



Planning Director Staff Report– Hearing on December 9, 2021

County of Ventura • Resource Management Agency

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HHR OXNARD GREENHOUSES, PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL21-0038

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) Permit to authorize the continued operation of an existing agricultural facility and greenhouses. (Case No. PL21-0038)
2. **Property Owner/Applicant:** HHR Oxnard, LLC, c/o: Palmer Weeks, Jr., P.O. Box 620257, Oviedo, Florida 32762
3. **Applicant's Representative:** Marta Alvarez, 1587 Morse Avenue, Suite A, Ventura, California 93003
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 57.91-acre project site is located at 3940 Teal Club Road, near the city of Oxnard, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 188-0-110-015 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size) and CA-40 ac-sdf (Coastal Agriculture, 40-acre minimum lot size – slope density formula)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac and CA-40 ac-sdf	Agricultural row crops
East	City of Oxnard	Agricultural row crops
South	City of Oxnard, followed by CA-40 ac-sdf	West 5 th Street, followed by agricultural row crops
West	CA-40 ac-sdf	Agricultural row crops

- 8. History:** The existing agricultural and greenhouse operation was initially authorized by the Planning Director with the granting of Planned Development Permit No. 1053 on February 15, 1985. This permit carried a 10-term ending in 1995.

The first modification of this permit (Site Plan Adjustment 1053-1) was granted on October 12, 1995 to extend the term of the permit by an additional 10 years, ending in 2005.

On April 8, 2009, the Planning Manager approved a Permit Adjustment (Case No. LU09-0014) for the demolition of an existing 16,600 square foot wood greenhouse and replacement with a new 17,136 square foot steel frame greenhouse in the same location.

- 9. Project Description:** The applicant requests that a Planned Development permit be granted to authorize the continued operation of an existing agricultural facility and associated greenhouses. The following existing buildings encompass approximately 17.15 percent of the subject property and would continue to be used as part of the subject facility.

Building No.	Type of Building	Size (SF)
1 & 2	Greenhouses	17,136
3 & 4	Greenhouses	16,524
5 – 12	Greenhouses	66,096
13 – 20	Greenhouses	66,096
21 – 23	Greenhouses	24,786
24	Block Building and open Agriculture Storage	3,500
25	Block Building, Office, Restrooms, and Lunchroom	11,791
26	Metal Building	1,880
Total Coverage:		207,809

Approximately nine employees would continue to work at the facility. The project does not propose any physical changes from its previously permitted condition.

Access to the site would continue to be provided from Teal Club Road. The existing parking spaces would continue to be available on the site.

Sewage disposal would continue to be accommodated with the operation of the existing onsite wastewater treatment system (septic system). Water would continue to be supplied to the facility in accordance with an allocation issued by the City of Oxnard and an onsite well (Well No. 01N22W06B01S) (Exhibit 3).

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. The proposed project would not involve any substantial change in the existing agricultural activities and the associated agricultural support facilities. The continued operation of an existing agricultural and greenhouse facility on the existing developed site would not result in a significant adverse effect on the environment, would not result in damage to scenic resources within a designated scenic highway area, and is not located on an identified hazardous waste site or historical site.

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 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 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.

Additionally, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

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

- 1. Coastal Area Plan, Scenic and Visual Qualities, Section 30251:** *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually*

degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed project involves the continued operation of an existing agricultural and greenhouse facility. As no new development is proposed, project implementation would not impact environmentally sensitive habitat areas or degrade scenic and visual resources. Additionally, at the time of the original approval of the greenhouse facility, and as proposed, the project would continue to be compatible with the surrounding development.

Based on the discussion above, the proposed project is consistent with Section 30251 of the Coastal Area Plan.

2. Coastal Area Plan Prime Agricultural Land; Maintenance in Agricultural Production Policy; Section 30241: *The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:*

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

The ongoing use of the existing agricultural facility would not result in any new effect on prime agricultural lands as no changes in the facility or its operation are proposed. In fact, the project would continue to allow for protection of the areas' agricultural economy.

Based on the above discussion, the proposed project is consistent with Section 30241 of the Coastal Area Plan.

- 3. LU-8.2 Land Uses Appropriate for the Agricultural Land Use Designation:** *The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

The existing agricultural and greenhouse facility is an agricultural use suitable for and consistent with the agricultural designation of the subject property. No changes in the facility or its operation are proposed that would be inconsistent with the agricultural use of the property.

Based on the above discussion, the proposed project is consistent with policy LU-8.2.

- 4. 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.*

The ongoing presence and use of the existing agricultural facility would not result in any new effect on public views from the adjacent Teal Club Road or any other public viewpoint. No new effect on community character would result from the project as no substantial physical changes in the existing facilities are proposed.

Adequate public services (water, sewer, road access) would continue to be available to serve the subject facility.

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

- 5. AG-1.2 Agricultural Land Use Designation:** *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

AG-1.8 Avoid Development on Agricultural Land: *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

The proposed project involves the continued operation of an existing agricultural and greenhouse facility. No substantial physical changes in the existing buildings or ancillary facilities are proposed. Thus, no new development would occur on the subject property. In any case, the packing and greenhouse facility is comprised entirely of agricultural production or agricultural support uses appropriate for siting on agriculturally designated land.

Based on the above discussion, the proposed project is consistent with policies AG-1.2 and AG-1.8.

- 6. 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.*

Water, road access, sewage disposal and all other necessary services would continue to be available to serve this existing development.

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

- 7. 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.*

The proposed project would not involve a change in the area of impervious surfaces or any alteration to the existing drainage facilities on the project site. Project implementation would not require the development of new flood control facilities or improvements in existing facilities.

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

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

The proposed project would not involve a change in the access to the existing facility. The existing driveways and parking lots, as well as Teal Club Road, would continue to provide adequate access for emergency vehicles.

