



## Planning Director Staff Report – Hearing on July 7, 2015

County of Ventura • Resource Management Agency • Planning Division

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### PARKER RANCH TENTATIVE PARCEL MAP NO. 5878 (SD12-0002)

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of Tentative Parcel Map No. 5878 (SD12-0002) to subdivide an approximately 90.16 acre lot into four lots.
2. **Applicant/Property Owner:** Harold B. Parker, 1405 Edgecliff Lane, Pasadena, CA 91107
3. **Applicant's Representative:** John Hecht, Sespe Consulting, Inc., 374 Poli Street, Suite 200 Ventura, CA 93001
4. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Ordinance (VCSO) (§ 8205-5.3), the Planning Director is the decision-maker for the requested Tentative Parcel Map.
5. **Project Site Size, Location, and Parcel Number:** The project site is located at 955 Burnham Road and 2245 Los Encinos Road, in the Community of Ojai Valley, in the unincorporated area of Ventura County. Burnham Road, which is connected to Baldwin Road, provides access to the approximately 90.16 acre project site. The Tax Assessor's Parcel Numbers (APN) for the parcels that constitute the project site are 032-0-201-155 and 032-0-201-105 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. **General Plan Land Use Designation:** Open Space and Existing Community.
  - b. **Ojai Valley Area Plan Land Use Designation:** Open Space, 40 acre minimum parcel size; and Urban Residential, 1-2 dwelling units/acre (DU/AC).
  - c. **Zoning Designations:** OS-40 ac (Open Space, 40 acre minimum lot size), OS-40 ac/SRP (Open Space, 40 acre minimum lot size/Scenic Resources Protection Overlay Zone) and R1-20,000 sq. ft. (Single Family Residential, 20,000 square foot minimum lot size).

## 7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning Designation	Existing Use
<b>North</b>	R1-20,000 sq. ft. (Single-Family Residential, 20,000 sq. ft. minimum lot size)	Residences along Los Encinos Road
	OS-40 ac (Open Space, 40 acre minimum lot size)	Orchards
<b>East</b>	OS-20 ac (Open Space, 20 acre minimum lot size)	Burnham Road, animal-keeping structures, and the Ventura River (undeveloped open space)
<b>South</b>	RA-40 ac (Rural Agricultural, 40 acre minimum lot size)	Residences, camp/retreat facilities, and agricultural development
	RA-40 ac/SRP (Rural Agricultural, 40 acre minimum lot size/Scenic Resource Protection overlay)	Telecommunication facility, shade structure, and undeveloped open space
<b>West</b>	OS-40 ac/SRP (Open Space, 40 acre minimum lot size/Scenic Resource Protection overlay)	Undeveloped open space
	AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size)	Undeveloped open space

Also, see the description of the environmental setting that is set forth in Section A.5 of the Mitigated Negative Declaration (MND) that County staff prepared for the proposed project (Exhibit 4).

**8. History:** Tax Assessor's Parcels 032-0-201-155 and 032-0-201-105 are two of three separate legal lots that were created by the means of Parcel Map No. PM 5373 and related Conditional Certificates of Compliance Case Nos. CC0207, CC0208, and CC0209. The Planning Director adopted a MND and a Mitigation Monitoring and Reporting Program as part of the approval of PM 5373, which required the following for future development of the lots:

- For Tax Assessor's Parcel Number 032-0-201-155, the subdivider was required to record a restrictive covenant that applied to biological resources that exist on-site. The restrictive covenant stated that any development west of Live Oak Creek, or within 200 feet of Live Oak Creek, must be subject to a biological impact assessment and mitigation to avoid impacts to biological resources that are identified in the biological impact assessment.
- For Tax Assessor's Parcels 032-0-201-155 and 032-0-201-105, the subdivider was required to record a restrictive covenant that applied to archaeological resources that have the potential to exist on-site. More specifically, the restrictive covenant stated that prior to development of the properties, the property owner must retain an archaeological consultant to conduct a Phase I archaeological survey and report, with

recommendations on how to avoid impacts to archaeological resources that are found on-site.

