydrant(s)

Purpose: To provide fire hydrants capable of meeting the required fire flow and duration.

Requirement: The Permittee shall provide fire hydrant(s) per the current adopted edition of the Ventura County Fire Code, Appendix C. Design and installation shall conform to the minimum standard of the Ventura County Water Works Manual.

Documentation: A stamped copy of the approved fire hydrant location plan.

Timing: The Permittee shall submit a site plan to the Fire Prevention Bureau for fire hydrant placement and approval before the issuance of building permits. The plans shall indicate all existing fire hydrants located within 500 feet of the project site, the type of hydrant (i.e., wet or dry barrel) and the number and size of outlets. All required fire hydrants shall be installed per the approved plans and in service before the start of construction.

Monitoring and Reporting: A copy of the approved fire hydrant plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on site inspections to ensure that the fire hydrants are installed according to the approved plans.

Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire hydrants for the life of the development.

49. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

50. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #610 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #610 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #610 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

51. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

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 their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.



Exhibit 7 – General and Area Plan Consistency Analysis for PL22-0180

County of Ventura • Resource Management Agency

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General Plan and Area Plan Consistency Analysis for Garden Acres CUP Modification, Case No. PL22-0180

The Ventura County General Plan Goals, Policies and Programs (2020, page 1-1) states:

All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8111-1.2.1.1a.a states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan Goals, Policies and Programs and El Rio/Del Norte Area Plan.

LU-11.1 Location: *The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development.*

LU-16.1 Community Character and Quality of Life: *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

LU-16.2 Urban Design Standards for Commercial and Industrial Development: *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

PFS-1.7 Public Facilities, Services, and Infrastructure Availability: *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

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Exhibit 7 - General Plan Consistency Analysis**

PFS-3.2 Fair Share of Improvement Costs: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

COS-4.6 Architectural Design to Reflect Historic and Cultural Traditions: *The County shall require discretionary development to incorporate architectural designs and features that reflect the historical and cultural traditions characteristic to the area or community.*

ED-13.3 Discretionary Review of Industrial Development: *The County shall subject industrial development to either a Planned Development Permit or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.*

ED-17.2 Review of All Discretionary Development: *The County shall review and condition all discretionary development projects to ensure that they are in conformance with the Building Intensity, Population Density Summary Table (Table ED-3), compatible with their surroundings, are of highest quality and best design feasible, are consistent with the character of the El Rio/Del Norte area, and are beneficial to the community as a whole.*

Staff Analysis: The proposed project involves the renewal of a Conditional Use Permit (CUP) to authorize the continued operation of existing water production, storage, and transmission facilities located on two separate lots (Assessor Parcel Numbers 149-0-041-205 and 149-0-041-185) within an Existing Community in the Nyeland Acres neighborhood. The existing water facilities are located adjacent to existing dwelling units. The proposed project also includes the construction of a proposed backup water production, storage, and transmission facility which would occur on a non-contiguous lot (Assessor Parcel Number 149-0-043-135) adjacent to three existing dwellings within an Existing Community in the Nyeland Acres neighborhood. Trenching would be required along Friedrich Road and at the existing water facilities site for a new underground water line to connect the existing and proposed water facilities. The applicant would be required to obtain an Encroachment Permit from the Ventura County Public Works Agency—Roads and Transportation Department for the construction work that would be conducted within the County right-of-way (Friedrich Road and Almond Drive). Also, new shut off water valves would be installed at the existing project site. No other changes are proposed at the existing water facilities site. The applicant currently provides domestic water service to the Nyeland Acres residents and would provide water service for the landscaping requirements at the proposed project site.