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

- 9. 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. (RDR)*

The proposed project would not involve a change in the access to the existing facility. The existing driveways and parking lots located on the site, as well as Teal Club Road would continue to provide adequate access for emergency vehicles. Water provided by the City of Oxnard also remains available to this site. The existing system would continue to supply water in a manner that meets the fire flow standards of the Ventura County Fire Protection District (VCFPD). The project site is located less than three miles from the nearest fire station. Thus, the available response time would meet VCFPD requirements.

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

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

Water would continue to be provided to the project site from the City of Oxnard. Water. This source constitutes an adequate long-term supply of water.

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

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County CZO.

Pursuant to the Ventura County CZO (Section 8174-4), the proposed use is allowed in the CA-40 ac-sdf 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 use of buildings and greenhouses that are subject to the development standards of the Ventura County CZO (Section 8175-2). 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)	n/a	Yes
Maximum Percentage of Building Coverage	Five percent	Yes. This standard does not apply to greenhouses and agricultural support facilities.
Front Setback	20 feet	Yes, the existing and proposed structures would be located more than 20 feet from all property lines.
Side Setback	10 feet	
Rear Setback	15 feet	
Maximum Building Height	25 feet	Yes

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.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 Certified Local Coastal Program can be made.

2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].

The proposed project is comprised of a continuation of an existing land use. No substantial change in the design or use of the existing agricultural buildings and ancillary facilities on the project site are proposed. No new effect on community character or on neighboring uses would result from project implementation. The existing facility would remain compatible with the character of the surrounding agricultural lands located in the Oxnard Plain area.

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

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].

The proposed project is comprised of a continuation of an existing land use. No substantial changes in the existing agricultural buildings or accessory facilities on the project site are proposed. No aspect of project implementation has been identified that would be obnoxious, harmful or impair the utility of neighboring property 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 8181-3.5.e].

The proposed project is comprised of a continuation of an existing land use. No substantial change in the existing agricultural buildings or accessory facilities on the project site are proposed. No aspect of project implementation has been identified that would be detrimental to the public interest, health, safety, convenience, or welfare

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and the Ventura County CZO (Section 8181-6.2 et seq.). On November 24, 2021, the Planning Division mailed notice to owners of property within 1,500 feet and residents within 100 feet of the property on which the project site is located. On November 29, 2021, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Oxnard's Area of Interest. Therefore, on April 29, 2021, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might have on the proposed project. As of the date of this document, no comments have been received from the City of Oxnard.

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 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** PD Permit Case No. PL21-0038, 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 John Kessler at (805) 654-2461 or john.kessler@ventura.org.

Prepared by:



John Kessler, Case Planner
Commercial & Industrial Permit Section
Ventura County Planning Division

Reviewed by:



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

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Project Plans
- Exhibit 4 Conditions of Approval