Tax Assessor's Parcel 032-0-201-105 is vacant, with the exception of fencing along the northerly, easterly, and southerly property lines. Tax Assessor's Parcel 032-0-201-155 has been the subject of the following development and permits:

<b>Development on Tax Assessor's Parcel 032-0-201-155</b>		
<b>Permit</b>	<b>Development</b>	<b>Notes</b>
Zoning Clearance 27423	Approximately 2,086 square feet (sq.ft.) barn	It appears that an incorrect Tax Assessor's Parcel Number is stated on Zoning Clearance 27423. Given the description of the location of the barn set forth in Zoning Clearance 27423, it appears that Zoning Clearance 27423 permitted the barn.
Zoning Clearance ZC09-0151	Approximately 644 sq.ft. trailer that is used as an animal caretaker dwelling unit	The current animal caretaker dwelling unit replaced a previously permitted single-family dwelling (Zoning Clearance Case No. ZC06-0966) that was located in the same general location as the existing animal caretaker dwelling unit. The animal caretaker dwelling unit was previously permitted pursuant to Zoning Clearance Case No. ZC08-0061; however, the corresponding Building Permit expired and, therefore, the property owner had to obtain a new Zoning Clearance to allow the animal caretaker dwelling unit.
Permit Adjustment LU06-0081	Permit Adjustment to review a proposal to install a septic system, in order to comply with the requirements of the biological and archaeological resources restrictive covenants associated with PM 5373.	See the discussion of PM 5373 and the restrictive covenants in this section of this staff report, above.
N/A	The property is developed with a number of fences for horse corrals associated with the horse keeping activities that occur on site.	
Unknown	There is an approximately 1,778 sq.ft. barn that exists on-site.	It is unclear at what point in time the barn was constructed and what permitting

Development on Tax Assessor's Parcel 032-0-201-155		
Permit	Development	Notes
		requirements (if any) applied to the barn. Ventura County Tax Assessor's records indicate that the barn was estimated to have been built in 1950; however, there is no substantial evidence to support on what this estimate was based.
Unknown or N/A	Existing development within the area that is subject to the existing deed restriction consists of: (1) two graded pads; (2) dirt roads; (3) horse pastures, fencing, and irrigation lines; and (4) a "picnic area," which includes a brick BBQ, outhouse accessory structure that is approximately six feet in height and nine square feet in size, and five, approximately two-foot tall block wall structures.	The outhouse accessory structure and BBQ require a Zoning Clearance; however, there are no Zoning Clearances for these structures on file with the Planning Division.  All of the other development within the area that is subject to the existing deed restriction, does not appear to require a Zoning Clearance.

9. **Project Description:** The proposed project consists of a request for approval of a Tentative Parcel Map to subdivide an approximately 90.16 acre lot into four lots. Each resulting lot will meet the minimum lot size requirement of its respective zoning designation. Proposed Parcel 1 will be 1.64 acres, proposed Parcel 2 will be 1.64 acres, proposed Parcel 3 will be 43.34 acres, and proposed Parcel 4 will be 43.48 acres. The building pads are proposed outside of the Live Oak Creek corridor in areas that have been previously disturbed—that is, approximately 200 feet to the east of Live Oak Creek (Parcels 3 and 4) and approximately 650 feet the east of Live Oak Creek along Burnham Road (Parcels 1 and 2). New, future development on the proposed Parcels will be limited to an access driveway, single-family dwelling, and accessory structures (except for a second dwelling unit) on each lot, all of which will be located within the proposed building pads shown on the Tentative Parcel Map. (See Exhibit 3 for the identification and configuration of the proposed parcels.)

Additionally, the proposed project will include a prohibition on new development (e.g., building or structural development, stockpiling materials, grading, and vegetation removal) to the west of Live Oak Creek, beginning within 200 feet east of the top of bank of Live Oak Creek on Parcel 4 and west of the top of bank of Live Oak Creek on Parcel 3 (to accommodate existing development), in order to avoid adverse impacts to biological resources located in or near the Live Oak Creek corridor, and to the west of the Live Oak Creek Corridor. As discussed in this staff report (above), proposed Parcels 3 and 4 are subject to an existing



deed restriction that was imposed on the property as part of a Conditional Certificate of Compliance (CCC-0208) for Parcel Map No. PM-5373 approved on October 27, 2003. The proposed project includes the imposition of new restrictions on Parcels 3 and 4 that will prohibit new development west of Live Oak Creek, but will allow new development in the existing agricultural areas east of Live Oak Creek on Parcels 3 and 4 (proposed development area). Existing development and uses (e.g., existing agricultural development) will be allowed to remain within the area that will subject to the restrictions on new development. (See Exhibit 3 which illustrates the area that will be subject to the prohibition on development.)

