



Planning Director Staff Report – Hearing on May 18, 2015

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) Permit for the construction of a single-family dwelling with an attached garage (Case No. PL13-0061).
2. **Applicant/Property Owner:** Stephanie Vitacco, 19911 Northridge Road, Chatsworth, CA 91311
3. **Applicant's Representative:** Chuck Stevens, 19911 Northridge Road, Chatsworth, CA 91311
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (§ 8174-4 and § 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 2,625 square feet (sq. ft.) property is located at 3347 Ocean Drive, near the intersection of Los Robles Street and Ocean Drive, in the community of Hollywood Beach, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 206-0-233-220 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Existing Community – Urban Reserve (Exhibit 2)
 - b. Coastal Area Plan Land Use Map Designation: Residential High, 6.1-36 dwelling units per acre (Exhibit 2)
 - c. Zoning Designation: RBH (Residential Beach Harbor) (Exhibit 2)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RBH	Beach houses
East	RBH	Beach houses
South	RBH	Beach houses
West	COS-10 ac-sdf (Coastal Open Space, 10 acre minimum lot size/slope density formula)	Beach/Pacific Ocean

8. **History/Setting:** Beginning in circa 1927 the subject property functioned as a garden (without habitable structures) for the neighboring parcel (APN 206-0-233-210) (Historical Resources Evaluation, Post/Hazeltine Associates, June 10, 2014). During a site visit on May 13, 2013, Planning staff observed that the vegetation was not being maintained and had become overgrown. On July 29, 2014, Planning staff observed that the vegetation had been removed and that the entire property was vacant. The Planning Division does not have any permits for development of the subject property.
9. **Project Description:** The applicant is requesting approval of a PD Permit (Case No. PL13-0061) for the construction of an approximately 3,855 sq. ft., 28 feet high, three-story single-family dwelling and attached 360 sq. ft. garage on the subject property. The subject property contains sand. No vegetation or structures exist onsite. A proposed concrete driveway to Ocean Drive will provide access to the project site. The Channel Islands Beach Community Services District (CIBCSO) will provide water and sewer service for the residential use of the property. The proposed single-family dwelling and attached garage will be constructed using a mat foundation system (not a deepened foundation consisting of piles). While excavations to a depth of approximately 30 inches will be required for the footings of the foundation, no grading will be required. There will be no export or import of any material.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code § 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, § 15000 et seq.), the subject application is a "project" that 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. As discussed in § A.9 of this staff report (above), the applicant proposes to construct a 4,215 sq. ft. single-family dwelling and garage on the 0.06 acre lot. As such, the proposed project is eligible for the categorical exemption set forth in § 15303(a) (New Construction or Conversion of Small Structures) of the CEQA Guidelines that exempts projects that involve the construction and use of one single-family dwelling within a residential zone, from environmental impact review.

However, the CEQA Guidelines [§ 153002(f)] also state that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. As stated in § A.8 of this staff report (above), the subject property has functioned as a garden or auxiliary space for the residents of the adjacent lot (3349 Ocean Drive, APN 206-0-233-210), which is developed with a dwelling that was constructed circa 1927 and may qualify as a significant historical resource.

Therefore, Cultural Heritage Board (CHB) staff evaluated the dwelling on the adjacent lot to determine whether it could qualify as a significant historical resource and, consequently, whether the subject property's association with the adjacent lot makes the subject property eligible for designation as a significant historical resource.

CHB staff concluded that because the dwelling on the adjacent lot exceeds 50 years in age and the dwelling's integrity was maintained at the time of the evaluation, a historical resource report was warranted to further evaluate whether the site qualifies as a significant historical resource (Memorandum from Nicole Doner to Charles Anthony, May 17, 2013). Therefore, the applicant arranged to have an historical consultant evaluate the site and submit a historical resources report that set forth the findings of the evaluation. The historical resources report revealed that the subject property is not a significant historic resource. This was due to the fact that the landscaping on the subject property: (1) was not completed by a well-known designer; (2) was not an example of a distinctive style or period; and (3) was not associated with the pre-World War II beach development that existed on the adjacent lot.

In addition, on September 22, 2014, the CHB considered the report. The CHB found that the subject property is not a historical resource and that the project will not create an impact to a historical resource (Memorandum from Nicole Doner to Charles Anthony, December 18, 2014). Based on this information and recommendation, the Planning Director determined that the subject site is not a historical resource (Email from Kim Prillhart, Planning Director to Charles Anthony, Case Planner, on February 4, 2015). Therefore, the proposed project is not subject to the exception to the allowance of the use of the § 15303(a) CEQA Guidelines categorical exemption, which is set forth in CEQA Guidelines § 15300.2(f).

Based on the foregoing information, the project has been reviewed in compliance with the requirements of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2011, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

Furthermore, the Ventura County CZO [§ 8181-3.5.a] states that in order to be approved, a PD Permit 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 *Coastal Area Plan*.

- 1. Coastal Area Plan Coastal Act Policy § 30240(a):** *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*

All coastal dunes in Southern California rise to the level of environmentally sensitive habitat areas (ESHA), which is an area that is defined by and given protective status in the Local Coastal Program and the Coastal Act. An approximately 120 square foot (four feet wide by 30 feet long) section of beach sand are located within the subject property. However, this section of sand does not contain special status plant or animal species (Memorandum from Holly Harris, Planning Biologist, to Charles Anthony, May 30, 2013). The project site is completely bare of native dune morphology and does not qualify as coastal dunes or an ESHA designation. Therefore, the proposed project would not impact habitat values of an ESHA.

Based on the discussion above, the proposed project will be consistent with Coastal Area Plan Coastal Act Policy § 30240(a).

- 2. Ventura County General Plan Goals, Policies, and Programs Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the discussion above, the proposed project will be consistent with Policy 1.1.2-1.

- 3. Ventura County Coastal Area Plan General Statement 18:** *Grading plans shall minimize cut and fill operations. If it is determined a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied.*

Ventura County Coastal Area Plan General Statement 19: *All development shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.*

The subject property has been previously disturbed and does not contain any coastal dunes (Memorandum from Holly Harris to Charles Anthony, May 30, 2013) or ESHA. As mentioned in the information submitted by the applicant and the proposed project plans, a matt foundation system (not a deepened

foundation consisting of piles) will be used for the single-family dwelling. While excavations to a depth of approximately 30 inches will be required for the footings of the foundation, no grading will be required. There will be no export or import of any material.

Based on the discussion above, the proposed project will be consistent with these general statements.