site

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



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 10-12-2021

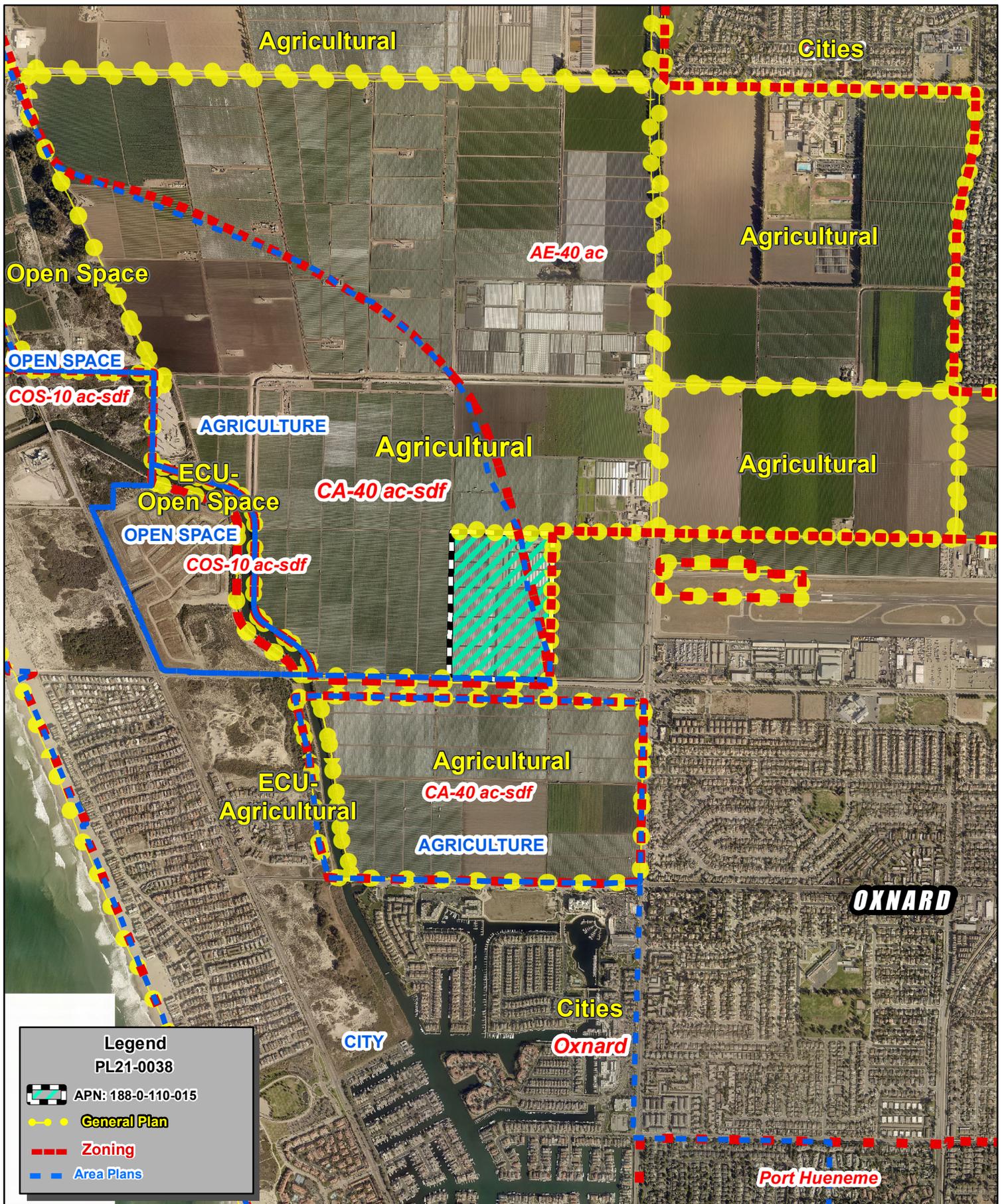


County of Ventura
Planning Director Hearing
Case No. PL21-0038
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Legend
 PL21-0038

APN: 188-0-110-015

General Plan

Zoning

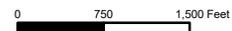
Area Plans



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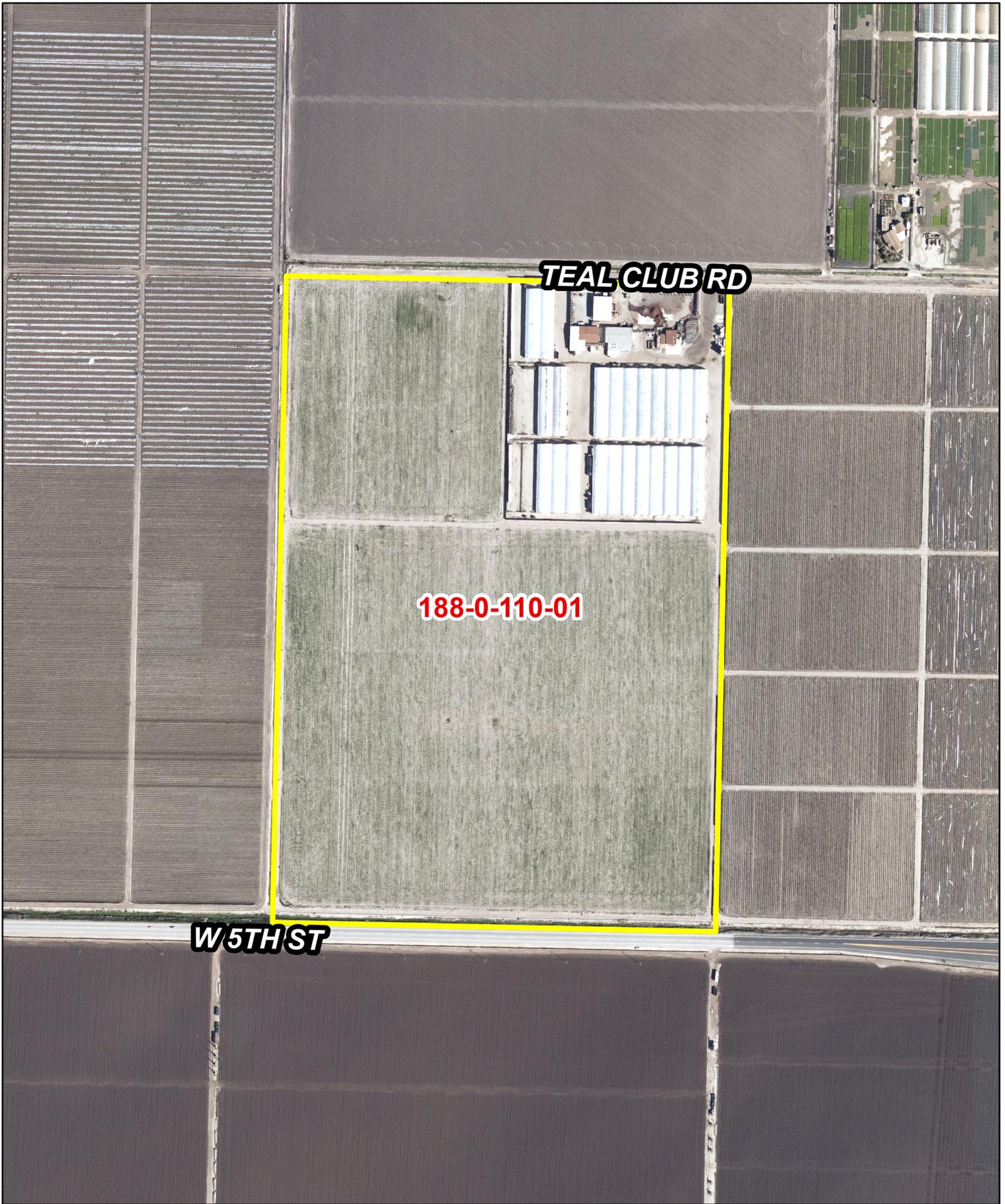