The proposed backup water production, storage, and transmission facility would be located on a non-contiguous lot (Assessor Parcel Number 149-0-043-135) adjacent to three existing dwellings. The applicant would install landscaping to partially screen the

proposed water tank and other appurtenances from the residents' views (Exhibit 6, Condition 29). The land located across Friedrich Road from the proposed site and to the east of the site is comprised of row crops—no dwellings are located within 1,000 feet in this area. The proposed project would not require additional employees, and regular operations would not involve customer visits. Vehicle trips to and from the proposed project site are not anticipated to exceed the number of existing trips (associated with the existing residential use). The Ventura County Public Works Agency—Roads & Transportation Department determined that the project's impacts to County roads would be less than significant. Service and maintenance vehicles would park on-site during normal working hours (Exhibit 6, Condition 23). Proposed signage would be regulated by the signage ordinance of the Ventura County NCZO (Exhibit 6, Condition 24). Noise from non-emergency, noise-generating equipment at the proposed site would be limited to daytime hours and noise would be mitigated by proposed concrete block walls. The proposed structures would be in compliance the County's maximum building coverage standard, and the applicant does not propose any changes to the existing lot size.

Access to the proposed project site would be from Friedrich Road (public and private segments). No new wastewater service for the proposed project would be required as no new sewage would be generated. Southern California Edison would provide electrical service to the proposed backup water facility. Because no new employees would be located on site, no additional transportation facilities (roads, trails, sidewalks, etc.) would be required. The applicant would be required to pay all necessary community improvement and infrastructure costs.

Based on the above discussion, the proposed project is consistent with these policies.

COS-3.1 Scenic Roadways: *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

Staff Analysis: The proposed project site does not contain any scenic resources and is not identified as a designated Scenic Resource Protection viewing location. The project site is within approximately 1,300 feet of Highway 101, an Eligible County Scenic Highway. The existing and proposed structures and equipment are not expected to be visible to motorists traveling Highway 101 because of the distance of the proposed project site from Highway 101. Also, the existing garage/storage structure and the proposed landscape trees would screen any potential motorists' views of the proposed structures.

No above-ground structural changes would occur at the existing water facilities site that would be visible from Highway 101.

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

AG-2.1 Discretionary Development Adjacent to Agriculturally Designated Lands: *The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.*

ED-2.3 Minimize Impacts on Agricultural Uses: *The County shall condition discretionary development located adjacent to Agricultural designated land to minimize the impacts on the agricultural uses.*

ED-2.4 Buffers for Agricultural Land: *The County shall require discretionary, non-agricultural land uses adjacent to Agricultural designated land to establish appropriate buffers, as determined by the Agricultural Department.*

Staff Analysis: As mentioned above, the land located across Friedrich Road from the proposed backup facility site and to the east of the site is comprised of row crops and is designated as Agricultural. The Ventura County Department of Agriculture reviewed the proposed project for consistency with the above policies and other applicable policies.

The entire project is within the Department of Agriculture's minimum threshold distance of 150-ft to Prime and Statewide Importance soils. However, the project is eligible for deviation from this threshold because individuals are not continuously present in the proposed structures or use areas and because the non-agricultural use is a continuing Industrial use with no substantial changes in existing land use incompatibility. As the proposed project includes the intermittent presence of service personnel, the Department of Agriculture applied a condition ensuring that the applicant designates a point of contact for adjacent agricultural operators to inform the relevant person(s) of pesticide applications near the proposed facility (Exhibit 6, Condition 41).

The proposed project is compliant with Policy ED-2.4 and the Ventura County Agricultural/Urban Buffer policy because uses involving intermittent, infrequent service technician visits are considered to be a low human-intensity use. Also, the Department of Agriculture applied a condition ensuring the control of fugitive dust during construction to minimize potential land use conflicts (Exhibit 6, Condition 42). The Department of Agriculture concluded that project impacts would be less than significant.

Based on the above discussion, the proposed project is consistent with these policies.

CTM-1.4 Level of Service (LOS) Evaluation: *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;

- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS.*
- d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

Staff Analysis. The Ventura County Public Works Agency – Roads & Transportation Department reviewed the proposed project’s potential for increased average daily trips on County roads. The proposed project would not require additional employees, and operations would not involve customer visits. The Roads & Transportation Department determined that the project’s impacts to County roads would be less than significant.