- 4. Ventura County General Plan Goals, Policies, and Programs Water Resources Policy 1.3.2-2:** *Discretionary development shall comply with all applicable County and State water regulations.*

Ventura County General Plan Goals, Policies, and Programs Water Resources Policy 1.3.2-4: *Discretionary development shall not significantly impact the quantity or quality of water resources within watershed, groundwater recharge areas, or groundwater basins.*

Ventura County General Plan Goals, Policies, and Programs Waste Treatment and Disposal Facilities Policy 4.4.2-2: *Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.*

The CIBCSD will provide water service to the project site. The CIBCSD receives treated water from the Port Hueneme Water Agency's central treatment facility. The water supplied to the treatment facility is purchased from United Water Conservation District and Calleguas Municipal Water District. The treated water is required to meet State and local drinking water standards.

In order to control stormwater runoff, sedimentation, and erosion during construction and to protect surface waters, the applicant/owner will be required to implement best management practices during development (Exhibit 4, Condition No. 22).

The proposed project will be connected to the CIBCSD sewer system; therefore, implementation of the proposed project would not potentially degrade groundwater quality.

Based on the discussion above, the proposed project will be consistent with Policies 1.3.2-2, 1.3.2-4, and 4.4.2-2.

- 5. Ventura County General Plan Goals, Policies, and Programs Biological Resources Policy 1.5.2-1:** *Discretionary development which could potentially*

impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.

Sand dunes provide nesting habitat for special status bird species and support special status plant species (Ventura County Coastal Area Plan, p. 26). A 120 square foot section of beach sand is present on the subject property. This small section of sand does not contain special status plant or animal species (Memorandum from Holly Harris, Planning Biologist, to Charles Anthony, May 30, 2013). This beach sand is disconnected from a larger, intact section of coastal sand dune habitat located approximately 200 feet from the project site. The proposed development activities will not be located near the sand dunes. In addition, the applicant will be required to ensure that trash containers used during the construction phase will have a lid/cover. The lid/cover must be secured at the end of each working day in order to prevent the spreading of refuse which otherwise could adversely impact the coastal dunes and their habitat located offsite (Exhibit 4, Condition No. 19).

Based on the discussion above, the proposed project will be consistent with Policy 1.5.2-1.

- 6. Ventura County General Plan Goals, Policies, and Programs Scenic Resources Policy 1.7.2-1:** *Notwithstanding Policy 1.7.2.2 (Projects in the Scenic Resource Protection overlay), discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

Coastal Area Plan Coastal Act Policy § 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 area. 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 parcel has functioned as a garden or auxiliary space (without habitable structures) for the neighboring parcel (APN 206-0-233-210) since circa 1927. When the initial site visit was conducted by Planning staff on May 13, 2013, vegetation existed on the subject parcel. None of the vegetation was identified as native or ESHA (Memorandum from Holly Harris, Planning Biologist, to Charles Anthony, May 30, 2013). Planning staff conducted a site visit of a neighboring parcel on July 29, 2014, and noticed that all the vegetation had been cleared on

the subject parcel. At the present time the project site contains disturbed sand. No vegetation, structures, coastal dunes, or native vegetation exists onsite. As no scenic resources exist onsite, the proposed project will not degrade scenic resources.

The subject property is located approximately 188' from Harbor Boulevard, which is an Eligible County Scenic Highway pursuant to the Ventura County General Plan. However, single-family dwellings exist between the project site and Harbor Boulevard that screen the project site from Harbor Boulevard. Furthermore, the proposed construction of a beach house is consistent with the surrounding neighborhood which is composed of residential beach dwellings and is zoned for residential uses. The views from Ocean Drive to the Pacific Ocean and dunes are presently obscured by the existing surrounding dwellings (most of which are two-stories in height) and high beach sand.

The proposed project would not alter or degrade offsite scenic resources and would not be constructed within any of the highly scenic areas designated in the California Coastline Preservation and Recreation Plan. The nearest such designated highly scenic area is McGrath State Beach which is approximately 4.5 miles northwest of the project site.

Therefore, the proposed project will not obscure or adversely affect viewsheds that include scenic resources, or adversely alter scenic resources.

Based on the discussion above, the proposed project would be consistent with Policy 1.7.2-1 and the scenic and visual qualities policy set forth in § 30251 of the Coastal Act.

- 7. Ventura County General Plan Goals, Policies, and Programs Paleontological and Cultural Resources Policy 1.8.2-1:** *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

Ventura County General Plan Goals, Policies, and Programs Paleontological and Cultural Resources Policy 1.8.2-2: *Discretionary development shall be designed or re-designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical or paleontological consultants, depending on the type of resource in question.*

Ventura County General Plan Goals, Policies, and Programs Paleontological and Cultural Resources Policy 1.8.2-5: *During environmental review of discretionary development the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.*

Ventura County Coastal Area Plan Archaeological and Paleontological Resources Policy A7: *Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.*

Ventura County Coastal Area Plan Archaeological and Paleontological Resources Policy A8: *If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.*

Ventura County Coastal Area Plan Archaeological and Paleontological Resources Policy B5: *Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.*

As stated in Section B of this staff report (above), the proposed project is exempt from CEQA review pursuant to Section 15303(a) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The CHB staff and the CHB evaluated the proposed project and property to determine whether the site was eligible as a historical resource pursuant to the criteria set forth in the Ventura County Initial Study Assessment Guidelines (ISAGs) and whether an exception to the Section 15303(a) exemption was appropriate. The CHB and the Planning Director of the VC Planning Division determined that the subject property is not a historical resource (Memorandum from Nicole Doner to Charles Anthony, December 18, 2014; Email from Kim Prillhart to Charles Anthony, February 4, 2015). Therefore, the proposed project will not adversely affect historical resources.

As stated in Section B of this staff report (above), the site has history of being used as a garden. No known archaeological sites are located within proximity to the proposed project site. Furthermore, areas to the north, south, and east of the project site have been previously developed with single-family residential development, roads, and other infrastructure, the development of which did not reveal the presence of subsurface archaeological or paleontological resources.

Finally, the proposed project will require excavations up to 30 inches in depth in sand, and will not encounter a geologic formation that has moderate to high potential to contain significant paleontological resources. Therefore, the proposed project is unlikely to encounter and adversely affect archaeological or paleontological resources. However, in the unlikely event that paleontological or archaeological resources are uncovered during ground disturbance activities, the applicant will be required to cease construction until the find can be evaluated, recovered, and curated. This condition will cause a temporary cessation of all ground disturbances, notification of the Planning Director, and assessment of the find by a paleontological or archaeological consultant (as needed). The Planning Director will review the recommendations of the consultant and decide on the disposition of the resources (Exhibit 4, Conditions nos. 14 and 15).

