



Planning Director Staff Report Hearing on March 21, 2024

County of Ventura • Resource Management Agency

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

JONES PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL23-0068

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of Planned Development (PD) Permit for a detached garage, which will result in more than 2,000 square feet (sq. ft.) of non-habitable structures accessory to a primary dwelling. (Case No. PL23-0068).
2. **Applicant/Property Owner:** Jason Jones, 8577 Happy Camp Road, Moorpark, CA 93021
3. **Applicant's Representative:** Jacob Lukiewski, 4000 Calle Tecate, Suite 108, Camarillo, CA 93012
4. **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 PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 6.29-acre property is located at 8577 Happy Camp Road, approximately 0.25 miles west of Happy Camp Road, a quarter mile north of the intersections of Roseland Avenue and Happy Camp Road, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 502-0-050-15 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Rural Land Use Designation
 - b. Zoning Designation: RE-5 ac (Rural Exclusive, 5-acre minimum lot size)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-5 acres	Vacant
East	OS-160 acres	Single Family Residential Development
South	OS-160 acres	Single Family Residential Development
West	RE-5 acres	Single Family Residential Development

8. History: The subject parcel was created in 1964 by Deed Division Reference No. 2548¹.

On June 28, 2010 Zoning Clearance No. ZC10-0536 approved the development of a 6,506 sq. ft. single-family dwelling with a swimming pool, spa, and sports court. On August 28, 2015 Zoning Clearance No. ZC15-0940 approved a swimming pool, spa, 24 linear foot retaining wall, 508 linear feet of trellis, a 352 sq. ft. gazebo with an outdoor kitchen, and a 352 sq. ft. ground mounted solar array.

On May 6, 2022 Zoning Clearance No. ZC22-0497 approved the construction of a 464 sq. ft. solar array.

9. Project Description: Request for a Planned Development (PD) Permit to authorize the removal an existing 3,500 square foot (sq. ft.) sport's court and to construct the following: (1) a detached garage (3,680 sq. ft.), approximately 17 feet 11 inches in height, in the location of the sports court; with no plumbing fixtures except for fire sprinklers; (2) a concrete driveway from the new detached garage to the private road leading out of Happy Camp Road; (3) a retaining wall extending approximately 90 ft along the north side of the proposed garage; and (4) a 1,973 sq. ft. stormwater basin. Access would be provided by Happy Camp Road. Wastewater service is via an onsite wastewater treatment system and water service is provided by Ventura County Waterworks District No. 1. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures 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. (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.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents.

¹ As referenced in the Preliminary Legal Lot Determination dated February 27, 1990 the lot was legally created by a deed division resulting in two parcels prior to February 24, 1966

The proposed project involves the construction of an accessory detached garage on a parcel that is currently developed with a single-family dwelling and sports court.

The proposed detached garage will replace the sports court and no native vegetation or protected trees will be removed as a result of the project. Therefore, the project is determined not to have a significant impact on the environment pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 5 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 Rural Exclusive zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a structure that is subject to the development standards of the Ventura County NCZO (Section 8106-1.1) Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	5 acres	Yes (6.29 acres)
Maximum Percentage of Building Coverage	25 percent	Yes (1,1390 sq. ft.)
Front Setback	20 feet	Yes (100 feet)
Side Setback	20 feet ²	Yes (112 feet)
Rear Setback	20 feet ²	Yes (407 feet)
Maximum Building Height	25 feet ³	Yes (17 feet, 11 inches)

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a PD Permit 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 Sections C and D of this Staff Report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2 of the Ventura County Ordinance Code can be made.

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

The proposed garage will be compatible with surrounding residential uses on properties located in the vicinity. The subject property is currently developed with an existing single-family dwelling, sports court, and pool. The proposed detached garage will be located where an existing sports court is. The sports court is surrounded by a 10-foot-high fence. The size of the sports court is similar to the detached garage; however, unlike the sports court, no noise would be generated by the detached garage. Detached garages are incidental and subordinate to residential uses. No change in use that could create land use conflicts is proposed. The proposed accessory structure would not be visible from a County road. Therefore, the project would not conflict with surrounding residential uses.

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

² NCZO Section 8106-7.4 requires minimum 20-foot setbacks from all property lines for accessory structures that exceed 15 feet in height.

³ NCZO Section 8106-7.4 allows accessory structures to exceed the 15-foot height limit, provided they are no taller than the principal structure. Therefore, the height of the existing residence would be the maximum allowable height.

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 Sections A and C of this staff report, the detached garage is considered accessory to, and in support of, the existing single-family dwelling, therefore, there would be no net increase in traffic generation. Existing public services are adequate to serve the proposed development without affecting existing development on neighboring properties. Additionally, as discussed in Section D of this staff report, the proposed project will comply with the maximum building height, maximum building coverage, and minimum setback standards for the Rural Exclusive zone. Therefore, the proposed project will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

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 Section C and D of this staff report, adequate public resources and infrastructure exist to serve the proposed project. Wastewater service is via an onsite wastewater treatment system (OWTS). Adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields ensures potential impacts to public health is avoided and does not create a public nuisance and/or contaminate groundwater. Septic tanks must be pumped by a Ventura County Environmental Health Division permitted pumper truck and septage wastes must be disposed of in an approved manner. Water service is provided Ventura County Water District No. 1. The Ventura County Fire Protection District (VCFD) reviewed the project and provided recommended conditions of approval (Exhibit 4, Condition Nos. 26 through 36). VCFPD also reviewed the project and Fire Station 29, is located 19 miles from the project site.

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].

The proposed use, a non-habitable detached garage that is accessory to a single-family dwelling, does not require a Conditional Use Permit. Therefore, this finding does not apply to the proposed project.

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 proposed project site is comprised of one existing legal lot of record, which was established in 1964 by a Deed Division Reference No. 258.

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].

As discussed in Section B, above, the proposed project meets the criteria for a Class 3 categorical exemption (CEQA guidelines § 15303). A Class 3 categorical exemption applies to construction of small structures, such as a garage. As the project is categorically exempt from CEQA, preparation of an Initial Study was not necessary.

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), Ventura County NCZO (Section 8111-3.1. On February 23, 2024, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On February 23, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

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, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit 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;
4. **GRANT** PD Permit Case No. PL23-0068, subject to the conditions of approval (Exhibit 4).

5. **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.

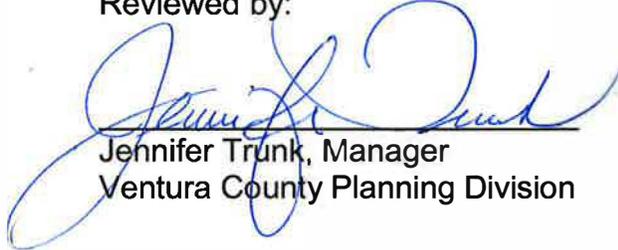
If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or aubrie.richardson@ventura.org.

Prepared by:



Aubrie Richardson, Case Planner
Ventura County Planning Division

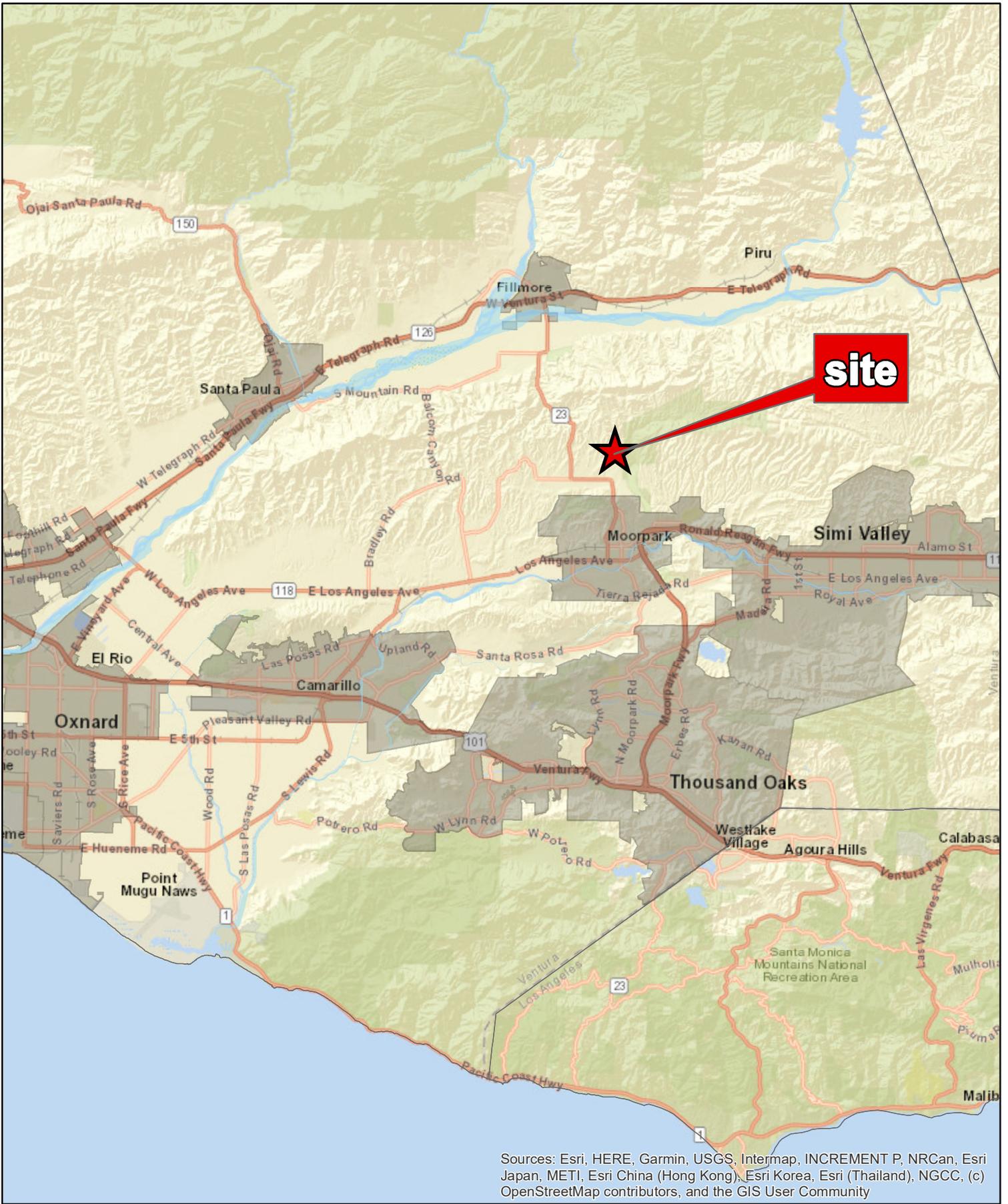
Reviewed by:



Jennifer Trunk, Manager
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 General Plan Consistency Analysis



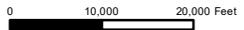
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-25-2023

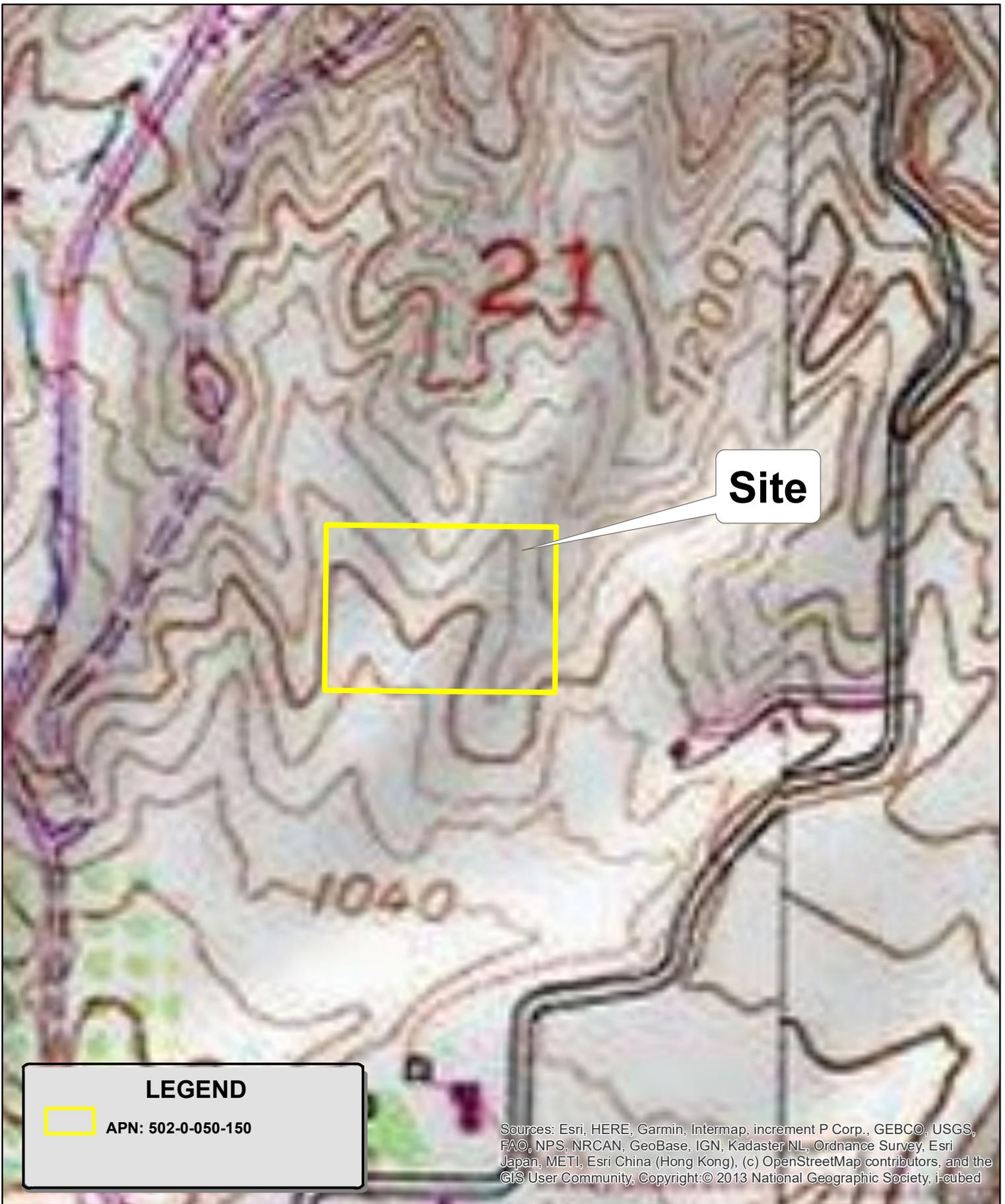


**County of Ventura
Planning Director Hearing
PL23-0068
Location Map**



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LEGEND

 APN: 502-0-050-150

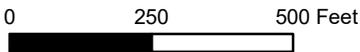
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society, i-cubed



County of Ventura
Resource Management Agency
Development & Mapping Services
Map created on 09-25-2023
Source: Moorpark U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



**County of Ventura
Planning Director Hearing
PL23-0068
Topo Map**



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502-0-050-150



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 09-25-2023
Source: Vexcel 2022



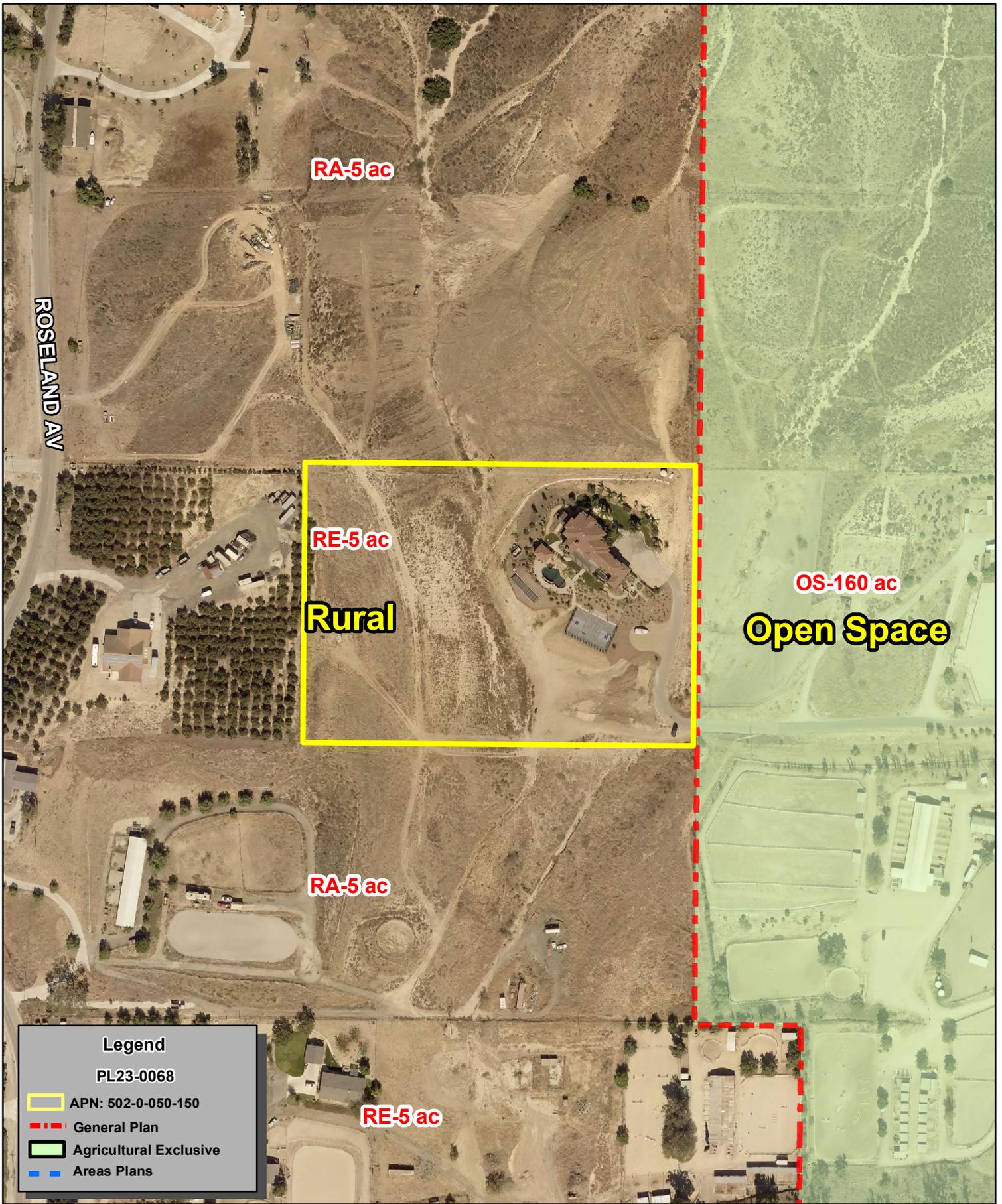
County of Ventura
Planning Director Hearing
Aerial Photography
PL23-0068



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RH



Legend

PL23-0068

APN: 502-0-050-150

General Plan

Agricultural Exclusive

Areas Plans



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
 APN: 502-0-050-150
 General Plan & Zoning Map**



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SCOPE OF WORK

PROPOSED GARAGE

1. PROPOSED 3,680 (Sq. Ft.) GARAGE
2. PROPOSED CONCRETE DRIVEWAY
3. SITE GRADING - LESS THAN 1 ACRE
4. STORMWATER BASIN

TABLE OF CONTENTS

SHT #	DESCRIPTION
A1	SITE PLAN
C1-C3	GRADING AND DRAINAGE PLAN
S1.2	FRAMING PLAN
S1.2.1	ELEVATIONS
S1.2.2	ELEVATIONS

TABLE OF STRUCTURES

STRUCTURES	USE	EXISTING ROOF AREA/FOOTPRINT	NEW ROOF AREA/FOOTPRINT	GROSS FLOOR AREA
SINGLE FAMILY RESIDENCE (10 YRS)	LIVING	4,617		5,137
SFR ATTACHED GARAGE (10 YRS)	STORAGE	1,137		1,137
COVERED PATIO (10 YRS)	LIVING	592		592
2NF FLOOR BALCONIES (10 YRS)	LIVING	444		444
GAZEBO (10 YRS)	REC.	400		400
DETACHED GARAGE	STORAGE		3,680	3,680
TOTALS		7,190	3,680	11,390

LOT COVERAGE: 4.2%

BUILDING DEPARTMENT INFO:

JOB SITE ADDRESS: 8577 HAPPY CAMP RD

LEGAL DESCRIPTION: THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF LOT 19 OF EPWORTH TRACT, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 36 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N: 502-0-050-150
 GENERAL PLAN: RURAL
 AREA PLAN: N/A
 ZONING: RE-5 ac
 GROSS LOT AREA: 273,993 SQ. FT.
 NET LOT AREA: 248,538 SQ. FT.
 PROJECT AREA: 35,284 SQ. FT.
 FEMA FLOOD ZONE: X

BUILDING DEPARTMENT: VENTURA COUNTY BUILDING & SAFETY

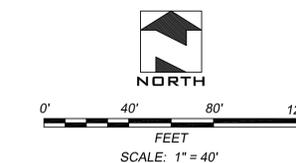
OWNER/CONTACT:
 JASON JONES
 8577 HAPPY CAMP RD,
 MOORPARK, CA 93021
 (818) 292-5339

DESIGNER:
 FCP, INC.
 23100 WILDOMAR TRAIL
 WILDOMAR, CA 92595
 (951) 678-4571

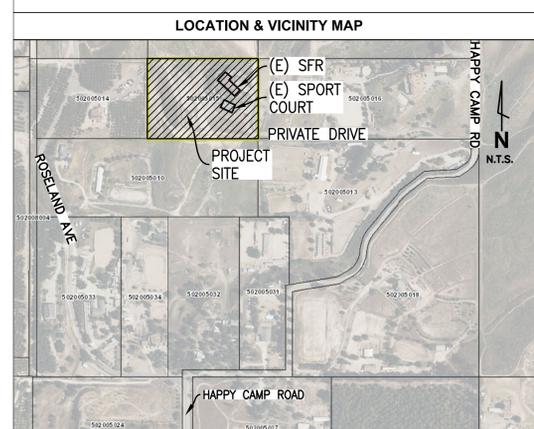
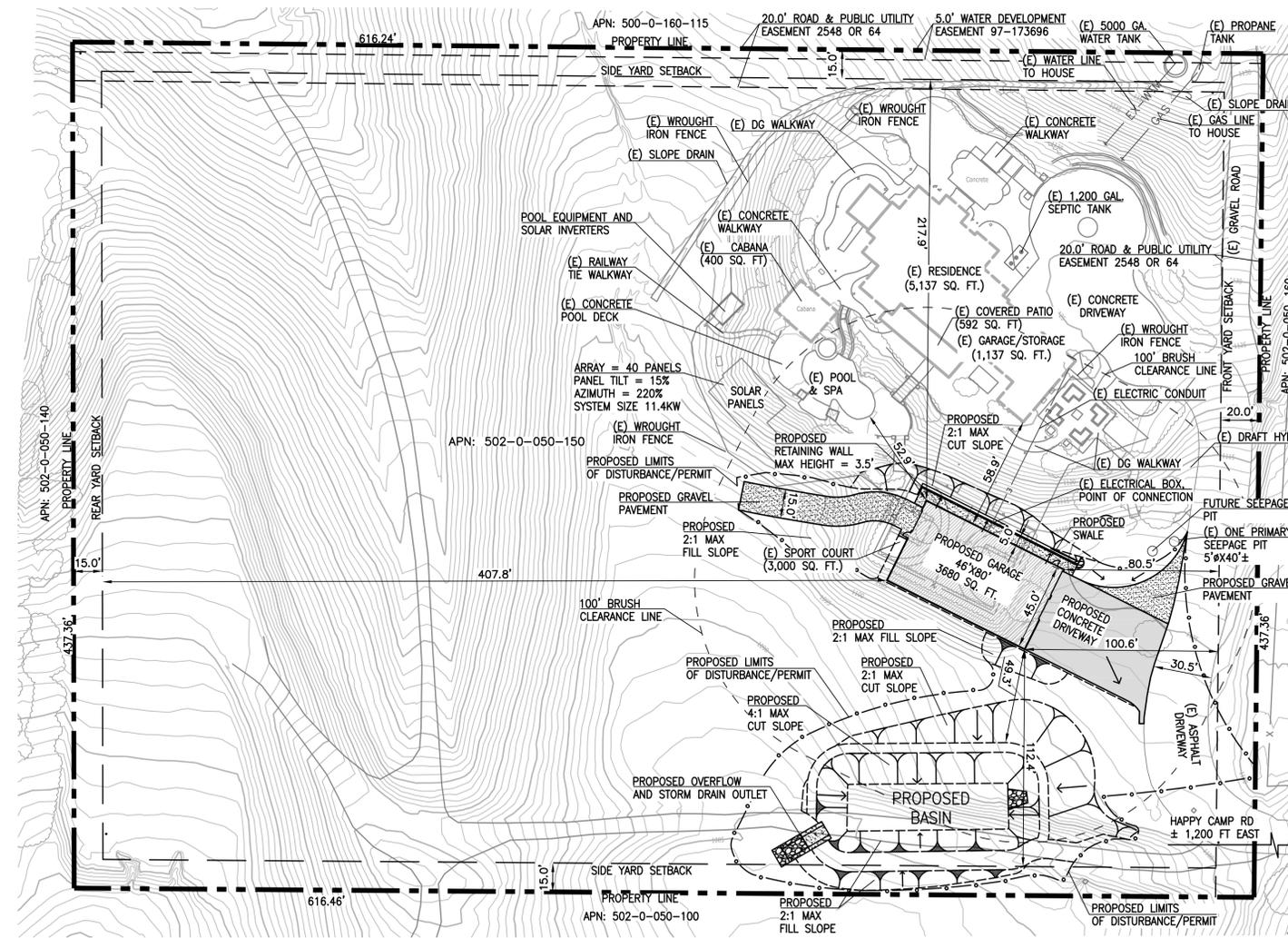
CIVIL ENGINEER:
 M3 CIVIL
 JACOB LUKIEWSKI, P.E.
 4000 CALLE TECATE, SUITE 108
 CAMARILLO, CA 93012
 (805) 445-4404

APPROXIMATE EARTHWORK:

CUT = ±3,300 CY
 FILL = ±755 CY



APN: 502-0-050-150



County of Ventura
 Planning Director Hearing
 Case No. PL23-0068
 Exhibit 3-Plans

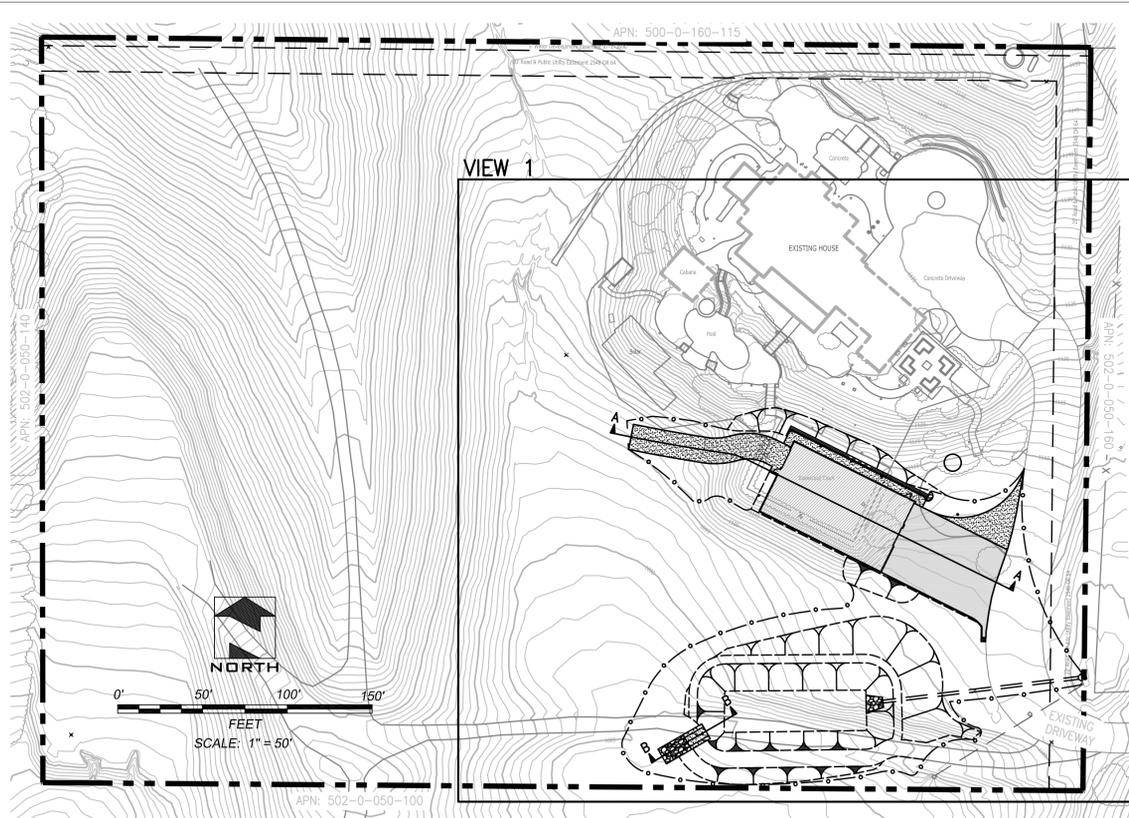
#	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
4					
3					
2					
1					

PREPARED BY: **M3 CIVIL**
 Consulting Civil Engineers
 4000 Calle Tecate, Suite 108
 Camarillo, CA 93012
 (805) 445-4404
 JACOB G. LUKIEWSKI RCE 71534 EXP. 12-31-23 DATE
 PLAN DATE: 05/02/2023