As discussed in this staff report (below), the proposed project will result in the direct removal of approximately 0.06 acres of *Quercus agrifolia* woodland alliance, and the removal of one protected coast live oak tree (*Quercus agrifolia*) to afford access to proposed Parcel 1. The Ventura County Fire Protection District's (VCFPD's) required 100 feet of fuel modification will affect approximately 2.20 acres of *Quercus agrifolia* woodland alliance through understory removal and oak tree limbing up to 5 feet from the ground within 100 feet of the building pads for proposed Parcels 1 and 2.

Development associated with the proposed project will require up to approximately 500 cubic yards of grading for all four lots. The proposed project site is currently developed with an existing 644 square foot animal caretaker dwelling unit, two existing barns that are 1,778 square feet and 2,086 square feet in size, and horse corrals adjacent to Live Oak Creek on proposed Parcel 3. The existing septic tank that serves the animal caretaker dwelling unit will be abandoned when proposed Parcel 3 is developed.

The Ventura River County Water District (VRCWD) will provide water, Ojai Valley Sanitary District (OVSD) will provide sewage disposal,<sup>1</sup> Southern California Edison will provide electricity, and The Gas Company will provide gas to the proposed lots. None of the proposed lots are currently within the boundaries of the OVSD. Proposed Parcels 1 and 2 are currently within the sphere of influence for the OVSD; however, proposed Parcels 3 and 4 are not located within the sphere of influence for the OVSD. The applicant is proposing to annex the proposed project site into the OVSD in order to receive sewage disposal service from the OVSD.

Private driveways that connect to Burnham Road and Los Encinos Road will provide access to the proposed building pads.

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<sup>1</sup> However, see the discussion set forth in Section C of this staff report (below)—the OVSD's ability to provide sewage disposal services for development on the proposed lots is contingent on the approval of the Ventura County Local Agency Formation Commission (LAFCo).

Finally, there is an existing Watershed Protection District easement along Live Oak Creek. The proposed project does not include any changes to the existing easement (Exhibit 3).

## **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.

County staff prepared an Initial Study in accordance with the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). (See Exhibit 4.) Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from November 11, 2014, through December 10, 2014. Planning Division staff arranged to have the “Notice of Availability and Intent to Adopt a MND” for the proposed project published in the *Ventura County Star*, mailed to owners of property within 300’ of the project site, and sent (either via the State Clearinghouse or directly) to responsible and trustee agencies that have jurisdiction over the proposed project. In addition, Planning Division staff arranged to have copies of the MND sent to the Ojai Valley Municipal Advisory Committee (MAC) for review and comment at the Ojai Valley MAC meeting on December 15, 2014.

A MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report. The Initial Study identified potentially significant effects related to biological resources and daytime glare; however, the Initial Study sets forth mitigation measures to which the applicant agreed before the MND was released for public review, that will mitigate the effects to a less-than-significant level. More specifically, Sections 4A, 4B, 4C, and 4E of the MND set forth the potentially significant environmental impacts of the proposed project and the mitigation measures that are necessary to reduce the impacts to biological resources to a less-than-significant level. Section 22 of the MND sets forth the potentially significant environmental impact of the proposed project with regard to daytime glare, and Section 4E.4 sets forth the mitigation measure that is necessary to reduce the impact regarding daytime glare to a less-than-significant level.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [§ 15074(b)] state that a MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency’s independent judgment and analysis.

The proposed final MND, including written comments on the MND and staff’s responses to the comments on the MND, is attached as Exhibit 4. As stated in this section of this staff report (above), the MND sets forth mitigation measures to

which the applicant has agreed, which will reduce the proposed project's potentially significant impacts related to biological resources and daytime glare to a less-than-significant level. Furthermore, none of the comments received on the draft MND changed the analysis or conclusions set forth in the MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and the MND (Exhibit 4) reflects the County's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [§ 15091(d)] state that, when approving a project for which a MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

The mitigation monitoring and reporting program that is set forth in the MND is included as Conditions Nos. 19-24 of the Tentative Parcel Map (Exhibit 5). Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

Based on the foregoing information, the project complies with the requirements of CEQA and 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 VCSO [§ 8204-1 and § 8205-5.5(a)] states that in order to be approved, a subdivision must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the Ventura County General Plan *Goals, Policies and Programs* (GPP) (2013) and *Ojai Valley Area Plan* (OVAP) (2008).