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

Consultation with State and Federal Agencies Policy LU-19.4: *The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities.*

Staff Analysis: The State Water Resources Control Board—Division of Drinking Water (DDW) regulates the existing Garden Acres Mutual Water Company (GAMWC) water facilities. The DDW reviewed the proposed project and determined that it would comply with the applicable state requirements.

Based on the above discussion, the proposed project is consistent with this Policy.

PFS-11.4 Emergency Vehicle Access: *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

PFS-12.4 Consistent Fire Protection Standards for New Development: *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these*

impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.

Staff Analysis: The project site is not located within an area designated as a Very High or High Fire Hazard Severity Zone by the Ventura County Fire Department (VCFD) or the California Department of Forestry and Fire Protection. The VCFD determined that the existing road (Friedrich Road) meets VCFD standards and that the proposed project is located within five miles of a fire station. No additional fire stations or personnel would be required to service the proposed project. The VCFD would require GAMWC to provide fire flow certification confirming that it can provide the required volume and duration for the project (Exhibit 6, Condition 47). The VCFD would require the applicant to install fire hydrants at the proposed project site capable of meeting the required fire flow and duration (Exhibit 6, Condition 48). Also, the VCFD would require the applicant to obtain VCFD Form #610 ("Requirements for Construction") for any new structures or additions to existing structures (Exhibit 6, Condition 50).

Based on the above discussion, the proposed project is consistent with these policies.

HAZ-9.2 Noise Compatibility Standards: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;

b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and

c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).

HAZ-9.4 Acoustical Analysis Required: *The County shall require an acoustical analysis by a qualified acoustical engineer for discretionary development involving noise exposure or noise generation in excess of the established standards. The analysis shall provide*

documentation of existing and projected noise levels at on-site and off-site receptors and shall recommend noise control measures for mitigating adverse impacts.

HAZ-9.5 Site and Building Design: *The County shall require discretionary development and County-initiated projects to comply with adopted noise standards through proper site and building design features, such as building location and orientation, setbacks, natural barriers and vegetation, and building construction. The County shall only consider sound walls if noise mitigation measures have been evaluated or integrated into the project and found infeasible.*

Staff Analysis: The proposed backup water facility would introduce new noise generators (a well pump and booster pump system) which would be located near existing dwellings (noise sensitive receptors) adjacent to the project site. The applicant provided an acoustical analysis prepared by a qualified acoustical engineer (Noise Impact Study, August 30, 2023, from MD Acoustics, LLC). The noise study evaluated the projected noise levels of the noise-generating equipment of the proposed backup water facility. The study also considered the orientation of the proposed equipment and the proposed block wall that would be constructed around the noise-generating equipment. The acoustical analyst concluded that the proposed project would not exceed the County's 55 dBA daytime and 45 dBA nighttime noise standards. This is based on the fact that proposed backup water facility would operate with one well pump from 1:00 p.m. to 4:00 p.m. every day and with one 15 horsepower booster pump at any time of the day. All other pieces of equipment would be used only during emergencies. The conclusion is based on the orientation of the proposed equipment and block wall as shown in the site plan. No additional mitigation measures would be required. (As no changes to noise generating equipment are proposed at the existing water facilities sites, no acoustical analysis was conducted for the existing sites.)

The proposed project would involve new development. During the construction phase of the project, some noise is expected to be generated which could affect the nearest off-site noise sensitive receptors (existing residential dwellings). However, the construction phase would be temporary. Also, by restricting construction noise-generating activities to the days and times during which residential uses are not "noise-sensitive," noise impacts would be less than significant. To ensure this, the applicant would be required to limit noise-generating construction and ground disturbance activities to the daytime (i.e., 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m., Saturday, Sunday, and local holidays), which is the time during which residential uses typically are not noise sensitive (County of Ventura Construction Noise Threshold Criteria and Control Plan, July 2010, page 5, Figure 3) (Exhibit 6, Condition 21).

Based on the above discussion, the proposed project is consistent with these policies.