**County of Ventura
 Planning Director Hearing
 PL21-0038
 General Plan & Zoning Map**



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TEAL CLUB RD

188-0-110-01

W 5TH ST



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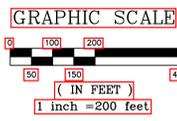
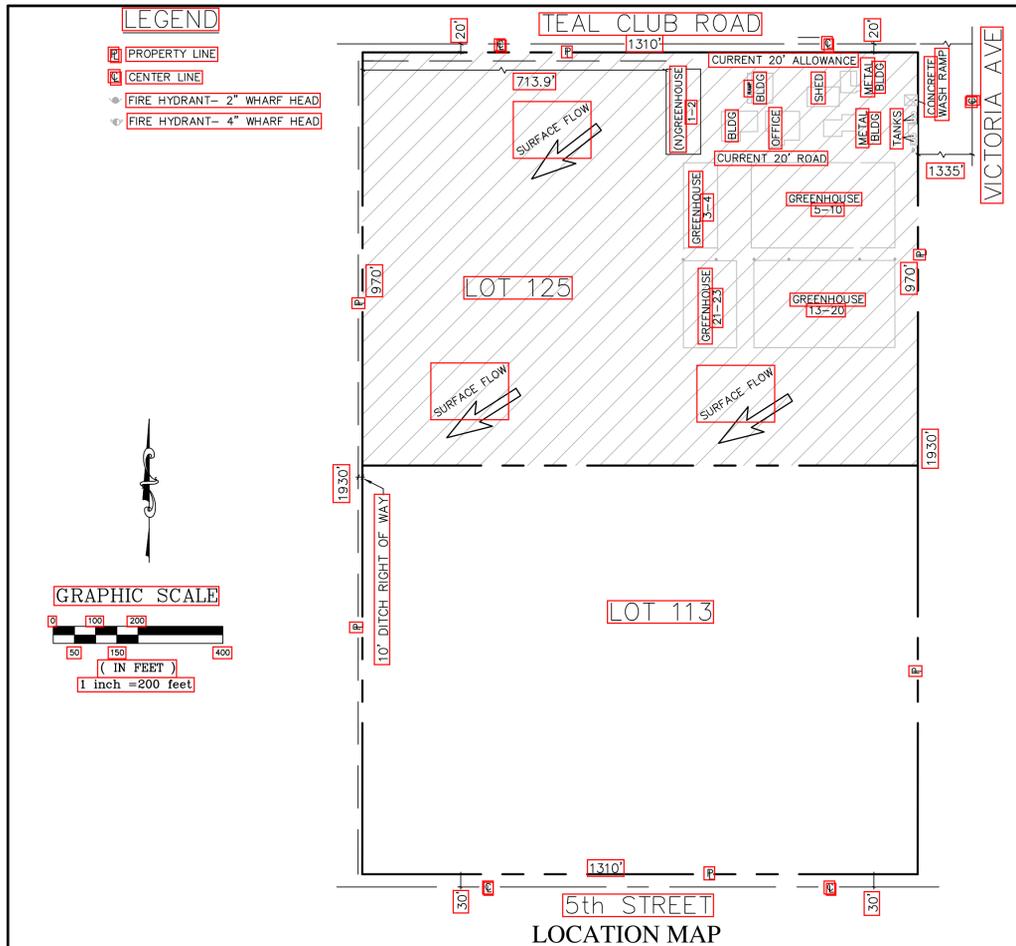


County of Ventura
Planning Director Hearing
PL21-0038
Aerial Photography



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LOCATION MAP

LEGAL DESCRIPTION

LOT 113 AND 125 OF PATTERSON RANCH, IN THE COUNTY OF VENTURA STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL TILE, PIPE, CONDUITS AND DRAINS LAID, INSTALLED OR PLACED IN, THROUGH OR ACROSS SAID LAND OR ANY PORTION THEREOF.

ALSO EXCEPT THEREFROM THE INTEREST GRANTED FOR ROAD PURPOSES TO THE COUNTY OF VENTURA BY DEED RECORDED IN BOOK 139 PAGE 169 OF DEEDS, RECORDS OF SAID COUNTY, IN THOSE PORTIONS, IF ANY, OF SAID LOTS AS THE SAME ARE SHOWN ON THE MAP OF SAID SUB-DIVISION OF THE PATTERSON RANCH INCLUDED WITHIN THE LINES OF TEAL CLUB ROAD AND FIFTH STREET, AS DESCRIBED IN AND REFERRED TO IN THE LAST ABOVE MENTIONED DEED.

ALSO EXCEPT THE INTEREST IN SAID LAND EXCEPTED IN THE DEED FROM ERNEST M. AYALA AND WILMA AYALA, HIS WIFE, RECORDED MAY 23, 1960, AS DOCUMENT NO. 22383, IN BOOK 1870 PAGE 405 OF OFFICIAL RECORDS, AS FOLLOWS:

"ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS, MINERALS, AND OTHER FISSIONABLE MATERIALS LYING BELOW A DEPTH OF 500' FROM THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR THE SUBSURFACE TO A DEPTH OF 500' FROM THE SURFACE THEREOF FOR THE PURPOSES OF EXPLORING FOR, DRILLING, BORING, MARKETING, OR REMOVING SUCH SUBSTANCES, BUT WITH THE RIGHT TO USE A DRILL SITE NOT TO EXCEED 2 ACRES IN AREA IN THE NORTHWEST CORNER OF SAID LAND FOR THE PURPOSE OF EXPLORATION AND DEVELOPMENT OF SUCH SUBSTANCES. THE LOCATION OF SAID DRILL SITE SHALL BE ESTABLISHED WITHIN A PERIOD OF 10 YEARS FROM NOVEMBER 30, 1959, AND IF NOT SO ESTABLISHED WITHIN SAID PERIOD GRANTOR, THEIR SUCCESSORS OR ASSIGNS, SHALL RELINQUISH TO GRANTEE, HIS SUCCESSORS OR ASSIGNS, ALL RIGHTS TO THE USE OF SAID DRILL SITE"

THE OIL AND MINERAL INTEREST WAS TRANSFERRED TO WILMA AYALA AND MICHAEL D. AYALA AND ERNEST L. AYALA BY THE DEATH OF ERNEST M. AYALA ON JULY 21, 1975.