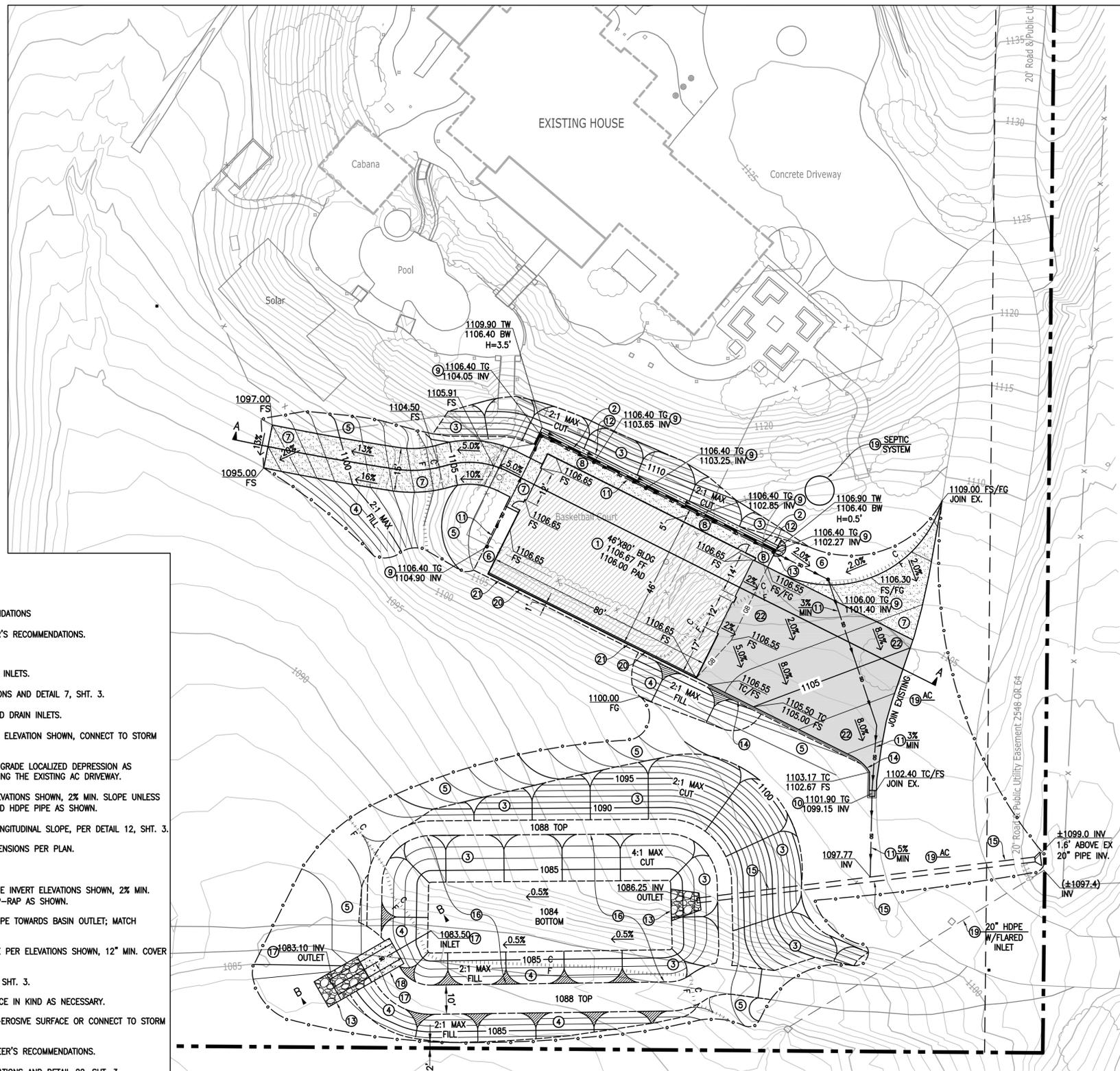
VENTURA COUNTY
 RESOURCE MANAGEMENT AGENCY
 BUILDING AND SAFETY DIVISION

SHEET A1 - SITE PLAN
 NEW GARAGE - JASON JONES
 8577 HAPPY CAMP ROAD, MOORPARK, CA

SHEET 1 OF 1



PROPERTY OVERVIEW
SCALE: 1"=50'



VIEW 1
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- - - DAYLIGHT LINE
- - - GB - GRADE BREAK
- R - R - RIDGE LINE
- FLOW LINE
- PROPOSED STORM DRAIN LINE
- - - APPROXIMATE CUT/FILL LINE
- - - APPROXIMATE OVEREXCAVATION LIMITS
- ⊙ [] DRAIN INLET / CATCH BASIN
- 5.0% DIRECTIONAL FLOW ARROW
- [] PROPOSED DRIVEWAY
- [] PROPOSED EARTHEN SWALE
- [] PROPOSED EARTHEN BERM
- [] PROPOSED CONCRETE
- [] PROPOSED ROCK RIPRAP
- [] PROPOSED CUT SLOPE
- [] PROPOSED FILL SLOPE

ABBREVIATIONS

- CONC CONCRETE
- EX EXISTING
- FG FINISH GROUND
- FF FINISH FLOOR
- FL FLOW LINE
- FS FINISH SURFACE
- HP HIGH POINT
- INV INVERT
- MAX. MAXIMUM
- MIN. MINIMUM
- CL CENTER LINE
- PL PROPERTY LINE
- TG TOP OF GRATE

CONSTRUCTION NOTES

1. CONSTRUCT BUILDING PAD PER SOILS ENGINEER'S RECOMMENDATIONS.
2. CONSTRUCT CMU RETAINING WALL PER SEPARATE PERMIT.
3. CONSTRUCT CUT SLOPE, MAX. 2:1, PER SOILS ENGINEER'S RECOMMENDATIONS
4. CONSTRUCT FILL SLOPE AND KEYWAY, MAX. 2:1, PER SOILS ENGINEER'S RECOMMENDATIONS.
5. BLEND PROPOSED SLOPE AREAS WITH EXISTING TOPOGRAPHY.
6. FINE GRADE LANDSCAPE AREA, VERIFY MIN. 2% SLOPE TOWARD DRAIN INLETS.
7. CONSTRUCT GRAVEL DRIVEWAY PER SOILS ENGINEER'S RECOMMENDATIONS AND DETAIL 7, SHT. 3.
8. CONSTRUCT 5' WIDE GRAVEL PATHWAY, VERIFY MIN. 2% SLOPE TOWARD DRAIN INLETS.
9. INSTALL 6" DRAIN INLET WITH ATRIUM GRATE OR APPROVED EQUAL AT ELEVATION SHOWN, CONNECT TO STORM DRAIN PIPE.
10. INSTALL 24" SQUARE CONCRETE CATCH BASIN TO ELEVATION SHOWN, GRADE LOCALIZED DEPRESSION AS NECESSARY TO DIRECT DRAINAGE TO CATCH BASIN PRIOR TO CROSSING THE EXISTING AC DRIVEWAY.
11. INSTALL 6" DIA. SCH. 40 PVC STORM DRAIN PIPE TO THE INVERT ELEVATIONS SHOWN, 2% MIN. SLOPE UNLESS OTHERWISE NOTED, 12" MIN. COVER OVER PIPE, OUTLET TO PROPOSED HDPE PIPE AS SHOWN.
12. CONSTRUCT 18" WIDE CONCRETE V-SWALE, MIN. 6" DEEP, MIN. 2% LONGITUDINAL SLOPE, PER DETAIL 12, SHT. 3.
13. CONSTRUCT ROCK RIP-RAP DISSIPATOR, PER DETAIL 13, SHT. 3, DIMENSIONS PER PLAN.
14. CONSTRUCT 6" CONCRETE CURB PER SPPWC 120-3, TYPE A1-6.
15. INSTALL 20" DIA. HDPE STORM DRAIN PIPE WITH FLARED INLET TO THE INVERT ELEVATIONS SHOWN, 2% MIN. SLOPE, 12" MIN. COVER OVER PIPE, OUTLET TO PROPOSED ROCK RIP-RAP AS SHOWN.
16. CONSTRUCT DETENTION BASIN WITH MAX. 2:1 SIDE SLOPES, 0.5% SLOPE TOWARDS BASIN OUTLET; MATCH CAPACITY OF PREVIOUSLY EXISTING BASIN.
17. INSTALL 4" DIAMETER SCH. 40 PVC BASIN OUTLET PIPE AT 1% SLOPE PER ELEVATIONS SHOWN, 12" MIN. COVER OVER PIPE, OUTLET TO PROPOSED ROCK RIP-RAP AS SHOWN.
18. CONSTRUCT 10' WIDE, 6" DEEP BASIN OVERFLOW PER SECTION B-B, SHT. 3.
19. PROTECT EXISTING NOTED FEATURE IN PLACE OR REMOVE AND REPLACE IN KIND AS NECESSARY.
20. INSTALL RAIN GUTTER ON EDGE OF BUILDING ROOF, OUTLET TO NON-EROSIVE SURFACE OR CONNECT TO STORM DRAIN PIPE.
21. CONSTRUCT DEEPENED FOOTING AT TOP OF SLOPE PER SOILS ENGINEER'S RECOMMENDATIONS.
22. CONSTRUCT CONCRETE DRIVEWAY PER SOILS ENGINEER'S RECOMMENDATIONS AND DETAIL 22, SHT. 3.

GENERAL NOTES:

1. ALL SURFACES WITHIN 5' OF STRUCTURES SHALL BE A MINIMUM 5% AWAY UNLESS PAVED WITH IMPERVIOUS MATERIAL WHICH CAN BE A MINIMUM OF 2% AWAY.
2. ALL PERVIOUS SURFACE ADJOINING STRUCTURES SHALL BE A MINIMUM OF 0.5' BELOW FINISH FLOOR ELEVATION UNLESS DETAILED OTHERWISE.
3. ALL RETAINING WALLS (PER SEPARATE PERMIT) OVER 30" HIGH SHALL HAVE PROTECTED RAILING ATOP PER CBC.
4. GRADED SLOPES SHALL BE PLANTED/STABILIZED PRIOR TO "NOTICE OF COMPLETION-GRADING"

UNDERGROUND SERVICE ALERT



CALL BEFORE YOU DIG
CALL: TOLL FREE
811

TWO WORKING DAYS BEFORE DIGGING

IMPORTANT NOTICE

Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert

TOLL FREE 1-800-422-4133

Two working days before you dig



0' 20' 40' 60'
FEET
SCALE: 1"=20'

County of Ventura
Planning Director Hearing
Case No. PL23-0068
Exhibit 3-Plans

WDID: _____ APN: 502-0-050-100 GP: _____

NO.	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

PREPARED BY: 3
M CIVIL
Consulting Civil Engineers
4000 Calle Tecate, Suite 108
Camarillo, CA 93012
(805) 445-4404
KYLE R. FROST, RCE 89482 EXP. 12-31-24 DATE
PLAN DATE: 03/22/2023

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:
LAND DEVELOPMENT SERVICES
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY
DATE

**VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES**

SPEC. NO.
PROJ. NO.