WR-1.2 Watershed Planning: *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water*

source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

ED-39.1 Groundwater Quantity Protection: *In order to protect groundwater quantity, the County shall require discretionary development to not result in any net decrease in the quantity of groundwater, taking into account existing and projected water supply and demand factors (e.g., potable water demand, landscape irrigation, evapotranspiration, recharge). Discretionary development may utilize water offsets (e.g., plumbing fixture retrofits in existing structures) to achieve no decrease in the quantity of groundwater.*

Staff Analysis: The GAMWC is a water purveyor serving domestic and fire protection water within its service area in the Nyeland Acres neighborhood (near the City of Oxnard). The County considers GAMWC to be a long-term supply of water. The existing GAMWC water facilities are supplied by one groundwater well which extracts water from the Oxnard Subbasin which is considered a critically overdrafted subbasin. The GAMWC receives an annual groundwater extraction allocation (currently 130.519 acre feet per year) from the Fox Canyon Groundwater Management Agency (FCGMA). Also, the GAMWC has an accepted Water Availability Letter (WAL15-0006) from the Ventura County Public Works Agency—Engineering Services Department which allows GAMWC to offer a maximum of 369 water service connections within its service area boundary. While the proposed project involves a new groundwater backup well and water supply facility, the proposed project does not involve an increase in GAMWC's existing annual groundwater extraction allocation from FCGMA or an increase in the number of maximum service connections of 369. Operational water demand for the proposed project would be limited to 0.020 acre feet per year for landscape irrigation. According to the Ventura County Public Works Agency—Watershed Protection Groundwater Division, the proposed project would not result in net groundwater extraction that would individually or cumulatively cause an overdrafted water basin.

Surface water is not proposed to be used for the proposed project.

Based on the above discussion, the proposed project is consistent with these policies.

WR-1.12 Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

HAZ-4.5 Soil Erosion and Pollution Prevention: *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

HAZ-5.2 Hazardous Materials and Waste Management Facilities: *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

HAZ-5.6 Hazardous Materials – County Regulatory Oversight: *The County shall continue to provide regulatory oversight for all facilities or activities that store, use, or handle hazardous materials.*

HAZ-5.8 Siting Criteria for Hazardous Waste Generators: *The County shall require commercial or industrial uses which generate, store, or handle hazardous waste and/or hazardous materials to locate, operate, and maintain hazardous waste and/or hazardous materials in a manner that does not endanger public health and safety and is located based on objective criteria that do not disproportionately impact Designated Disadvantaged Communities.*

LU-17.2 Siting of Uses: *Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to potential health impacts associated with land use decisions to reduce the adverse health effects of hazardous materials, industrial activities, and other uses that may negatively impact health or quality of life for affected county residents.*

ED-36.5 Retention Basins and Oil Separators Requirements: *The County shall condition, as appropriate discretionary development that has the potential to deposit a significant amount of sedimentation, oil residue, or other urban pollutants into the surface water drainage system to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from runoff do not significantly impact downstream surface water quality and biological resources. The County shall require control devices used in the oily separators to be properly maintained for the life of the authorized use.*

ED-39.2 Adverse Impacts on Groundwater Quality: *The County shall prohibit discretionary development that would individually or cumulatively result in a significant adverse impact on groundwater quality.*

ED-39.3 Compliance with National Pollution Discharge Elimination System (NPDES): *The County shall require discretionary development to comply with all*

applicable NPDES (National Pollution Discharge Elimination System) standards to protect surface water quality.