Based on the discussion above, the proposed project will be consistent with the Policies listed above.

- 8. Ventura County General Plan Goals, Policies, and Programs Coastal Beaches and Sand Dunes Policy 1.10.2-1:** *Discretionary development which would cause significant impacts to coastal beaches or sand dunes shall be prohibited unless the development is conditioned to mitigate the impacts to less than significant levels.*

Ventura County General Plan Goals, Policies, and Programs Coastal Beaches and Sand Dunes Policy 1.10.2-2: *Discretionary developments which would result in the removal of dune vegetation shall be conditioned to replace the vegetation.*

The project site is located adjacent to the public beach. The proposed development will not, however, extend beyond the subject property lines on to the public beach. Use of the beach by the public would not be affected. Therefore, there will be no impact to the public beach as a result of the proposed project.

Sand dunes are located approximately 200 feet from the project site. However, no development activities would be located on or near the sand dunes. Therefore, there will be no impact to the dunes or dune vegetation as a result of the proposed project.

Based on the discussion above, the proposed project will be consistent with the Policies stated above.

- 9. Ventura County General Plan Goals, Policies, and Programs Flood Hazards Policy 2.10.2-3:** *Development shall be protected from a 100-year flood if built in the flood plain areas.*

Ventura County Coastal Area Plan Coastal Act Policy § 30253: New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Ventura County Coastal Area Plan Hazards Policy 2: New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.

According to the Ventura County Watershed Protection District – Advanced Planning Section (Memo from Brian Trushinski to Charles Anthony, May 21, 2013), the proposed project is located within the 500-year floodplain but not within the 100-year floodplain. A Floodplain Development Permit is not required. The Advance Planning Section established a minimum elevation for the top of the finished floor of the proposed dwelling that will be higher than the base flood elevation (Exhibit 4, Condition No. 21). The proposed project will not result in any project-related or cumulative impacts related to flood hazards.

According to the RMA GIS, the proposed project is not located within an area of high geologic or fire hazard. After reviewing the proposed project, the Ventura County Public Works Agency (PWA) staff did not identify any significant geologic hazards associated with the proposed project. A condition of approval will be imposed that requires the applicant to submit drainage plans to the PWA – Development and Inspection Services Division for review and approval (Exhibit 4, Condition No. 20). Moreover, the proposed project will be subject to the standards of the Ventura County Building Code that prevent the creation of adverse effects from drainage.

Based on the discussion above, the proposed project will be consistent with the policies stated above.

10. Ventura County General Plan Goals, Policies, and Programs Fire Hazards Policy 2.13.2-1: All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that adequate access for fire protection and evacuation purposes will be available at the project site. However, the applicant will be required to verify that the CIBCSO can provide the required volume and duration of fire flow pursuant to the Ventura County Fire Code requirement prior to the

issuance of building permits (Exhibit 4, Condition 24). In addition, the applicant will be required to maintain access roads/driveways with a minimum 20 foot clear width at all times (Exhibit 4, Condition 23) during the construction phase of the project.

Based on the discussion above, the proposed project will be consistent with Policy 2.13.2-1.

11. Ventura County General Plan Goals, Policies, and Programs Noise Policy

2.16.2-1: *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts.*

- 1) *Noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:*
 - a. *Indoor noise levels in habitable rooms do not exceed CNEL 45.*
 - b. *Outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
- 2) *Noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that:*
 - a. *Guidelines (1)a. and (1)b. above are adhered to.*
 - b. *Outdoor noise levels do not exceed L10 of 60 dB(A).*
- 3) *Noise sensitive uses proposed to be located near airports:*
 - a. *Shall be prohibited if they are in a CNEL 65 or greater, noise contour.*
 - b. *Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less*
- 4) *Noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.*
 - b. *Leg1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

Section 2.16.2(4) is not applicable to increased traffic noise along any of the roads identified within the 2020 Regional Roadway Network (Figure 4.2.3) Public Facilities Appendix of the Ventura County general Plan (see 2.16.2-1(1)). In addition, State and Federal highways, all railroad line operations,

aircraft in flight, and public utility facilities are noise generators having Federal and State regulations that preempt local regulations.

- 5) *Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.*

While the proposed single-family dwelling is not considered a noise-generating use, construction noise will be generated during the development phase of the proposed project. Single-family dwellings, which are noise-sensitive uses, are located to the north, east, and south of the project site. However, noise-generating construction activities will be temporary, and the applicant will be required to limit the hours of construction to when the surrounding single-family dwellings are not considered to be sensitive to construction noise (i.e., 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays) (Exhibit 4, Condition No. 16). Finally, the proposed project site is not located within an area that experiences unacceptable noise levels for residential uses (RMA GIS Noise Contour Maps, 2015).

Based on the discussion above, the proposed project would be consistent with Policy 2.16.2-1.

12. Ventura County General Plan Goals, Policies, and Programs Public Facilities and Service Policy 4.1.2-1: *Discretionary development shall be conditioned to contribute land, improvements, or funds toward the cost of needed public improvements and services related to the proposed development.*

Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.1.2-2: *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

As stated in the project description (Section A.9 of this staff report, above), the CIBCSO will provide water and sewage disposal services for the proposed residential use of the subject property. These services are adequate to serve the proposed project, and the property owner will be required to pay fees for such services. The Ventura County Transportation Department will collect applicable Traffic Impact Mitigation Fees prior to issuance of building permits in order to reduce project traffic impacts to the Regional Road Network. Los Robles Street and Ocean Drive are existing public roads that will continue to provide access to the project site. Therefore, the proposed project will not require an expansion or improvement of public services as these are currently adequate for the proposed development.

Based on the discussion above, the proposed project will be consistent with Policies 4.1.2-1 and -2.

13. Ventura County General Plan Goals, Policies, and Programs Water Supply

Facilities Policy 4.3.2-1: *Development that requires potable water shall be provided a permanent potable water supply of adequate quantity and quality that complies with applicable County and State water regulations. Water systems operated by or receiving water from Casitas Municipal Water District of the United Water Conservation District will be considered permanent supplies unless an Urban Water management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division of the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate that availability of a permanent potable water supply for the life of the project.*

The CIBCSD will provide domestic water to the project site. The CIBCSD receives treated water from the Port Hueneme Water Agency's central treatment facility. The water supplied to the treatment facility is purchased from United Water Conservation District and Calleguas Municipal Water District. The treated water is required to meet State and local drinking water standards.