**GRADING AND DRAINAGE PLAN
JONES - HAPPY CAMP
8577 HAPPY CAMP ROAD, MOORPARK, CA**

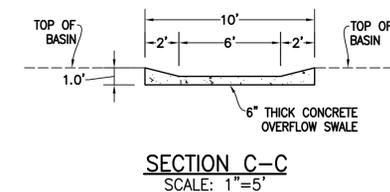
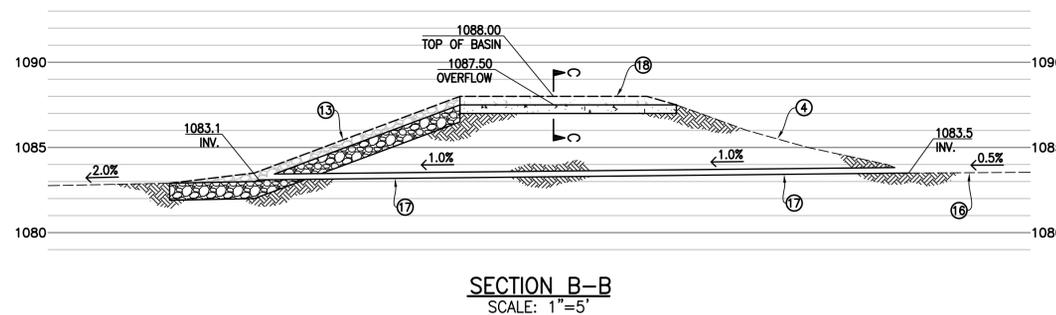
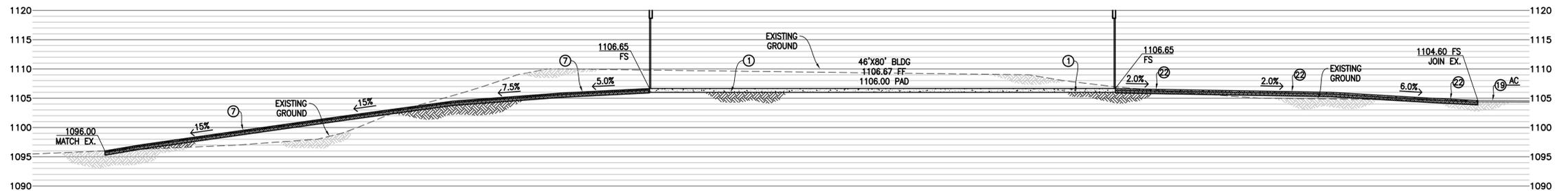
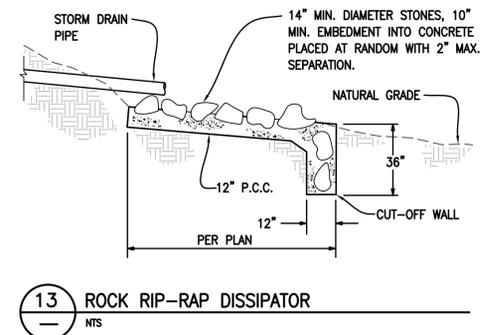
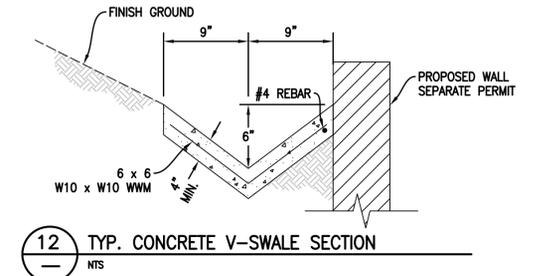
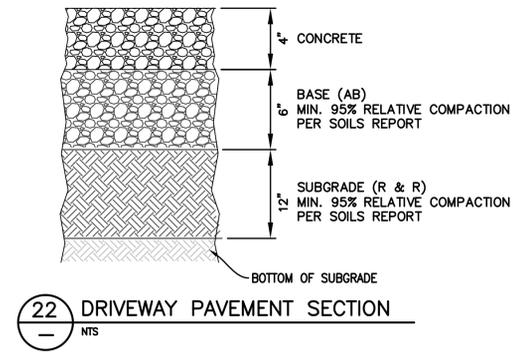
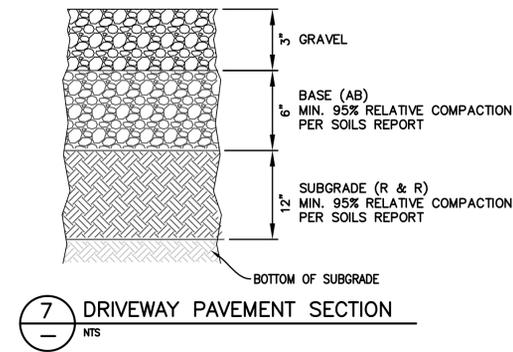
SHEET 2
OF 3
VCPWA DRAWING NO.

M3 CIVIL GENERAL NOTES

- M3 CIVIL HAS NOT BEEN RETAINED OR COMPENSATED FOR AND ASSUMES NO RESPONSIBILITY TO PROVIDE DESIGN CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS, OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- THE LOCATIONS OF AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY EXISTING UTILITIES, AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES, THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
- THIS DRAWING (OR THESE SPECIFICATIONS), INCLUDING THE DESIGNS INCORPORATED HEREIN, IS (ARE) AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED FOR USE IN CONSTRUCTION WITH THE PROJECT IDENTIFIED HEREON UNDER THE CONDITIONS EXISTING IN JUNE, 2022. ANY USE, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF M3 CIVIL SHALL BE AT USER'S SOLE RISK.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- FORTY-EIGHT HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT (811) TO MARK THE LOCATION OF EXISTING UTILITIES.
- CONTRACTOR TO PROVIDE ADEQUATE DUST CONTROL ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC-THE "GREEN BOOK") LATEST EDITION, UNLESS OTHERWISE SHOWN HEREON OR SPECIFIED IN THE SOILS REPORT(S).

CONSTRUCTION NOTES

- CONSTRUCT BUILDING PAD PER SOILS ENGINEER'S RECOMMENDATIONS.
- CONSTRUCT CMU RETAINING WALL PER SEPARATE PERMIT.
- CONSTRUCT CUT SLOPE, MAX. 2:1, PER SOILS ENGINEER'S RECOMMENDATIONS
- CONSTRUCT FILL SLOPE AND KEYWAY, MAX. 2:1, PER SOILS ENGINEER'S RECOMMENDATIONS.
- BLEND PROPOSED SLOPE AREAS WITH EXISTING TOPOGRAPHY.
- FINE GRADE LANDSCAPE AREA, VERIFY MIN. 2% SLOPE TOWARD DRAIN INLETS.
- CONSTRUCT GRAVEL DRIVEWAY PER SOILS ENGINEER'S RECOMMENDATIONS AND DETAIL 7, HEREON.
- CONSTRUCT 5' WIDE GRAVEL PATHWAY, VERIFY MIN. 2% SLOPE TOWARD DRAIN INLETS.
- INSTALL 6" DRAIN INLET WITH ATRIUM GRATE OR APPROVED EQUAL AT ELEVATION SHOWN, CONNECT TO STORM DRAIN PIPE.
- INSTALL 24" SQUARE CONCRETE CATCH BASIN TO ELEVATION SHOWN, GRADE LOCALIZED DEPRESSION AS NECESSARY TO DIRECT DRAINAGE TO CATCH BASIN PRIOR TO CROSSING THE EXISTING AC DRIVEWAY.
- INSTALL 6" DIA. SCH. 40 PVC STORM DRAIN PIPE TO THE INVERT ELEVATIONS SHOWN, 2% MIN. SLOPE UNLESS OTHERWISE NOTED, 12" MIN. COVER OVER PIPE, OUTLET TO PROPOSED HDPE PIPE AS SHOWN.
- CONSTRUCT 18" WIDE CONCRETE V-SWALE, MIN. 6" DEEP, MIN. 2% LONGITUDINAL SLOPE, PER DETAIL 12, HEREON.
- CONSTRUCT ROCK RIP-RAP DISSIPATOR, PER DETAIL 13, HEREON, DIMENSIONS PER PLAN.
- CONSTRUCT 6" CONCRETE CURB PER SPPWC 120-3, TYPE A1-6.
- INSTALL 20" DIA. HDPE STORM DRAIN PIPE WITH FLARED INLET TO THE INVERT ELEVATIONS SHOWN, 2% MIN. SLOPE, 12" MIN. COVER OVER PIPE, OUTLET TO PROPOSED ROCK RIP-RAP AS SHOWN.
- CONSTRUCT DETENTION BASIN WITH MAX. 2:1 SIDE SLOPES, 0.5% SLOPE TOWARDS BASIN OUTLET; MATCH CAPACITY OF PREVIOUSLY EXISTING BASIN.
- INSTALL 4" DIAMETER SCH. 40 PVC BASIN OUTLET PIPE AT 1% SLOPE PER ELEVATIONS SHOWN, 12" MIN. COVER OVER PIPE, OUTLET TO PROPOSED ROCK RIP-RAP AS SHOWN.
- CONSTRUCT 10' WIDE, 6" DEEP BASIN OVERFLOW PER SECTION B-B, HEREON.
- PROTECT EXISTING NOTED FEATURE IN PLACE OR REMOVE AND REPLACE IN KIND AS NECESSARY.
- INSTALL RAIN GUTTER ON EDGE OF BUILDING ROOF, OUTLET TO NON-EROSIVE SURFACE OR CONNECT TO STORM DRAIN PIPE.
- CONSTRUCT DEEPEDED FOOTING AT TOP OF SLOPE PER SOILS ENGINEER'S RECOMMENDATIONS.
- CONSTRUCT CONCRETE DRIVEWAY PER SOILS ENGINEER'S RECOMMENDATIONS AND DETAIL 22, HEREON.