Staff Analysis: According to the Ventura County Public Works Agency—Watershed Protection County Stormwater Program (CSP), the proposed project would not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable National Pollution Discharge Elimination System (NPDES) Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit (CAS004002, “Development Construction Program” Subpart 4.F), the applicant would be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures during construction (Exhibit 6, Condition 40). In addition, the Ventura County Public Works Agency—Land Development Services Division has applied a condition of approval requiring drainage detention facilities to be provided such that the proposed developed condition stormwater peak discharge rates do not exceed existing/predevelopment conditions (Exhibit 6, Condition 34). The Ventura County Public Works Agency—Watershed Protection Groundwater Division determined that the proposed project would not individually or cumulatively degrade the quality of groundwater or cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

The proposed project would incorporate an on-site chlorination facility that would utilize chemicals to disinfect extracted groundwater for potability. The proposed project would also utilize and store diesel materials. These materials are typically associated with the operation of a domestic water system. GAMWC maintains an active permit to operate (permit number FA0008478) issued by Ventura County Environmental Health Division (EHD)/Certified Unified Program Agency (CUPA) for chemicals at their existing water facilities site. A Hazardous Materials Business Plan (HMBP) for reportable hazardous materials was electronically submitted to the California Environmental Reporting System (CERS) on January 10, 2023 (CERS ID 10336663). EHD has applied an updated HMBP condition requiring proper storage, handling, and disposal of potentially hazardous materials at the proposed site in compliance with applicable state and local regulations (Exhibit 6, Condition 32). Potential impacts related to hazardous materials are considered to be less-than-significant.

EHD determined that the GAMWC would not generate hazardous wastes which require an EHD/CUPA permit. No project specific or cumulative impact related to hazardous waste is expected.

Based on the above discussion, the proposed project is consistent with these policies.

PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development: *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency*

and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.

HAZ-2.6 Recordation of a Notice of Dam Inundation Hazard: *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

Staff Analysis: The Ventura County Public Works Agency—Watershed Protection Planning & Permits Division determined that the proposed project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of moderate flood hazard (Zone X shaded). Watershed Protection Planning & Permits Division would require the applicant to obtain a flood zone clearance (Exhibit 6, Condition 38). With the applicant's satisfaction of this condition requirement, the proposed development would be less than significant for hydraulic hazards - FEMA.

According to Watershed Protection Planning & Permits Division, the proposed underground water lines would cross two stormwater drain laterals along Almond Drive and Orange Drive which are flood control facilities (Nyland Drain) owned by Watershed Protection. Watershed Protection Planning & Permits Division has applied a condition requiring the applicant to obtain an encroachment permit (and pay all necessary fees) to cross these Watershed Protection flood control facilities (Exhibit 6, Condition 39). Compliance with this condition requirement would ensure that the proposed water lines would not interfere with the existing Watershed Protection-owned storm drain lines.

The applicant proposes a new on-site storm water detention basin at the proposed project site to attenuate peak storm water flows. The Ventura County Public Works Agency—Engineering Services Department, Land Development Services Division would require the proposed construction to be completed according to current codes and standards (Exhibit 6, Condition 34). Compliance with current codes and standards would ensure that no obstruction of flow in the existing drainage or adversely impact the capacity of any downstream channel would occur. No increase in flooding hazard or potential for erosion or siltation would occur as a result of the proposed project.

The proposed project site is located within an area subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. The Planning Division would impose a condition requiring the applicant to record a Notice of Dam Inundation Hazard with the County Recorder to inform existing and future owners of the subject property that the site is subject to flooding from a dam breach (Exhibit 6, Condition 31).

Based on the above discussion, the proposed project is consistent with these policies.

HAZ-10.2 Air Quality Management Plan Consistency: *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

HAZ-10.3 Air Pollution Control District Rule and Permit Compliance Policy: *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

HAZ-10.11 Air Quality Assessment Guidelines Policy: *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

ED-38.1 Adverse Air Quality Impacts from Discretionary Development: *The County shall condition discretionary development which could have significant adverse air quality impacts with all feasible mitigation measures to avoid, minimize, or compensate (offset) for its air quality impacts.*

ED-38.2 Discretionary Development Identified by the Air Pollution Control District: *The County shall condition discretionary development identified by the Air Pollution Control District as a use which could potentially release toxic or hazardous substances into the air to mitigate any potentially significant health risks to less-than-significant levels.*