- 1. GPP 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.*

**GPP Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above) and in the MND prepared for the proposed project (Exhibit 4), County staff evaluated the project-specific impacts and the project's contribution to cumulative impacts on resources, pursuant to the requirements of CEQA. The proposed project will have potentially significant but mitigable impacts related to biological resources and daytime glare. However, the Tentative Parcel Map will be subject to the mitigation measure set forth in the MND (Exhibit 5, Conditions Nos. 19-24). With the implementation of these conditions of approval, the impacts related to biological resources and daytime glare will be less-than-significant, and a statement of overriding considerations is not required for the proposed project.

Based on the discussion above, the proposed project is consistent with GPP Resources Policies 1.1.2-1 and -2.

- 2. GPP Air Resources Policy 1.2.2-2:** *The air quality impacts of discretionary development shall be evaluated by use of the Guidelines for the Preparation of Air Quality Impact Analysis.*

**OVAP Air Resources Policy 1.1.2-1:** *Discretionary development in the Ojai Valley shall be found to have a significant adverse impact on the regional air quality if daily emissions would be greater than 5 pounds per day of Reactive Organic Compounds (ROC) and/or greater than 5 pounds per day of Nitrogen Oxides (NO<sub>x</sub>).*

As discussed in Section B.1 of the MND prepared for the proposed project (Exhibit 4), the Ventura County Air Pollution Control District (VCAPCD) evaluated the proposed project's air quality impacts using the "Ventura County Air Quality Assessment Guidelines" (which superseded the "Guidelines for the Preparation of Air Quality Impact Analysis") and the five pounds per day threshold for ROC and NO<sub>x</sub> emissions. The evaluation revealed that the proposed project will not generate ROC and NO<sub>x</sub> air emissions in excess of five pounds per day. Furthermore, although the proposed project will not create a significant impact with regard to air quality, the Tentative Parcel Map will be subject to a VCAPCD-recommended condition of approval, in order to minimize fugitive dust and particulate matter that may result from future development that may occur on the site, in compliance with the VCAPCD's rules and regulations (Exhibit 5, Condition No. 44).

Based on the discussion above, the proposed project is consistent with GPP Resources Policy 1.1.2-1 and OVAP Resources Policy 1.1.2-1.

3. **GPP Water Resources Policy 1.3.2-2:** *Discretionary development shall comply with all applicable County and State water regulations.*

**GPP Water Resources Policy 1.3.2-4:** *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

**GPP Water Resources Policy 1.3.2-5:** *Landscape plans for discretionary development shall incorporate water conservation measures as prescribed by the County's Guide to Landscape Plans, including use of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce water usage.*

**GPP 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, the Calleguas Municipal Water District or 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 or the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.*

**GPP Water Supply Facilities Policy 4.3.2-3:** *Discretionary development shall be conditioned to incorporate water conservation techniques and the use of drought resistant native plants pursuant to the County's Guide to Landscape Plans.*

**GPP Waste Treatment and Disposal Facilities Policy 4.4.2-3:** *In order to reduce the need for additional wastewater treatment capacity, the County shall:*

- *require new discretionary development to utilize water-conserving design features;*
- *encourage the retrofitting of existing uses and buildings with water-conserving devices;*
- *require that new wastewater lateral and trunk collection lines be designed to allow the minimum feasible amount of inflow and infiltration into the wastewater collection system...*

**OVAP Water Resources Policy 1.2.2-4:** *Discretionary development which has the potential to deposit a significant amount of sedimentation, oil residue or other urban pollutants into the surface water drainage system shall be conditioned as appropriate, to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from urban runoff do not significantly impact downstream surface water quality and biological resources. The control devices used in the oily separators shall be properly maintained for the life of the authorized use.*

**OVAP Water Supply and Distribution Policy 4.2.2-1:** *New discretionary development shall be required to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply. This policy shall be applicable until such time as a groundwater basin study is completed and it is found that the available groundwater, or other sources of water, could adequately provide for cumulative demand without creating an overdraft situation.*

**OVAP Water Supply and Distribution Policy 4.2.2-2:** *Discretionary development shall be conditioned to utilize all feasible water conservation techniques.*

With the adoption of the recommended conditions of approval, the proposed project will comply with GPP Water Resources Policy 1.3.2-2. Pursuant to the recommendations of the Resource Management Agency (RMA) Environmental Health Division (EHD), prior to recordation of the Parcel Map for the proposed project, the applicant will be required to submit a "Water Service Certificate" to EHD demonstrating that the Ventura River County Water District (VCRWD) will serve water to the project site, in compliance with State and EHD regulations (Exhibit 5, Condition No. 30). In addition, pursuant to the recommendations of the Ventura County Watershed Protection District, the proposed project will be subject to conditions of approval to ensure that future grading and post-construction drainage maintenance activities will comply with the requirements of the National Pollution Discharge Elimination (NPDES) (Exhibit 5, Conditions Nos. 38-40).