UNDERGROUND SERVICE ALERT



TWO WORKING DAYS BEFORE DIGGING

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert
TOLL FREE 1-800-422-4133
Two working days before you dig

GENERAL NOTES:

- ALL SURFACES WITHIN 5' OF STRUCTURES SHALL BE A MINIMUM 5% AWAY UNLESS PAVED WITH IMPERVIOUS MATERIAL WHICH CAN BE A MINIMUM OF 2% AWAY.
- ALL PERVIOUS SURFACE ADJOINING STRUCTURES SHALL BE A MINIMUM OF 0.5' BELOW FINISH FLOOR ELEVATION UNLESS DETAILED OTHERWISE.
- ALL RETAINING WALLS (PER SEPERATE PERMIT) OVER 30" HIGH SHALL HAVE PROTECTED RAILING ATOP PER CBC.
- GRADED SLOPES SHALL BE PLANTED/STABILIZED PRIOR TO "NOTICE OF COMPLETION-GRADING"

County of Ventura
Planning Director Hearing
Case No. PL23-0068
Exhibit 3-Plans

WDID: _____ APN: 502-0-050-150 _____ GP _____

NO.	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

PREPARED BY: **M3 CIVIL**
Consulting Civil Engineers
4000 Calle Tecate, Suite 108
Camarillo, CA 93012
(805) 445-4404
KYLE R. FROST, RCE 89482 EXP. 12-31-24 DATE
PLAN DATE: 03/22/2023

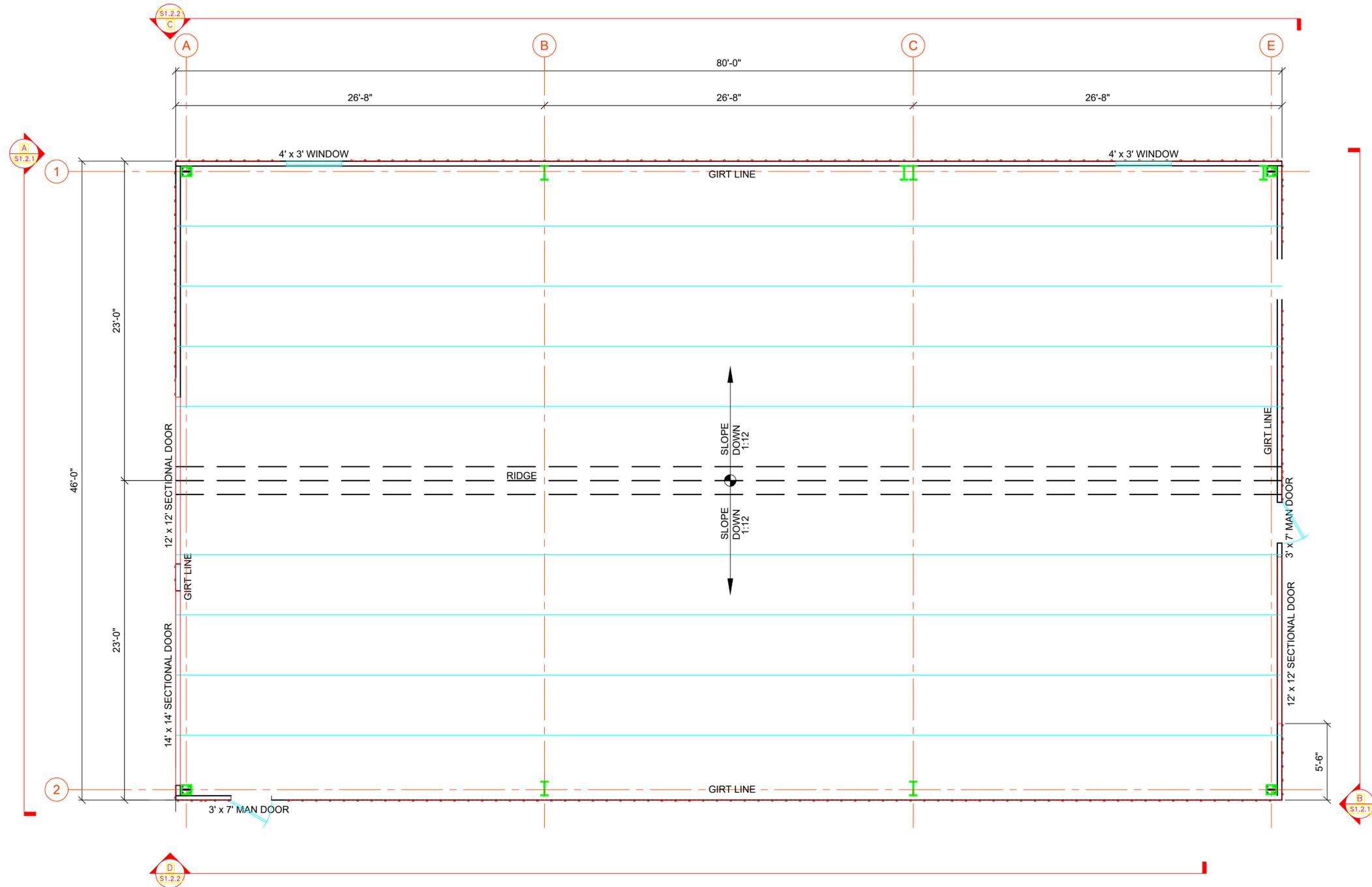
APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:
LAND DEVELOPMENT SERVICES
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY
DATE _____

**VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES**

SPEC. NO. _____
PROJ. NO. _____

GRADING AND DRAINAGE DETAILS
JONES - HAPPY CAMP
8577 HAPPY CAMP ROAD, MOORPARK, CA

SHEET 3
OF 3
VCPWA DRAWING NO. _____



FRAMING PLAN
SCALE: 1/4"=1'-0"

County of Ventura
Planning Director Hearing
Case No. PL23-0068
Exhibit 3-Plans

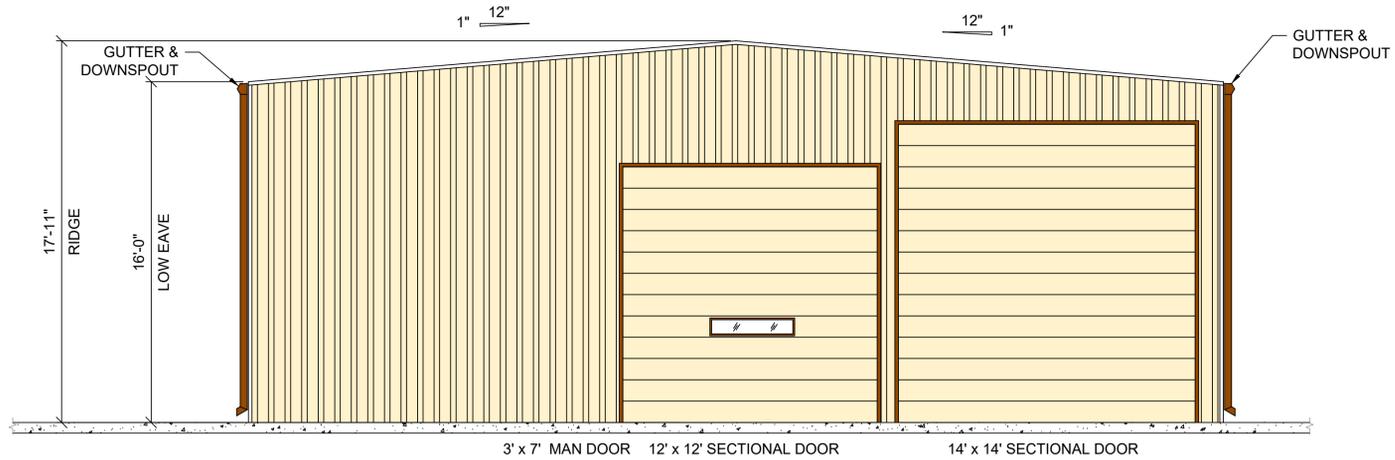
ATTENTION DEALER/RECTORING USER
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BEFORE CONSTRUCTING THE SYSTEMS ARE HELD RESPONSIBLE FOR ADHERING TO THE DRAWING DETAILS AND MUST COMPLY TO WORKMANSHIP AND SAFETY STANDARDS SET FORTH BY FCP AND INDUSTRY.
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UPON NOTIFYING FCP OF THE MISSING COMPONENTS, FCP WILL MAKE EVERY EFFORT TO GET PARTS TO THE JOB SITE IN A TIMELY MANNER. FCP WILL INCUR ANY COST DUE TO ANY DELAY CAUSED BY MISSING COMPONENTS.
IF A COMPONENT HAS BEEN FABRICATED IN ERROR, FCP MUST BE NOTIFIED IN ORDER TO DETERMINE CORRECTIVE ACTION. FCP WILL NOT BE HELD FINANCIALLY RESPONSIBLE OR LIABLE FOR MISMATCHED FABRICATED PARTS DUE TO INFORMATION SUPPLIED BY THE CUSTOMER AND/OR DEALER AFTER A FINALLY AGREED UPON COST FOR CORRECTING ANY FABRICATION ERRORS. FCP WILL COMMENCE WITH FABRICATION.

DWG. HISTORY/REVISIONS		BY	DATE
APPROVAL DWG. COMPLETED		K.C.	01.30.23
CLIENT COMMENTS/REVISION		K.C.	02.01.23
REVISE LAYOUT		K.C.	03.15.23

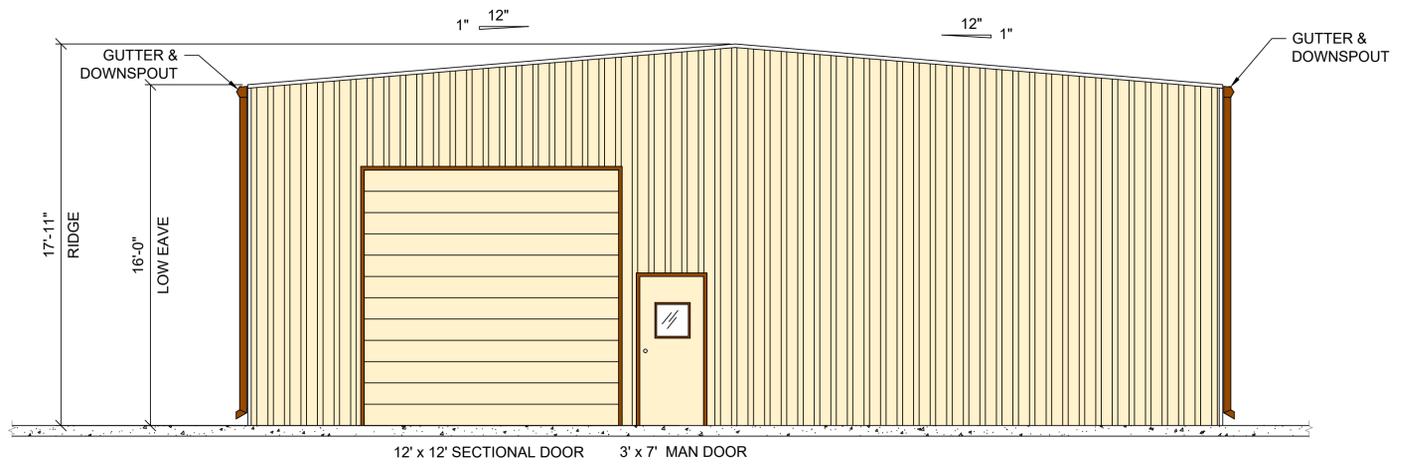
PROJECT NO.	26069 Jason Jones 03.15.23.dwg	DATE	6.28.2021
SCALE	1/4" = 1'-0"	DRAWN BY	K. CORICA
TRAILER	JASON JONES 8577 HAPPY CAMP RD. MOORPARK, CA 93021	PRODUCT	JASON JONES 8577 HAPPY CAMP RD. MOORPARK, CA 93021