Staff Analysis: The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and determined that the proposed project's regional and local air quality and greenhouse gas emission impacts would be less than significant. Also, the VCAPCD determined that the proposed project would not conflict or obstruct with implementation of the most recently adopted Air Quality Management Plan. While the VCAPCD does not expect the proposed project to generate odorous emissions in such quantities as to be a nuisance to nearby land uses, the VCAPCD did add a condition prohibiting the discharge of any quantity of air contaminants that would cause injury, detriment, or nuisance (Exhibit 6, Condition 44). The VCAPCD would require the applicant to minimize fugitive dust and particulate matter that may result from construction activities (Exhibit 6, Condition 43). In addition, the VCAPCD applied a condition ensuring that the applicant remove any

asbestos-containing material from structures that would be demolished (Exhibit 6, Condition 45).

Based on the above discussion, the proposed project is consistent with these policies.

COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

COS-4.7 Cultural Heritage Board Review: *Prior to environmental review of discretionary development projects, the County shall initiate a records search request with the South Central Coastal Information Center and coordinate with the Cultural Heritage Board to identify sites of potential archaeological, historical, tribal cultural and paleontological significance, to ensure that all known resources have been properly identified. Should a site of archaeological, tribal, architectural, or historical significance be identified, the County shall provide an opportunity for the Cultural Heritage Board to include recommendations specific to the discretionary project and identified resource(s). If it is determined during the review that a site has potential archaeological, tribal, architectural, or historical significance, information shall be provided to the County Cultural Heritage Board for evaluation. Recommendations identified by the Cultural Heritage Board shall be provided to the appropriate decision-making body.*

Staff Analysis: The proposed project site contains an existing single family dwelling which would be moved off the subject property to a vacant lot in the Nyeland Acres neighborhood. The existing dwelling is more than 50 years old. However, the County's Cultural Heritage Program Planner reviewed the proposed project and subject property and determined that the subject property does not contain or constitute a historical resource.

Planning staff requested a cultural resources review and records search by the South Central Coastal Information Center (SCCIC) which determined that no archaeological work is needed prior to approval of the project plans. The SCCIC recommended a customary halt-construction-work condition which would be applied to the proposed project (Exhibit 6, Condition 20). In the event that cultural resources would be encountered, all construction work within the vicinity of the discovery would stop until a professional archaeologist could be retained to assess the discovery and make recommendations to protect any archaeological resources. Finally, the County's professional geologist determined that the paleontological significance of the proposed project site is low.

Based on the above discussion, the proposed project is consistent with these policies.

PFS-11.8 Avoidance of Surveillance Interference: *The County shall condition discretionary development to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).*

Staff Analysis: The applicant proposes security fencing, security cameras, and lighting for the proposed project site. The applicant also proposes new landscaping to partially screen the proposed structures and equipment from adjacent residential uses. The site plan and landscape plan provided by the applicant indicates that the proposed landscaping would not cover or block the entrance to the proposed project site and that no landscape trees would be placed underneath any proposed overhead light fixture which would cause a loss of light at ground level (Exhibit 3; Exhibit 6, Condition 29).

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

LU-18.3 Times and Locations of Public Engagement Opportunities: *Within designated disadvantaged communities, the County shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome.*

LU-18.4 Variety of Public Communications Methods: *Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community.*

Staff Analysis: The proposed project site is located within a designated disadvantaged community. Planning Division staff presented the proposed project at the El Rio/Del Norte Municipal Advisory Council (MAC) meeting on August 17, 2023, at 7:00 p.m. at the John C. Zaragoza Community Center in the Nyland Acres neighborhood. Five council members and public citizens attended the meeting. Planning staff answered questions and addressed comments from council members and the public. No one objected to the proposed project. The MAC members voted 4-0 (with one abstention) in favor of Planning staff's continued processing of the requested modified CUP to public hearing.

The Planning Division mailed Spanish-language notices of the public hearing to property owners within 900 feet of the proposed project site. For members of the public who request Spanish translation/interpretive services, the Planning Division will provide such services so that Spanish speakers may listen to and participate in the hearing.

Based on the above discussion, the proposed project is consistent with these policies.