YCE
INCORPORATED
 Civil Engineering & Land Surveying
 1587 Morse Avenue, Suite A - Ventura, CA 93003
 (805) 650-6995 (818) 701-5512
 fax: (805) 677-4721 email: malvarez@yceinc.com

NOTES:

1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO THE PLACEMENT OF CONCRETE IN THE FOUNDATION.
2. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE IN THE FOUNDATION.
3. BOILER PROPOSED TO BE REMOVED. ROOF & CEILING TO BE REPAIRED TO MATCH EXISTING BY LICENSED ROOFING CONTRACTOR.
4. FDP 22 ADDRESS:
 - A.) THE BUILDING ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
 - B.) THE BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM OF SIX INCHES (6") IN HEIGHT. LARGE NUMBERS SHALL BE PROVIDED WHEN THE BUILDING IS SET BACK MORE THAN 250' FROM STREET.
 - C.) THE BUILDING ADDRESS NUMBERS SHALL BE POSTED ADJACENT TO THE DRIVEWAY ENTRANCE WHEN THE STRUCTURE IS NOT VISIBLE FROM THE STREET.
 - D.) SUITE NUMBERS OR LETTERS SHALL BE A MINIMUM OF 4" IN HEIGHT. THEY SHALL BE PLACED ABOVE OR ADJACENT TO THE ENTRANCE DOOR AND THE REAR.

LEGEND

GROSS ACREAGE : 29.17 AC.
 NET ACREAGE : 29.08 ACRES
 EASEMENTS : 4,231 SQ. FT. FOR ACCESS EASEMENT
 BUILDING COVERAGE : 17.15%
 ZONING DESIGNATION : AE (AGRICULTURE EXCLUSIVE)
 GENERAL PLAN DESIGNATION : AGRICULTURAL (40 AC. MIN.)

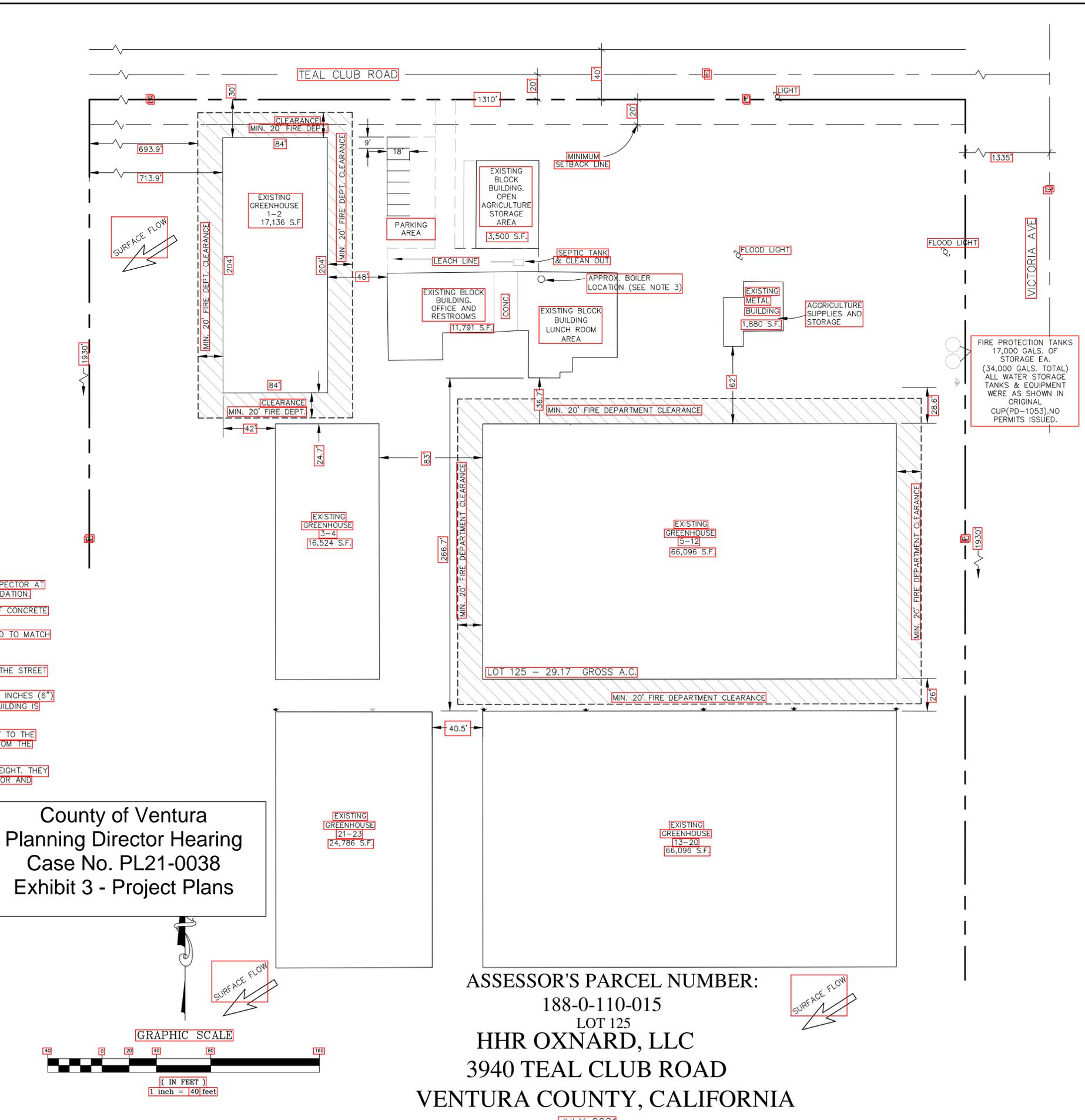
- PROPERTY LINE
- CENTER LINE
- EXISTING FIRE HYDRANT - 2" WHARF HEAD
- EXISTING FIRE HYDRANT - 4" WHARF HEAD

BUILDING ANALYSIS

VENTURA COUNTY BUILDING SAFETY
 AREA _____ 207,809 sf
 OCC. LOAD _____ NONE
 OCCUPANCY _____ U
 EXITS (MIN.) _____ 2 @ 15000
 TYPE _____ I-B