K:\FCP Structures.jpg
FCP, INC.
23100 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 678-4571
SALES@FCPMEZZANINE.COM
CA LICENSE # 847398

SHEET NUMBER:
S1.2
SHEET 4 OF X



A
S1.2 VIEW
SCALE: 1/4"=1'-0"



B
S1.2 VIEW
SCALE: 1/4"=1'-0"

ELEVATIONS

County of Ventura
Planning Director Hearing
Case No. PL23-0068
Exhibit 3-Plans

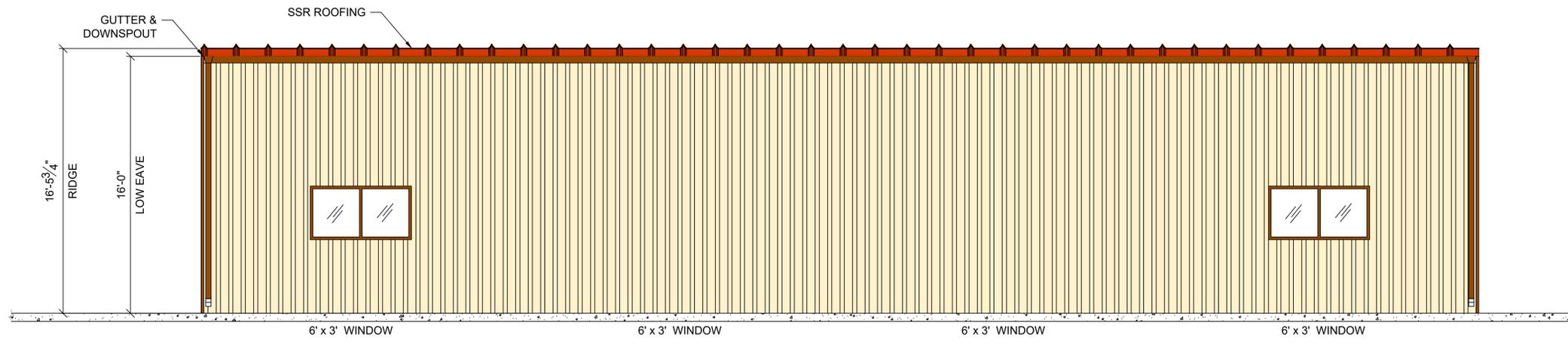
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DWG. HISTORY/REVISIONS	BY	DATE
APPROVAL DWG. COMPLETED	K.C.	01.30.23
CLIENT COMMENTS/REVISION	K.C.	02.01.23
REVISE LAYOUT	K.C.	03.15.23

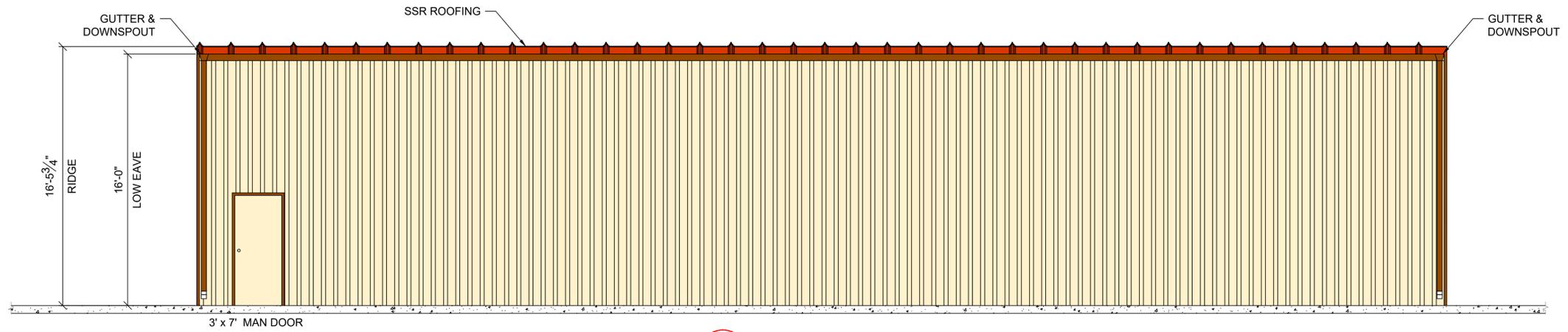
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	SCALE	1/4" = 1'-0"	DRAWN BY	K. CORICA
	TRAILER	JASON JONES 8577 HAPPY CAMP RD. MOORPARK, CA 93021	PRODUCT	JASON JONES 8577 HAPPY CAMP RD. MOORPARK, CA 93021

K:\FCP Structures.jpg
FCP, INC.
23100 WILDOMAR TRAIL
WILDOMAR, CA 92595
(951) 678-4571
SALES@FCPMEZZANINE.COM
CA LICENSE # 847398

SHEET NUMBER:
S1.2.1
SHEET 4 OF X



C VIEW
 S1.2 SCALE: 1/4"=1'-0"



D VIEW
 S1.2 SCALE: 1/4"=1'-0"

SIDE ELEVATIONS

County of Ventura
 Planning Director Hearing
 Case No. PL23-0068
 Exhibit 3-Plans

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DWG. HISTORY/REVISIONS	BY	DATE
APPROVAL DWG. COMPLETED	K.C.	01.30.23
CLIENT COMMENTS/REVISION	K.C.	02.01.23
REVISE LAYOUT	K.C.	03.15.23

ELEVATIONS	PROJECT NO.	260969 Jason Jones 03.15.23.dwg
	SCALE	1/4" = 1'-0"
DRAWN BY	K. CORICA	JASON JONES 8577 HAPPY CAMP RD. MOORPARK, CA 93021
	PRODUCT	
DATE	6.28.2021	PROJECT

K:\FCP Structures.jpg
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 23100 WILDOMAR TRAIL
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 SALES@FCPMEZZANINE.COM
 CA LICENSE # 847398

SHEET NUMBER:
S1.2.2
 SHEET 4 OF X

**CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT PERMIT CASE NO.
PL23-00068**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on March 7, 2024 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:

Request for a Planned Development (PD) Permit to authorize the removal an existing 3,500 square foot (sq. ft) sports court and to construct the following: (1) a 3,680 sq. ft detached garage in the location of the sports court; no plumbing fixtures will be installed with the exception of fire sprinklers; (2) a concrete driveway from the new detached garage to the private road leading out of Happy Camp Road; (3) a retaining wall extending approximately 90 ft along the north side of the proposed garage; and (4) a 1,973 sq. ft. stormwater basin. Access would be provided by Happy Camp Road. Wastewater service is via an onsite wastewater treatment system and water service is provided by Ventura County Waterworks District No. 1.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures 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 PD

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, including structures and paving are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall

County of Ventura
Planning Director Hearing
Case No. PL23-0068
Exhibit 4 - Conditions of Approval

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.

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. PD 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 PD. 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 PD modification is required. If a PD modification is required, the modification shall be subject to:

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

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 PD Permit and/or commencement of construction and/or operations under this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD Permit 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 PD Permit 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 PD Permit.

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

7. Time Limits

- a. Use inauguration:

- (1) The approval decision for this PD Permit 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 construction order to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year– see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7) from the date the approval decision of this PD 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 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) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

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

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 PD Permit.

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 PD Permit) 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 prior to the issuance of the Zoning Clearance for construction.

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 PD Permit Requirements and Retention of PD Permit Conditions On Site

Purpose: To ensure full and proper notice of these PD Permit 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 PD Permit.

Documentation: The Permittee shall maintain a current set of PD Permit conditions and exhibits at the project site or, in the case of projects where this is impractical (e.g., telecommunication sites), use "present to the Planning Division staff copies of the conditions, upon Planning Division staff's request."

Timing: Prior to issuance of a Zoning Clearance for construction 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 PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this PD Permit.

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 PD Permit, with the deed of the property that is subject to this PD Permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD Permit, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit 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 PD Permit. 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. **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 PD Permit. 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 PD Permit. 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 PD Permit, 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 PD Permit, 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 PD Permit 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 PD Permit 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 PD Permit 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 PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD Permit 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 PD Permit, 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 PD Permit 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 PD Permit, 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. 11 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 PD Permit 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 PD Permit condition contained herein is in conflict with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD Permit 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 PD Permit, nor compliance with the conditions of this PD Permit, 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 PD Permit.

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 construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for

the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide 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 § 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 PD Permit.

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. Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

- i. If any archaeological or historical artifacts are uncovered 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. 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.
- ii. 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.

Environmental Health Division (EHD) Conditions

19. OWTS Certification -Setbacks and Structures

Purpose: To verify the appropriate setbacks to the septic tank(s) and disposal area(s) are met. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall obtain setback certification approval of the Ventura County Environmental Health Division (EHD) prior to the addition of structures that do not contain bedroom equivalents and/or plumbing fixtures (structures which contain plumbing fixtures and/or will add bedroom equivalents are required to complete a full certification).

Documentation: Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System (OWTS) application, plot plan, floor plan, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

20. 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.

21. 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 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

22. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

Documentation: The Form B – Recycling Plan A copy of Form B is available at: <https://www.vcpublicworks.org/wsd/iwmd/construction/>. A list of local facilities permitted to recycle soil, wood, and green waste is available at: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>. A complete list of County-franchised solid waste haulers is available at: <https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>

Timing: Upon Building and Safety Division’s issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to Water & Sanitation for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division’s issuance of final permit.

23. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a Form C – Reporting Form to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at <https://www.vcpublicworks.org/wsd/iwmd/construction/>

Documentation: The Permittee must submit original recycling facility receipts and/or

documentation of reuse with their Form C – Reporting Form to verify minimum landfill diversion requirements are met.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to Water & Sanitation for approval at the time of Building and Safety Division’s issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

24. 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. (CSP-3)"

Groundwater Program Section

25. Will-Serve Letter

Purpose: To ensure new development does not exceed available water resources in accordance with the Ventura County General Plan Goals, Policies, and Programs Policies WR-1.1, WR-1.6, and WR-1.11.

Requirement: The Permittee shall confirm a permanent water supply for the project by obtaining a “Will Serve Letter” or “water service agreement” from the water service purveyor (WWD-1).

Documentation: A valid Will Serve Letter or water service agreement from WWD-1.

Timing: The Permittee shall submit its Will Serve Letter or water service agreement to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains copies of the Will Serve Letter or water service agreement in the project file.

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District

26. Turnarounds

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 50 feet of the building.
- c. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection ensure that turnaround areas 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 turnaround areas for the life of the development.

27. Access Road Certification

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all access road(s)/driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and / or Fire District Standards.

Documentation: A copy of the approved road certification.

Timing: The Permittee shall submit the certification to the Fire Prevention Bureau for approval before final occupancy.

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

28. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

Requirement: The Permittee shall design and install all gates along required fire access roads/driveways consistent with Fire Protection District Standards.

Documentation: A stamped copy of the approved gate plans.

Timing: The Permittee shall submit gate plans to the Fire Prevention Bureau for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Department.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that access gates 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 gates for the life of the development.

29. Alternate / Private Water Supply

Purpose: To ensure that adequate water supply is available for firefighting purposes where no water purveyor service is available or where the water purveyor certifies that the existing water system cannot provide the required fire flow and duration and approves the use of a private water system.

Requirement: The Permittee shall install a private water system (tank and hydrant). Private water systems shall not be supplied from substandard water systems that will impact available fire flow of existing structures. This may require the Permittee to upgrade

the existing water purveyor's system to provide the required fire flow. This may require the Permittee to upgrade the existing private water system to provide the required fire flow.

Documentation: A stamped copy of the approved private water system plans.

Timing: The Permittee shall submit private water system plans to the Fire Prevention Bureau for approval before the issuance of building permits. The private water system shall be installed and operational before the start of construction. Before burying, all underground piping shall be visually inspected by the Fire Prevention Bureau.

Monitoring and Reporting: A copy of the approved private water system plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the private water 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 private water system for the life of the development.

30. 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. S-2 Occupancy requires a NFPA 13 system.

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.

31. Fire Alarm

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

Requirement: The Permittee shall be responsible to have a fire alarm system installed in all structures. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

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

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

Monitoring and Reporting: A copy of the approved fire alarm 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 alarm 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 alarm system for the life of the development.

32. Address Numbers (Single-Family Homes)

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

Requirement: The Permittee shall install a minimum of 4 inch (4") 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 setback 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.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form 610B "Requirements for Construction".

Timing: The Permittee shall install approved 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 610B "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.

33. Hazardous Fire Area

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD-46)

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

34. 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 610B "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 #126 "Requirements for Construction."

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

Monitoring and Reporting: A copy of the completed VCFPD Form 610B 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. The California Building Code 2022 Section 406.3.1 The area of a private garage accessory to Group R-3 one or two-family dwellings shall not be greater than 3,000 square feet in area. The proposed project is a Group S-2 Occupancy Classification.

35. Inspection Authority

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

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

Documentation: A copy of the approved entitlement conditions.

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

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

36. 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). Given the present plans and information, the required fire flow is approximately [Enter the flow per the IFC] gallons per minute at 20 psi for a minimum [Enter the duration per the IFC] hour duration. A minimum flow of [Enter the flow per hydrant per VCFD Standard] gallons per minute shall be provided from any one hydrant. Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

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. (VCFPD-32)

Ventura County Air Pollution Control District (APCD) Conditions

37. Dust Control for Grading / Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and 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.
- 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: Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions for grading operation shall also be conducted by APCD staff on a complaint-driven basis.



Exhibit 5 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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GENERAL PLAN CONSISTENCY FOR JONES ACCESSORY STRUCTURE CASE NO. PL23-0068

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

All area plans, specific plans subdivision, 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 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project is a request to approve a Planned Development Permit to allow the construction of a detached garage, which will result in more than 2,000 square feet (sq. ft.) of non-habitable structures accessory to a primary dwelling.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*.

Land Use and Community Character

- 1. General Plan Land Use Policy 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.*

General Plan Land Use Policy LU-16.10 (Visual Access for Rural Development): *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

The project site is located in a rural area on the west side of Happy Camp Road, north of the City of Moorpark. The subject parcel is zoned RE-5 ac. (Rural Exclusive, five-acre minimum lot size) zone. The purpose and intent of the RE zone district is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities (NCZO Section 8104-2.2).

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The community is characterized by agriculture and residential uses on parcels varying in size from six acres to over 12 acres. The proposed detached garage is a metal prefabricated building, similar in visual character (i.e., size, scale, style, setbacks, etc.) with surrounding accessory structures. The project site consists of one legal lot of record (6.29 acres) and exceeds the minimum parcel size for the RE-5 acres. The proposed building coverage is below the maximum allowable building coverage¹. The subject parcel is currently developed with a single-family dwelling (6,506 sq. ft.), a gazebo (352 sq. ft.), 11,390 sq. ft. (2 percent) of coverage; the addition of a detached garage (3,680 sq. ft.) will increase the building coverage by less than one percent, for a total maximum building coverage of four percent, which is permissible. The proposed garage will have a height of 17 feet, 11 inches. To allow the proposed garage to exceed the standard 15-foot height limit, the building must be a minimum of 20 feet from all property lines (NCZO Sec. 8106-7.4); the proposed detached garage is setback more than 100 feet from property lines. The proposed detached garage will be adjacent to the existing residence and clustered towards the eastern portion of the subject parcel, which minimizes the structural footprint and area of disturbance. A stormwater basin (1,973 sq. ft.) will be restored along the southern portion of the property and will be a natural depression designed to capture and infiltrate storm water.

Based on the discussion above, the proposed project is consistent with General Plan Land Use Policies LU-14.1 LU-16.1, LU-16.10.

Circulation, Transportation, and Mobility

- 2. General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

General Plan Policy 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;*

¹ Maximum allowable building coverage with a General Plan Land Use Designation Rural is 25%.

- 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.*

The California Natural Resources Agency has adopted new California Environmental Quality Act (CEQA) Guidelines that require the analysis of Vehicle Miles Travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), projects generating fewer than 110 average daily vehicle trips are exempt from VMT analysis.

The proposed garage is an accessory structure to the principal single-family dwelling. No additional trip generation is anticipated to result from its construction and use. As the project would not increase trips, the project would have no effect on VMT generation or LOS.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policies / CTM-1.1 and CTM-1.4.

Public Facilities, Services, and Infrastructure

- 3. General Plan Policy 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.*

The project site is already provided with adequate public facilities, services, and infrastructure. The subject parcel is already connected to electric and gas utilities. The subject property is located within the boundaries of Ventura County Waterworks District No. 1, who provides water to the site. Though the proposed garage will have no plumbing fixtures, it will have fire sprinklers. County of Ventura Public Works Agency provided a letter dated July 12, 2023 indicating they are able to serve this use. The subject parcel is served by an onsite wastewater treatment system (OWTS). Adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields will prevent a public nuisance and/or contaminate groundwater. Septic tanks must be pumped by a Ventura County Environmental Health Division permitted pumper truck and septage wastes must be disposed of in an approved manner.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services, and Infrastructure Policy PFS-1.7.

Solid Waste

- 4. General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

The proposed detached garage will be located in the same location as a sports court. The demolition of the sports court would not result in a significant generation of waste. The concrete pad would remain, and the prefabricated detached garage placed on top.

Ventura County Ordinance 4421 requires all applicants for discretionary permits for projects that include construction and/or demolition to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The Integrated Waste Management Division's (IMWD) waste diversion program (Form B Recycling Plan / Form C Report) ensures the 65 percent diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the Ventura County General Plan. The project has been conditioned to address recycling during the demolition and construction phases of the project (Exhibit 4, Condition Nos. 22 and 23).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policy PFS-5.9.

Stormwater, Drainage, and Flood Control

- 5. General Plan Policy 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.*

General Plan Policy PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

General Plan Policy WR-2.2 (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 contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In*

addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. 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.

General Plan Policy WR-3.3 (Low-Impact Development): *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

The proposed storm water basin is proposed to be restored to capture potential stormwater runoff and maintain the excess water onsite. The Ventura County Public Works Agency has reviewed the project and required the proposed stormwater basin to obtain a grading permit and drainage plans that are compliant with the Ventura County Watershed Protection Districts hydrology and design manuals. (Exhibit 4 Condition Nos. 20 and 21).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policies PFS-6.1 and PFS-6.5 and Ventura County General Plan Water Resources Policies WR-2.2 and WR-3.3.

Conservation and Open Space

- 6. General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Reservation):** *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.*

Maps maintained by the Resource Management Agency's Geographic Information Systems (RMA-GIS) staff show that the project site is located within an area that is likely to contain sensitive archaeological or paleontological resources. The detached garage will be located where a sports court has been constructed and although the project is unlikely to result in impacts to archaeological resources, future grading activities would be subject to a condition of approval to ensure the protection of any subsurface resources that are inadvertently encountered during grading (Exhibit 4, Condition No. 18). This is consistent with the guidance provided by the South-Central Coastal Information Center².

² South-Central Coastal Information Center correspondence dated November 8, 2023.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-4.4

Hazards and Safety

- 7. General Plan Policy HAZ-1.2 (Defensible Space Clear Zones):** *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

General Plan Policy 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.*

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

The Ventura County Fire Protection District has conditioned the project to provide adequate fire access roads and turnarounds to the subject property (Exhibit 4, Conditions No. 26 - 36). To receive construction permits, the project will also need to meet California Building Code standards for development. The subject property is located within the boundaries of Ventura County Waterworks District No. 1, who provides water to the site. Though the proposed garage will have no plumbing fixtures, it will have fire sprinklers. The County of Ventura Public Works Agency from the County of Ventura provided a letter dated July 12, 2023 indicating they are able to serve this use.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policy HAZ-1.2, Public Facilities and Services Policy PFS-12.3, and Water Resources Policy WR-1.11.