With regard to GPP Water Resources Policy 1.3.2-4 and OVAP Water Resources Policy 1.2.2-4, the MND (Exhibit 4) analyzed the proposed project's potential impacts to the Ventura River watershed, groundwater recharge areas, and groundwater basins located within the Ventura River watershed. As discussed in the MND, compliance with NPDES requirements will ensure that the proposed project will not create a significant surface water quality impact. The NPDES conditions of approval for the project will require the applicant to implement Best Management Practices, install drainage features, and conduct post-construction maintenance activities to ensure that surface water quality drainage features are properly installed and maintained to treat surface water runoff. Furthermore, any future development of the site will be subject to the requirements of the Ventura County Building Code and Grading Code, thereby ensuring that future development of the proposed lots

will not increase the volume or flow rates of runoff beyond existing conditions, and which could produce adverse drainage and flooding impacts off-site.

As discussed in Sections B2A-1 through -4 of the MND that was prepared for the proposed project (Exhibit 4), the VRCWD issued a water availability letter (Rapp, March 1, 2012) for the proposed project, indicating that VRCWD has the capacity to supply water through a 1" meter to the project site. The proposed water delivery is less than 1% of the total annual deliveries by VRCWD (Rapp, Personal Communication, October 14, 2014). During times of drought, such as what currently exists, the VRCWD supplements its supply with water from the Casitas Municipal Water District and as of October 2014 Casitas Municipal Water District has provided approximately 30% of the water used by VRCWD in 2014 (Rapp, *Ibid*). VRCWD can provide water for the proposed project without exceeding its current allocation from Casitas Municipal Water District (Rapp, Personal Communication, October 31, 2014). Therefore, as VRCWD and Casitas Municipal Water District are able to provide water for the proposed project given current and anticipated future water allocations, the proposed project is considered to have a permanent water supply, the proposed project is not anticipated to result in the creation of an overdrafted groundwater basin, and the proposed project will comply with GPP Water Resources Policy 1.3.2-4 and GPP Water Supply Facilities Policy 4.3.2-1.

With regard to OVAP Policy 4.2.2-1, currently, there is no groundwater basin study for the Ojai Valley/Ventura River Watershed resources that will serve the proposed project, of which County staff is aware. [The Ojai Basin Groundwater Management Plan (Last Updated in 2012) does not encompass the project site or the groundwater resources of the Ventura County River Water District.] Therefore, the proposed project must not add any net increased demand on the existing water supply, in order to be consistent with Water Supply and Distribution Policy 4.2.2-1. The agent for the project applicant provided a comparison of the water demand associated with the existing and historical horse-keeping uses on the project site, versus the water demand of future residential uses on the proposed parcels (John Hecht, Email to Dan Klemann, November 4, 2014; Heather O'Connell, Memorandum to Harold B. Parker, January 20, 2015). The proposed building sites are located in areas that historically have been watered for horse pastures. Whereas the horse pastures are estimated to use between 6.62 and 7.79 acre-feet/year (ac-ft/yr) of water, the single-family dwellings that could be built on the proposed four lots are estimated to use 5.72 ac-ft/yr. Thus, the proposed project would result in a net reduction in water usage by 0.9 and 2.07 ac-ft/yr, consistent with OVAP Policy 4.2.2-1.

With regard to the water conservation requirements of GPP Water Resources Policy 1.3.2-5 and GPP Water Supply Facilities Policy 4.3.2-3, the proposed project will be subject to a condition of approval to require future property owners to prepare landscape plans that comply with the requirements of the Ventura County Landscape Design Guidelines, for any future residential development on the proposed lots (Exhibit 5, Condition No. 22). Pursuant to the requirements of the Ventura County Landscape Design Guidelines, future landscaping will include a

plant palette that consists of drought tolerant species and water conserving irrigation systems. In addition, compliance with the California Green Building Code (§ 4.303) will ensure that new residential development will be consistent with GPP Water Resources Policy 1.3.2-5, GPP Waste Treatment and Disposal Facilities Policy 4.4.2-3, and OVAP Water Supply and Distribution Policy 4.2.2-2. More specifically, new residential development will require the installation of plumbing fixtures that comply with the California Green Building Code maximum water usage requirements (e.g., showerheads must not exceed 2.0 gpm and kitchen faucets must not exceed 1.8 gpm).