Civil Engineering & Land Surveying

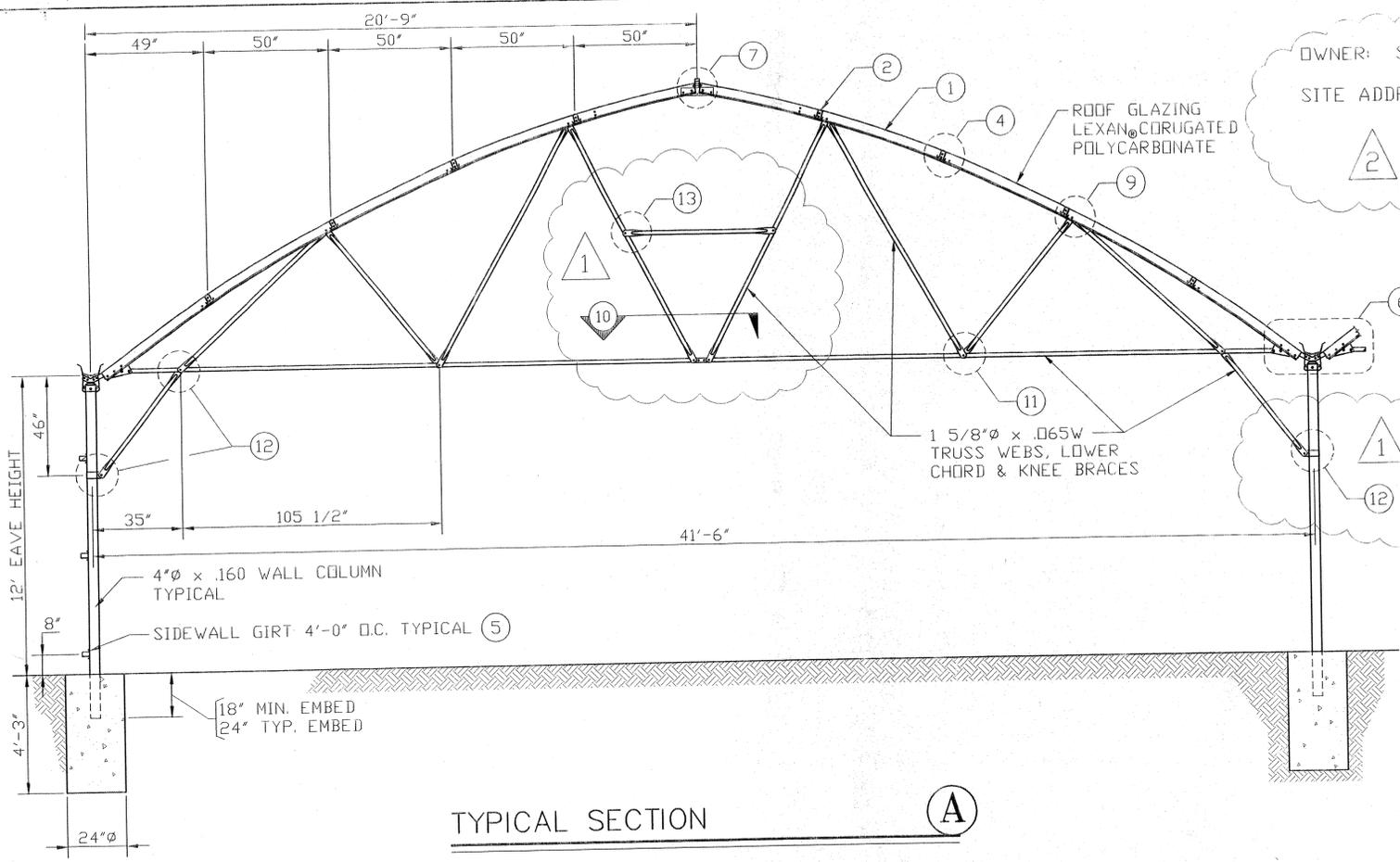
CONTACT: MARTA ALVAREZ 805-650-6995



County of Ventura
 Planning Director Hearing
 Case No. PL21-0038
 Exhibit 3 - Project Plans