The CIBCSD prepared a water availability letter for the Ventura County Public Works Agency (PWA) in 2014 indicating that it can provide sufficient water service within the CIBCSD jurisdiction. In 2015 the PWA determined that the water availability letter is in compliance with the Ventura County Waterworks Manual (2014). In addition, the PWA approved CIBCSD's Will-Serve water service letter for the subject property.

Based on the discussion above, the proposed project will be consistent with Policy 4.3.2-1.

14. Ventura County General Plan Goals, Policies, and Programs Fire

Protection Policy 4.8.2-1: *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

As mentioned above, in 2015 the PWA approved a water availability letter from the CIBCSD indicating that it has a sufficient water supply within the CIBCSD jurisdiction. In addition, the PWA approved CIBCSD's Will-Serve water service letter for the proposed project. Furthermore, the VCFPD reviewed the project application and imposed a requirement that an adequate water supply for fire safety purposes be demonstrated prior to issuance of building permit (Exhibit 4, Condition no. 24).

The applicant will be required to maintain access roads/driveways with a minimum 20 foot clear width at all times during the construction phase of the project (Exhibit 4, Condition No. 23). The VCFPD has agreements with city fire departments of Ventura County to provide service from stations (county or city) that are closest to the site where fire protection services are required. City of Oxnard Fire Station No. 6 (located at 2601 Peninsula Road, Oxnard) is located approximately 1.4 miles from the proposed project site. The approximate response time of fire services of Fire Station No. 6 will be four minutes. The VCFPD considers this response time to be adequate for fire protection purposes.

Based on the discussion above, the proposed project will be consistent with Policy 4.8.2-1.

15. Ventura County General Plan Goals, Policies, and Programs Parks and Recreation Policy 4.10.2-2: *Discretionary development which would obstruct or adversely impact access to a public recreation resource shall be conditioned to provide public access as appropriate.*

Ventura County Coastal Area Plan Recreation Policy B1: *For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:*

- a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or*
- b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan, or*
- c. Findings are made, consistent with Section 30212 of the Coastal Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or*
- d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner*

Coastal Act Policy § 30210: *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Coastal Act Policy § 30211: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Coastal Act Policy § 30212: *(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects where:*

- (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,*
- (2) Adequate access exists nearby, or*
- (3) Agriculture would be adversely affected.*
- (b) Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway*
- (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.*

Coastal Act Policy § 30214: *Implementation of public access policies, legislative intent.*

- (a) The public access policies within this "Shoreline Access" section of the LCP in the Summary of Coastal Act Policies, shall be implemented in a manner that takes into account the need to regulated the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:*
 - (1) Topographic and geologic site characteristics.*
 - (2) The capacity of the site to sustain use and at what level of intensity.*
 - (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
 - (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.*
- (b) These public access policies shall be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.*
- (c) In carrying out the public access policies within this "Shoreline Access" section of the LCP, the County shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreement with private organizations which would minimize management costs and encourage the use of volunteer programs.*

Ventura County Coastal Area Plan Recreation Policy B2: *For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas where the bluffs exceed*

five feet in height, all beach seaward of the base of the bluffs shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during the periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.

- a. *Finding are made, consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.*

The proposed construction of the existing single-family dwelling will have no effect on access to a public recreation resource. There is no public access across the property to the beach with which the proposed project would interfere.

Adequate existing public access to the beach is located approximately 340 feet to the north and approximately 400 feet to the south along Ocean Drive allowing for unobstructed vertical access to public beach facilities. Additionally, the project site is more than 500 feet (approximately) from the mean high tide line allowing for unobstructed lateral access to public beach facilities.

Based on the discussion above, the proposed project will be consistent with the policies listed above.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County CZO (§ 8174-4), the proposed use is allowed in the RBH zone district with the granting of a PD. Upon the granting of the PD, the proposed project will comply with this requirement.

The proposed project includes the construction and use of buildings and structures that are subject to the development standards of the Ventura County CZO (§ 8175-2, 8178-2). 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)	1,750 square feet	Yes, the lot is 2,625 square feet
Maximum Percentage of Building Coverage	65%	Yes, the approximately 1,421 square foot building footprint on the 2,625 square

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
		foot lot equates to 54 percent coverage
Front Setback	20 feet	Yes, as illustrated on the building plans
Side Setback	3 feet	Yes, as illustrated on the building plans
Rear Setback	6 feet	Yes, as illustrated on the building plans
Maximum Building Height	28 feet	Yes, as illustrated on the building plans
Sec. 8178-2.4.b.(1) (Environmentally Sensitive Habitat Areas – Standards for Beaches): <i>An applicant for any coastal development, including shoreline protective devices, must show that the proposal will not cause long-term adverse impacts on beach or intertidal areas...</i>		Yes, with the imposition of Condition No. 19 (Exhibit 4) that requires lids/covers on debris containers, the potential spreading of refuse which could otherwise adversely impact offsite coastal dunes will be avoided.

E. PD 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 (§ 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 [§ 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 [§ 8181-3.5.b].

As discussed in Section C and D of this staff report, the proposed project is compatible with the character of the surrounding development. The proposed project would allow the construction of a new single-family dwelling within the RBH zone district within the community of Hollywood Beach. The exterior materials of the proposed contemporary design of the single-family dwelling include stucco, stone veneer, aluminum, glass, and wood trim. The proposed design is compatible with the eclectic mix of existing residential structures surrounding the subject property. The proposed use is not a noise generator that could impact the neighboring residential uses. Furthermore, the proposed project

does not include a request to change the zoning designation that would be inconsistent with the surrounding residential uses.

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 [§ 8181-3.5.d].

The subject property would be developed in such a manner as to be consistent with the development standards established for the RBH zone and the existing residential development on the surrounding properties. Furthermore, as discussed in Section C of this staff report, the proposed project will be subject to several conditions of approval to ensure that it meets fire safety and adequate drainage requirements. No obnoxious or harmful effects on the neighborhood have been identified for the proposed residential use.

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 [§ 8181-3.5.e].

As stated in Section C of this staff report (above), the proposed project will be subject to several conditions of approval to ensure that it meets fire safety and adequate drainage requirements. Construction of the proposed project will be in compliance with the requirements of the Ventura County Building Code. The CIBCSO will provide adequate water and sewer service to the project site. No adverse effects on the public interest, health safety, convenience or welfare have been identified for the proposed single-family dwelling.

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 (§ 65091) and the Ventura County CZO (§ 8181-6.2 et seq.). The Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments have been received by the Planning Division.

The project site is located within the City of Oxnard's Sphere of Influence and Area of Interest. Therefore, on May 20, 2013, 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. On May 30, 2013, the City of Oxnard commented that it had no concerns about the proposed project (Exhibit 5).