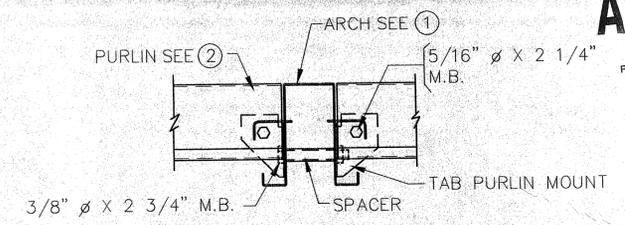
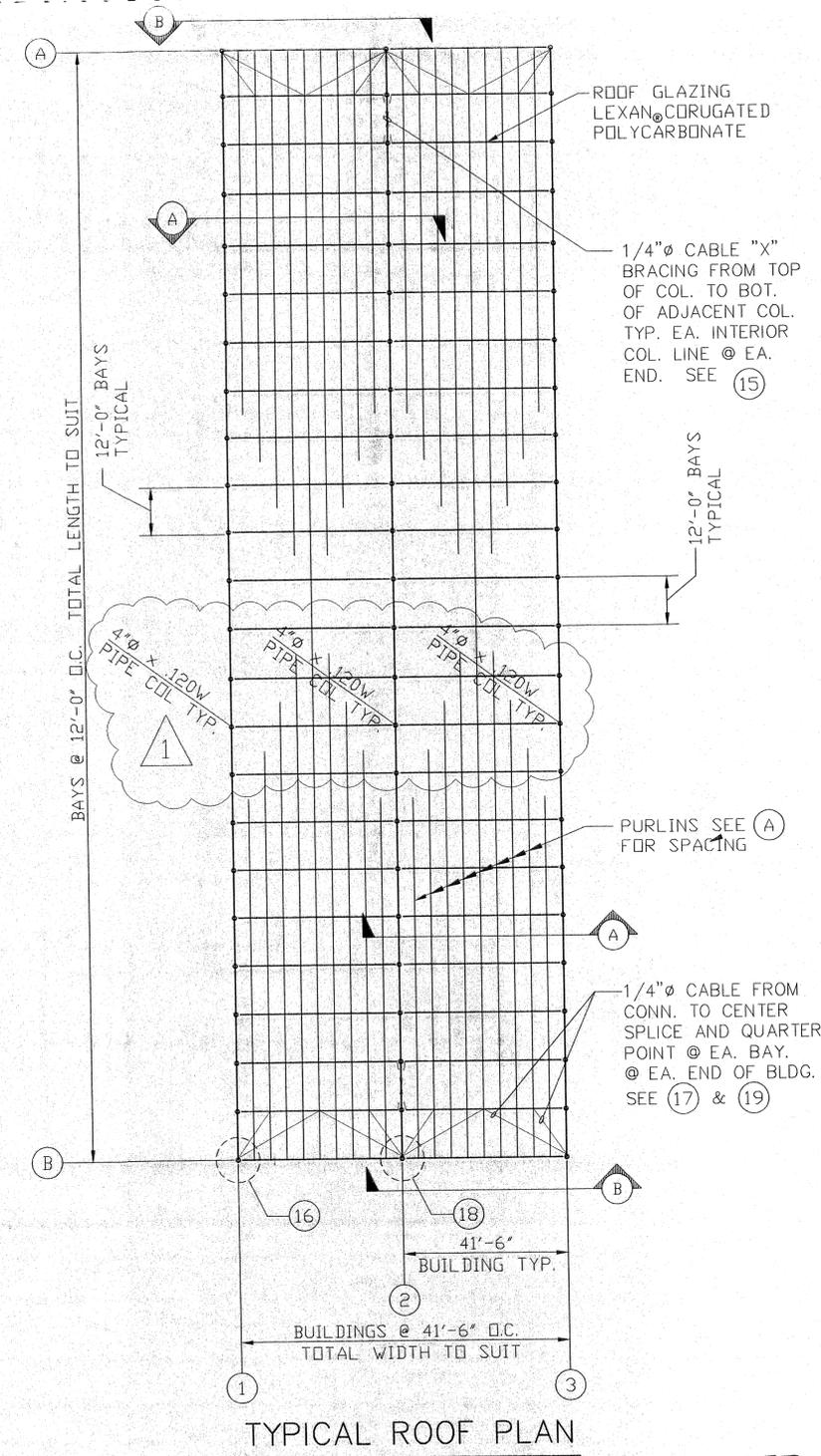
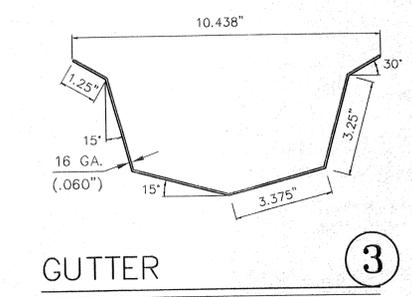
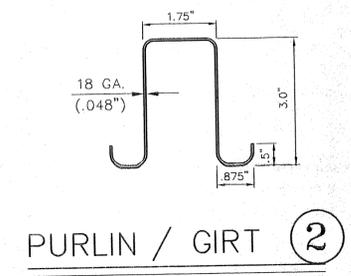
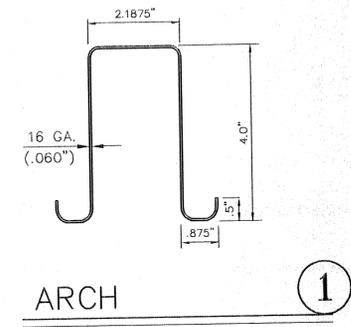
ASSESSOR'S PARCEL NUMBER:
 188-0-110-015
 LOT 125
 HHR OXNARD, LLC
 3940 TEAL CLUB ROAD
 VENTURA COUNTY, CALIFORNIA

JULY 2021



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE. LATEST ADOPTED ADDITION OF U.B.C. 1994
2. ALL FOOTINGS SHALL BEAR AGAINST FIRM NATURAL UNDISTURBED SOIL OR CERTIFIED COMPACTED FILL.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4. LIGHT GAGE - COLD FORMED STRUCTURAL STEEL MEMBERS SHALL CONFORM TO A.S.T.M. SPEC A - 446 GRADE "D" (FY=55 KSI), UNLESS NOTED OTHERWISE.
5. ALL STRUCTURAL STEEL MEMBERS SHALL BE GALVANIZED.
6. ROUND TUBES SHALL CONFORM TO A.S.T.M. SPEC A - 446 GRADE "D" (FY=55 KSI).
7. BOLTS SHALL CONFORM TO A.S.T.M. SPEC A-307* HOLES SHALL BE BOLT DIAMETER PLUS 1/16". (* UNLESS OTHERWISE NOTED)
8. CABLE SHOWN SHALL HAVE A MINIMUM BREAKING STRENGTH OF 140,000 P.S.I.
9. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE IN THE FOUNDATION.
10. THERE IS NO SPECIAL INSPECTION REQUIRED FOR THIS PROJECT.
11. THE BUILDING ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
12. THE BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM OF SIX INCHES (6") IN HEIGHT. LARGER NUMBERS SHALL BE PROVIDED WHEN THE BUILDING IS SET BACK MORE THAN 250' FROM THE STREET.
13. THE BUILDING ADDRESS NUMBERS SHALL BE POSTED ADJACENT TO THE DRIVEWAY ENTRANCE WHEN THE STRUCTURE IS NOT VISIBLE FROM THE STREET.
14. SUITE NUMBERS OR LETTERS SHALL BE A MINIMUM 4" IN HEIGHT. THEY SHALL BE PLACED ABOVE OR ADJACENT TO THE ENTRANCE DOOR AND THE REAR.