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 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(a) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to § 8181-3.5 et seq. 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. PL13-0061 subject to the recommended conditions of approval (Exhibit 4); and,
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 PD Permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3683 or chuck.anthony@ventura.org.

Prepared by:



Charles Anthony, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Dan Klemann, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Plans
- Exhibit 4 - Conditions of Approval
- Exhibit 5 - Comment email from City of Oxnard dated May 30, 2013



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 04-29-2015
This aerial imagery is under the
copyrights of Pictometry
Source: Pictometry, Jan. 2015



County of Ventura
Planning Division Hearing
PL13-0061
**Exhibit 2—Aerial Location
and Land Use Map**

0 40 80 Feet

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 and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

PROJECT DATA

ZONING-----	R-B-H
LOT AREA----	2625 SQ FT
BUILDING SQ FOOTAGE	
FIRST FLOOR LIVING ----	1061
SECOND FLOOR LIVING ----	1402
THIRD FLOOR LIVING ----	1392
TOTAL	3855
GARAGE DECKS	360
CONSTRUCTION TYPE VB	324
OCCUPANCY R-3/U	
LOT COVERAGE	
BUILDING FOOTPRINT	1421
OVERHANGS	203
	1624

PROJECT IS IN FLOOD HAZARD ZONE

CONSULTANTS

SITE SURVEY AZIMITH GROUP 5201 CLEMSON STREET VENTURA CA 93003 805 289-9407	SOILS ENGINEER ALPINE GEOTECHNICAL P.O. BOX 5417 VENTURA CA 93005 805-658-9000
CIVIL ENGINEER CIVIL ENGINEERING CONSULTANTS P.O. BOX 1336 SOMIS, CA. 93066 805-391-6905	TITLE 24 SOLARGY INC. 22026 VENTURA BVD W WOODLAND HILLS CA 91364
	PROPERTY OWNER STEPHANIE VITACCO 19911 NORTHRIDGE ROAD CHATSORTH CA 91311 818-363-8313

SHEET INDEX

1	SITE PLAN
2	GENERAL NOTES
3	GENERAL NOTES
4	CAL GREEN CODE
5	FLOOR PLANS
6	FLOOR PLAN / ROOF PLAN
7	SCHEDULES
8	ELEVATIONS
9	SECTIONS
10	SECTIONS
11	DETAILS
12	DESERT CRETE DECK DETAILS
13	FIRST/SECOND FLOOR ELECTRICAL
14	THIRD FLOOR ELECTRICAL
S-1	STRUCTURAL NOTES
S-2	FOUNDATION/SECOND FLOOR FRAMING
S-3	THIRD FLOOR / ROOF FRAMING
S-4	DETAILS
S-5	DETAILS
S-6	DETAILS
HFX 1	HARDY FRAME
HFX 2	HARDY FRAME
HFX 3	HARDY FRAME
E-1	ENERGY NOTES
E-2	CF-IR FORMS

3347 OCEAN DRIVE

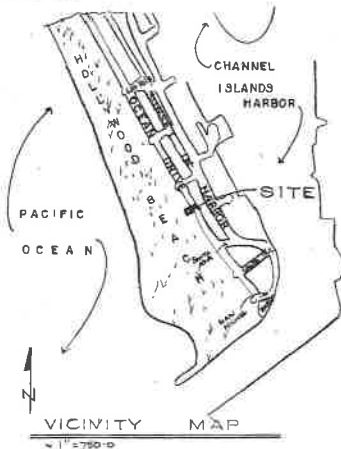
Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

Construction means constructing, clearing, grading or excavation that results in soil disturbance. Construction includes structure breakdown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public safety and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CA5004001 - Part 5: Definitions)

- Erosion sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their labeling and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposal of properly used shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excavated materials shall not be washed into the public way or any drainage system. Provisions shall be made to retain excavated materials until it can be appropriately disposed of or recycled.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and disposal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the accessible ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

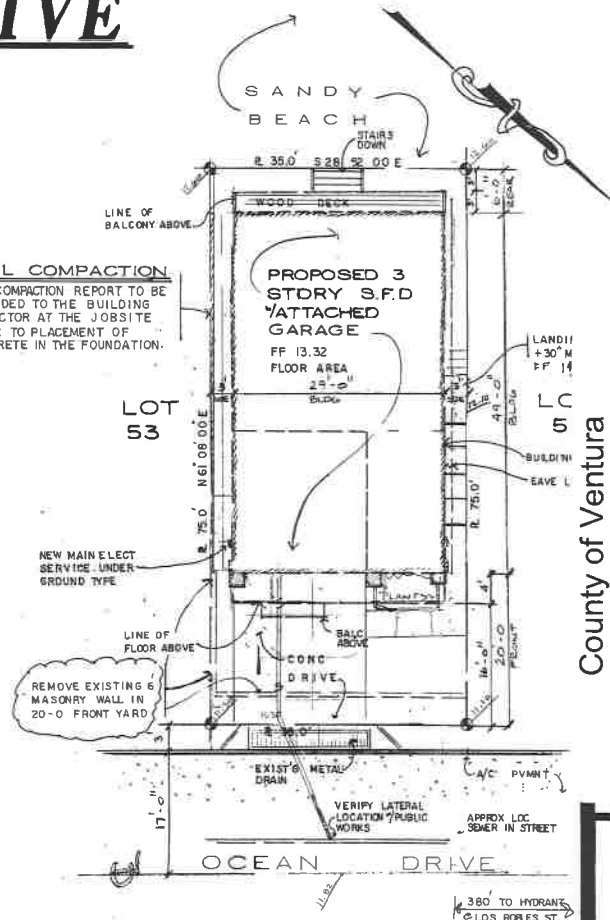
PLANNING APPROVAL NOTES

- VEHICLES AND EQUIPMENT USED DURING CONSTRUCTION OF THE SINGLE FAMILY DWELLING SHALL NOT BLOCK ACCESS TO PUBLIC RIGHT OF WAY, DRIVEWAYS OR SIDEWALKS ALONG OCEAN DRIVE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO MONDAY THRU FRIDAY 7AM TO 7PM AND SAT, SUN 9AM TO 7 PM, CONSTRUCTION EQUIP MAINTENANCE SHALL BE LIMITED TO THE SAME HOURS. NON-NOISE GENERATING CONSTRUCTION ACTIVITIES SUCH ACTIVITIES SUCH AS INTERIOR PAINTING ARE NOT SUBJECT TO THESE RESTRICTIONS.
- A SIGN STATING RESTRICTIONS LISTED IN NOTE 2 ABOVE SHALL BE POSTED IN A CONSPICUOUS LOCATION, IN SITE OF THE GENERAL PUBLIC. THE SIGN MUST PROVIDE A PHONE NO OF SITE FOREMAN OR OTHER PERSON WHO CONTROLS SITE ACTIVITIES. SIGN SHALL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE. PERMITTEE SHALL MAINTAIN A COMPLAINT LOG W/ DATE TIME, COMPLAINTS NAME & NATURE OF COMPLAINT.
- ALL TRASH CONTAINERS USED DURING CONSTRUCTION SHALL HAVE A LID THAT MUST BE SECURED AT THE END OF EACH DAY. TRASH AND DEBRIS SHALL BE COLLECTED AND PLACED IN THE DESIGNATED TRASH BIN END OF EACH DAY. TRASH BINS SHALL NOT OBSTRUCT ACCESS TO PUBLIC RIGHT OF WAY, DRIVEWAYS OR SIDEWALKS.



SOIL COMPACTION

SOIL COMPACTION REPORT TO BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOBSITE PRIOR TO PLACEMENT OF CONCRETE IN THE FOUNDATION.



SITE PLAN

SCALE: 1/8" = 1'-0"

CODE COMPLIANCE PROJECT TO COMPLY

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- THE VENTURA COUNTY BUILDING CODE (VCBC)
- THE VENTURA COUNTY ORDINANCE CODE (VOC)
- FIRE PROTECTION DISTRICT ORDINANCE 26 (FPD 26)
- TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE (24CAC)
- BUSINESS & PROFESSIONS CODE (B.P.C)

PROVIDE APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PER CURRENT VENTURA CO. FIRE PROTECTION DISTRICT ORDINANCE.

FLOOD PLAIN CONSTRUCTION REQMENTS

- FLOOD PLAIN DESIGN ELEVATION IS 1332
- UPON PLACEMENT OF THE LOWEST FLOOR, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, PROVIDE DOCUMENTATION OF THE ELEVATION OF THE LOWEST FLOOR.
- PREPARED BY A REGISTERED DESIGN PROFESSIONAL
- ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE LOCATED AT OR ABOVE THE FLOOD ELEVATION
- THE SANITARY SEWER SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATER INTO SYSTEM AND DISCHARGES FROM SANITARY DRAIN SYSTEM INTO FLOODWATER

SHEET TITLE

COVER/SITE

County of Ventura
Planning Division Hearing
PL13-0061

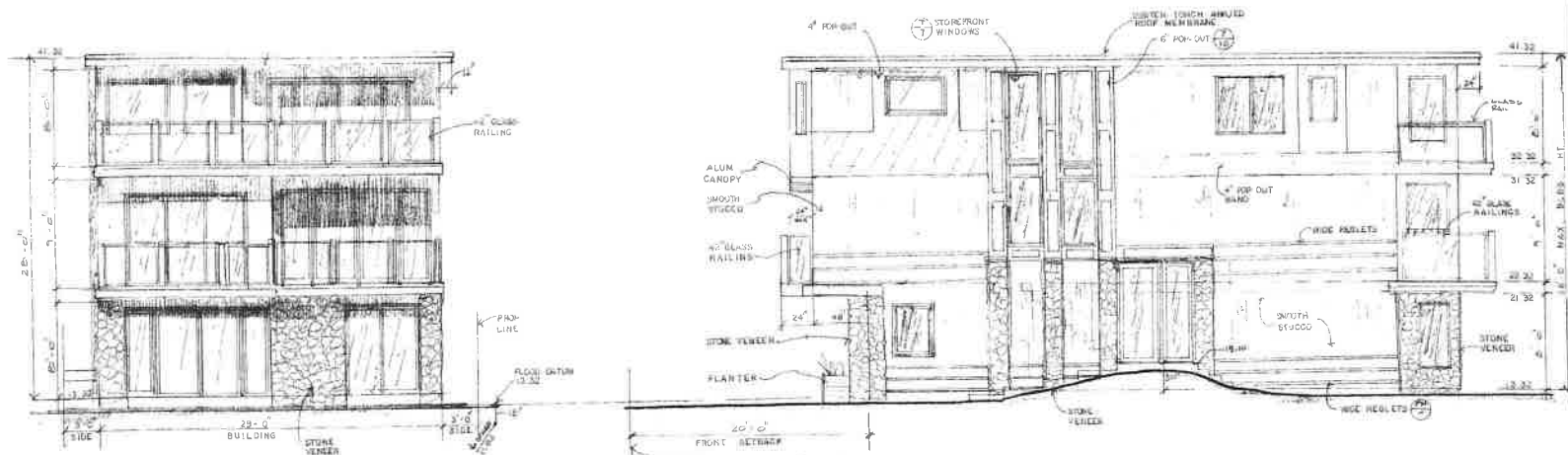
Exhibit 3—Plans

JOB: BEACH HOUSE

PREPARED FOR:
THE NELSON'S
3347 OCEAN DRIVE
OXFORD, CA

DATE
OCT 2
JOB NO.