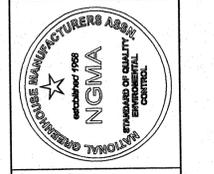


APPROVED
 MAY 12 1998
 Resource Management
 Division of Building & Safety
 Ventura County

REGISTERED PROFESSIONAL ENGINEER
 NO. 54809
 CIVIL
 APR 30 1999

BOX NO.

REVISIONS
#3 PC 388-J 3-99
#5 PC 388-J 3-99
#6 PC 388-J 3-99
#10 PC 388-J 3-99
#16 PC 388-J 3-99



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 GREENHOUSE MANUFACTURING & SALES
 4344 E. MISSION BLVD. MONTECLAIR, CA 91763
 (909) 627-0881 (909) 628-3774
 SERVING AGRICULTURE SINCE 1946

DATE	4-29-99
SCALE	3/8" = 1'
JOB NO.	
DRAWN BY	TM
APPROVED	

TITLE	41'-6" ARCH SERIES 6500
JOB NAME	SEAVIEW NURSERY
ENGINEER	9906-8
LOADING	10-80-C
DRAWING NO.	S-1
DRAWING SET	
SHEET	1 OF 3

EXHIBIT 4

DRAFT CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT PERMIT PL21-0038 FOR HHR OXNARD GREENHOUSES

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division Conditions

1. Project Description

This Planned Development (PD) Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 – 4 of the Planning Director hearing on December 9, 2021, 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:

A PD Permit is authorized for the continued operation of an existing agricultural facility and associated greenhouses. The following existing buildings encompass approximately 17.15 percent of the subject property and may continue to be used as part of the subject facility.

Building No.	Type of Building	Size (SF)
1 & 2	Greenhouses	17,136
3 & 4	Greenhouses	16,524
5 – 12	Greenhouses	66,096
13 – 20	Greenhouses	66,096
21 – 23	Greenhouses	24,786
24	Block Building and open Agriculture Storage	3,500
25	Block Building, Office, Restrooms, and Lunchroom	11,791
26	Metal Building	1,880
Total Coverage:		207,809

Approximately nine employees continue to work at the facility. The project does not authorize any physical changes from its previously permitted condition.

Access to the site shall continue to be provided from Teal Club Road. The existing parking spaces shall continue to be available on the site.

County of Ventura
Planning Director Hearing
Case No. PL21-0038
Exhibit 4 - Conditions of Approval

Sewage disposal shall continue to be accommodated with the operation of the existing onsite wastewater treatment system (septic system). Water shall continue to be supplied to the facility in accordance with an allocation issued by the City of Oxnard and an onsite well (Well No. 01N22W06B01S).

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, and parking areas shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for PD Permit

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, paving and parking are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

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

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration, 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 § 8183-5 of the Ventura County 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 § 8183-5 of the Ventura County Coastal Zoning Ordinance.

4. PD Permit 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 Permit. 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 Permit modification is required. If a PD Permit 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 Coastal Zoning Ordinance (Article 13), 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. 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 Use Inauguration or as dictated by the respective agency.

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

8. 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.

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

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

9. 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, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this PD Permit becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

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 Use Inauguration.

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 Coastal Zoning Ordinance (§ 8183-5) 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. **Establishment of Revolving Compliance Account:**

Within 10 calendar days of the effective date of the final decision approving this PD Permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

- (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.
- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this 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. 14 (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 Use Inauguration, 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 § 8183-5 of the Ventura County 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 § 8183-5 of the Ventura County Coastal Zoning Ordinance.

PUBLIC WORKS AGENCY (PWA) CONDITIONS

II. Surface Water Quality Condition

18. Compliance with Conditional Waiver of Waste Discharge Requirements for Irrigated Lands within the Los Angeles Region

Purpose: To ensure on-going coverage and compliance with the Conditional Waiver of Waste Discharge Requirements for Discharges from Irrigated Agriculture Lands within the Los Angeles Region Order No. R4-2010-0186 (Conditional Waiver).

Requirement: Proper coverage and compliance under the Conditional Waiver Order No. R4-2010-0186.

Documentation: The Permittee shall prepare and submit one of the following items to the Watershed Protection – County Stormwater Program (CSP) for review:

- i. Verification of coverage under the Conditional Waiver issued by Regional Water Quality Control Board – Los Angeles Region; or

- ii. Copy of the completed Ventura County Agricultural Irrigated Lands Groups (VCAILG) enrollment form filed with the Farm Bureau of Ventura County; or
- iii. Copy of VCAILG invoice payment.

Timing: One of the above listed items shall be submitted to the CSP for review prior to the issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Conditional Waiver. The applicant shall retain a current copy of the documentation for compliance verification by CSP staff upon request.

III. Groundwater Water Quality Condition

19. Containment Area for Hazardous Materials

Purpose: In accordance with the Ventura County General Plan Goals, Policies, and Programs Policies 1.3.2-2 and -4, a containment area for hazardous materials is required.

Requirement: The Permittee shall submit a site plan to the WPD that shows all hazardous materials, fertilizers and chemicals are stored in a Containment Area properly designated and equipped for the safe storage of the hazardous materials, fertilizers and chemicals.

Documentation: A copy of the approved containment area for hazardous materials site plan.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall submit the containment area for hazardous materials site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved containment area for hazardous materials site plan will be maintained in the case file. The Permittee shall allow WPD to inspect the Containment Area for Hazardous Materials upon request.