SHEET NO.
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REAR

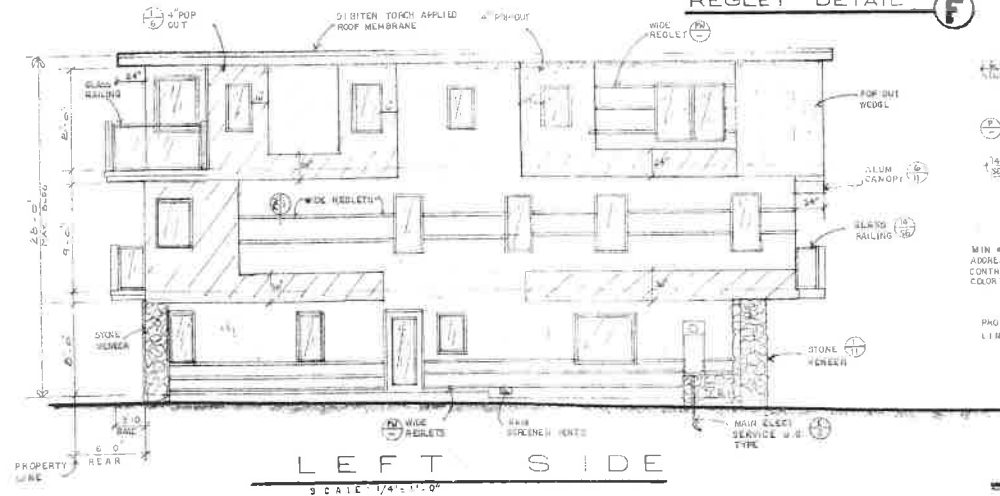
RIGHT SIDE

FLOOD PLAIN CONSTRUCTION REQUIREMENTS

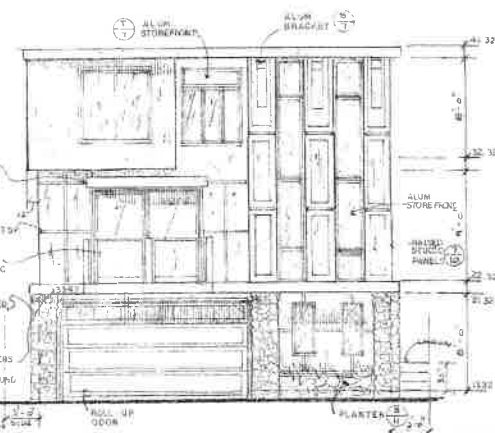
- FLOOD PLAIN DESIGN ELEVATION IS 12.52
- UPON PLACEMENT OF THE LOWEST FLOOR, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, PROVIDE DOCUMENTATION OF THE ELEVATION OF THE LOWEST FLOOR PREPARED & SEALED BY A LICENSED DESIGN PROFESSIONAL
- ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE LOCATED AT OR ABOVE THE FLOOD ELEVATION
- THE SANITARY SEWER SYSTEM SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATER INTO SYSTEM AND DISCHARGES FROM SANITARY DRAIN SYSTEM INTO FLOODWATER

REGLET DETAIL

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LEFT SIDE



FRONT

ELEVATIONS



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JOB: BEACH HOUSE
 PREPARED FOR: THE NELSON'S
 3347 OCEAN DRIVE
 OXNARD, CA

BATH NOV 2010
 JOB NO.
 SHEET NO. 8

**EXHIBIT 4 - FINAL CONDITIONS OF APPROVAL FOR COASTAL PLANNED
DEVELOPMENT PERMIT NO. PL13-0061**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division (PL) Conditions

1. Project Description

This Planned Development (PD) Permit is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit 3, dated DATE, and conditions of approval set forth below. Together, these 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 original approval. 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) constitutes a violation of the conditions of this PD Permit.

The project description is as follows:

The project includes the construction of an approximately 3,855 square feet (sq. ft.), three-story, 28-foot tall single-family dwelling and attached 360 square foot garage located on a currently vacant 2,625 square foot lot. The subject property contains sand. No vegetation or structures exist onsite. A new concrete driveway will provide access to the site from Ocean Drive. The Channel Islands Beach Community Services district will provide water and sewer service for the residential use of the property. A mat foundation system (not a deepened foundation consisting of piles) will be used for the dwelling. While excavations to a depth of approximately 30 inches will be required for the footings of the foundation, no grading will be required. There will be no export or import of any material.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources 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. (PL-1)

2. PD Permit Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or Project Description, 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. (PL-5)

3. 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. (PL-6)

4. Site Maintenance

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

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Project Description). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Project Description), or which are authorized by any subsequent amendments to this PD, shall be stored on the property during the life of this PD. During development, the Permittee shall install temporary construction fencing around the perimeter of the property in order to screen any unsightly conditions and to retain construction refuse and debris onsite. The temporary construction fencing shall be six feet high and shall be covered with green cloth material from the bottom to the top of the fencing, and along the entire length of the fencing. The temporary fencing shall be locked when construction personnel are not present on the subject property. In addition, a trash bin(s) will be stored onsite during construction at 3349 and 3347 Ocean Drive in order to contain and control trash and construction debris. All trash and debris must be placed in covered, onsite trash containers (consistent with Condition No. 19) and must be emptied regularly so that trash and debris is located only in covered, onsite trash container(s) when trash and debris are kept within the property boundaries. In accordance with Section 8175-5.16 (Storage of Building Materials, Temporary) of the Ventura County Coastal Zoning Ordinance, such storage is permitted during construction and limited to 45 days thereafter. Trash container(s) authorized by the conditions of this PD Permit do not authorize their use or location outside of the property boundaries of 3349 and 3347 Ocean Drive.

Documentation: Pursuant to Condition No. 1 (Permitted Land Uses), the PD and any amendments thereto.

Timing: Temporary construction fencing and trash bin(s)/container(s) described in the Requirement section must be installed prior to any development. The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Project Description) for the life of the permit.

Monitoring and Reporting: The County Building Inspector, Public Works 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*. (PL-4)

5. 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 for the granting of this PD Permit shall constitute grounds for enforcement action provided in the *Ventura County Coastal Zoning Ordinance* (2013, Article 13), which shall include, but is not limited to, the following:

- Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- Suspension of the permitted land uses (Condition No. 1);
- Modification of the PD Permit conditions listed herein;
- Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- The imposition of civil administrative penalties; and/or
- 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. (PL-7)

6. Time Limits

The approval decision for this PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision, 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 in order to initiate the land uses provided in Condition No. 1 (Project Description).

This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within two years from the granting or approval of this PD Permit (*Ventura County Coastal Zoning Ordinance*, § 8181-7.7). The Planning Director may grant a two year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of

the Planning Director that the Permittee has made a diligent effort to construct the permitted land use, and the Permittee has requested the time extension in writing at least 30 days prior to the two-year expiration date.

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.

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

Purpose: To ensure compliance with and notification of federal, state, 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 the County Planning Division 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 or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the Project file. In the event that the federal, state, or local governmental 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. (PL-9)

8. Condition Enforcement Cost Recovery

- a. The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the monitoring and enforcement costs required by the *Ventura County Coastal Zoning Ordinance* (§ 8183-5). The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this PD Permit. Costs will be billed

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at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Coastal Zoning Ordinance* (§ 8183-5.4).

- b. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge prior to payment. (PL-12)

9. Defense and Indemnity

As a condition of PD Permit issuance and use including adjustment, modification, or renewal thereof, the Permittee agrees to:

- a. Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either the County's decision to issue this PD Permit or the manner in which the County is interpreting or enforcing the conditions of this PD Permit; and
- b. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such legal action. Upon written demand from the County, the Permittee shall reimburse the County for any and all court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such legal action the Permittee defended or controlled the defense thereof pursuant to Section 8(a) above. The County may, at its sole discretion, participate in the defense of any such legal action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

Neither the issuance of this PD Permit, nor compliance with the conditions thereof, 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 County of Ventura, its officers, or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this PD Permit. (PL-13)

10. Invalidation of Condition(s)

If any of the conditions or limitations of this PD Permit are held to be invalid, that holding shall not invalidate any of the remaining PD Permit conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with

any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

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 law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§ 1094.6), or other applicable law, this PD Permit shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, 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. (PL-14)

11. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use 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 manpower 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 costs of such work. Whenever feasible, the County will use the lowest bidder. 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. 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. (PL-15)

12. Relationship of PD Permit Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the PD Permit area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County 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 issuance 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.

13. Change of Owner and/or Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of ownership or change of Permittee affecting the PD Permit site.

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 Property Owner's and/or 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*. (PL-20)

14. Paleontological Resources Inadvertently Discovered During Grading

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

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

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

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

Timing: Paleontological reports shall be provided to the Planning Division immediately upon completion.

Monitoring and Reporting: The Permittee shall provide any paleontological report prepared for the Project site to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. (PL-56)

15. Archaeological Resources Inadvertently Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;
 - iii. 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;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - v. Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

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- i. Cease operations and assure the preservation of the area in which the discovery was made;
- ii. Immediately notify the County Coroner and the Planning Director;
- iii. 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;
- iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
- v. 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: Archaeologist reports shall be provided to the Planning Division immediately upon completion.

Monitoring and Reporting: The Permittee shall provide any archaeologist report prepared for the Project site to the Planning Division to be made a part of the Project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director. (PL-59)

16. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* (2011) Noise Policy 2.16.2-1(5) and the *County of Ventura Construction Noise Threshold Criteria and Control Plan* (Amended 2010).

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

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous on-site location visible to the general public. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the affected public.

Timing: The sign shall be installed prior to the issuance of a building permit and throughout grading and construction activities. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.

Monitoring and Reporting: The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of grading or construction activities. (PL-59)

17. 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. The designated contact person shall be available, via telecommunication, 24 hours a day.

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 PD site.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division with the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division 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 respective 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. (PL-17)

18. Resolution of Complaints

The following process shall be used to resolve complaints related to development and construction of the project:

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 17 in a visible location onsite prior to construction. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about hazardous conditions, unsightly conditions, or any operational or construction-related activities which are not expressly described in these conditions as they are occurring may directly contact the Contact Person;
- b. If a written complaint about this PD is received by the County, Planning staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c. If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to § 8183-5 of the Ventura County Coastal Zoning Ordinance may be initiated. (PL-18)

- d. County staff have the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with PD Permit conditions consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

19. Trash Containers During Construction

Purpose: In order to comply with § 8178-2.4.b(2) of the *Ventura County Coastal Zoning Ordinance* and to avert long-term adverse impacts on beach or intertidal areas.

Requirement: The Permittee shall ensure that all trash containers used during the construction phase of the project have a lid/cover that must be secured at the end of each working day. Trash and debris shall be collected and placed in the designated trash bins at the end of each working day. Trash enclosures shall not restrict access to public right of ways, driveways, or sidewalks along Ocean Drive.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall illustrate the enclosures on all development plans for review and approval by the Planning Division.

Documentation: A copy of the approved site plan.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosures are maintained consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

PUBLIC WORKS AGENCY CONDITIONS

Development and Inspection Services

20. Drainage Plan

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

Requirement: The Permittee shall submit drainage plans to the Public Works Agency's Development and Inspection Services Division for review and approval. The Permittee shall post sufficient surety in order to ensure proper completion of the drainage plan.

Documentation: The drainage plans shall address the following: quantities of water; water flow rates; drainage areas and patterns; diversions; collection systems; flood hazard areas; sumps; detention facilities; and drainage courses and mitigation measures devised to manage the drainage.

Timing: All documentation, as specified above, must be approved by the Public Works Agency prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: Public Works Agency engineers will review the 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. (ESD-2)

Watershed Protection District Advanced Planning Section Conditions

21. **Minimum flood elevations:**

The minimum elevation of the top of finished floor for all habitable portions of the single-family dwelling shall be 13.32 feet North American Vertical Datum (NAVD) 1988 datum.

The minimum elevation of the top of slab for the proposed attached garage shall be 12.82 feet NAVD 1988 datum.

Surface Water Quality (SWQ) Section

22. **SWQ-1 Compliance with Stormwater Development Construction Program**

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) Municipal Stormwater Permit No.CAS004002 (Permit) the 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 effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval:

- A complete SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: SWQS will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (SWQ-1)

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Ventura County Fire Protection District (VCFPD)

23. Construction Access

Purpose: To ensure that adequate VCFPD access is provided during construction in conformance with current California State Law and VCFPD Ordinance.

Requirement: The Permittee shall install all utilities located within the access road(s) and a paved all-weather access road/driveway suitable for use by a 20 ton fire apparatus. The access road(s)/driveway(s) shall be maintained with a minimum 20 foot clear width at all times. Fire hydrants shall be operational and accessible at all times. No parking, storage, or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants.

Documentation: A stamped copy of the construction access plan.

Timing: The Permittee shall submit plans to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before start of construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct periodic on-site inspections to ensure that all required VCFPD access is maintained during construction. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and the Permittee's successors in interest, shall maintain all required fire access during construction. (VCFPD Permit-23)

24. 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 site. 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 1,000 gallons per minute at 20 psi for a minimum two hour duration.

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

Timing: Prior to issuance of building permit, the Permittee shall provide to VCFPD, verification from the water purveyor that the purveyor can provide the required fire flow. 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 Permit-32)

25. Fire Sprinklers

Purpose: To comply with current California Codes and VCFPD Ordinance.

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

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

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

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and the Permittee's successors in interest, shall maintain the fire sprinkler system for the life of the development. (VCFPD Permit-40)

26. Address Numbers

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

Requirement: The Permittee shall install a minimum of 4 inch 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 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 VCFPD's Form #126 "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 VCFPD's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form. (VCFPD Permit-41a)

27. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable VCFPD requirements for the Project.

Requirement: The Permittee shall obtain VCFPD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance

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of building permits.

Documentation: A signed copy of the VCFPD's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit the VCFPD Permit Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Permit Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the Project site to ensure compliance with all conditions and applicable codes/ordinances. (VCFPD Permit-51)

Chuck Anthony - Oxnard review - 3347 and 3349 Ocean Drive PL13-0061 and 0062

From: "Chris Williamson" <Chris.Williamson@ci.oxnard.ca.us>
To: <Chuck.Anthony@ventura.org>
Date: 05/30/2013 9:09 AM
Subject: Oxnard review - 3347 and 3349 Ocean Drive PL13-0061 and 0062

No concerns here.

Just FYI, we got these on May 20, with your comment due date of May 24. Not sure if there is some way to have more time. Your Dept. could send via e-mail to me directly..would give us more time.

thanks.

Chris Williamson, AICP, Principal Planner
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Live Long and Prosper !
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