Finally, the applicant would be required to install lateral sewer lines from the OVSD's existing main sewer line underneath Burnham Road to the proposed parcels. Pursuant to the requirements of the Ojai Valley Sanitary District, and consistent with the requirements of GPP Waste Treatment and Disposal Facilities Policy 4.4.2-3, each parcel must have its own, separate lateral sewer line that cannot serve any other lot beside the lot the lateral sewer line is designed to serve (Personal Communication with Laurie Johnson, Customer Service Representative for the Ojai Valley Sanitary District, January 8, 2015).

Therefore, as conditioned, the proposed project will comply with: GPP Water Resources Policies 1.3.2-2, -4, and -5; GPP Water Supply Facilities Policy 4.3.2-1 and -3; OVAP Water Resources Policy 1.2.2-4; and Water Supply and Distribution Policies 4.2.2-1 and -2.

- 4. GPP 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.*

**GPP Biological Resources Policy 1.5.2-2:** *Discretionary development shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to biological resources. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

**GPP Biological Resources Policy 1.5.2-3:** *Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.*

**GPP Biological Resources Policy 1.5.2-4:** *Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential*



*impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.*

**GPP Biological Resources Policy 1.5.2-5:** *The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when discretionary development may affect significant biological resources. The National Park Service shall also be consulted regarding discretionary development within the Santa Monica Mountains or Oak Park Area.*

**OVAP Biological Resources Policy 1.4.2-1:** *A biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, significant wetlands, locally important plant communities, and suitable mitigation measures shall be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land where the natural vegetation still exists.*

**OVAP Biological Resources Policy 1.4.2-2:** *The California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Audubon Society, the California Native Plant Society and the Los Padres National Forest shall be contacted during the initial 30-day project review period for discretionary development proposals when proposals are submitted which may adversely affect the biological resources under their purview. This policy does not apply to emergency permits.*

**OVAP Biological Resources Policy 1.4.2-3:** *Discretionary development shall be located to avoid loss or damage to protected trees as defined in the County's Tree Protection Ordinance. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.*

**OVAP Biological Resources Policy 1.4.2-4:** *Required revegetation or landscaping plans shall incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.*

**OVAP Biological Resources Policy 1.4.2-5:** *Proposed discretionary development shall be coordinated with affected agencies that regulate water courses and wetland habitats early in the planning stages so as to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed, including protection of anadromous fish habitat.*

**OVAP Biological Resources Policy 1.4.2-6:** *Discretionary development within high fire hazard areas shall be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. Brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20 feet apart should be encouraged, as permitted by the Ventura County Fire Protection District.*

**OVAP Biological Resources Policy 1.4.2-8:** *Discretionary development within 300 feet of the Ventura River, Coyote Creek, San Antonio Creek/Reeves Creek and Lion Canyon Creek, or located within the Sensitive Biological Resources Area (as illustrated on Figure 2) shall be reviewed to determine the potential for interference with wildlife migration opportunities and potential for impact on "Endangered", "Threatened", "Rare" or "Locally Important" species and communities. Projects which would result in significant adverse impacts to such resources shall be denied unless they can be mitigated to a less-than-significant level or a statement of overriding considerations is adopted by the decision-making body per CEQA requirements.*

Pursuant to the requirements of GPP Biological Resources Policy 1.5.2-1, OVAP Biological Resources Policy 1.4.2-1, GPP Biological Resources Policy 1.5.2-3, and OVAP Biological Resources Policy 1.4.2-8, the proposed project was the subject of an Initial Study Biological Assessment (ISBA) (Padre Associates, Last Revised July 11, 2013), which included: a floristic survey of the project site; a field reconnaissance survey of the project site to determine the presence of special status animal species; an evaluation of impacts to protected trees (e.g., oak trees located on-site); an evaluation of impacts to riparian habitat along Live Oak Creek and the Ventura River; and an evaluation of project impacts related to wildlife movement both on-site and along the Ventura River corridor. (See Attachment 5 to the MND, which is included as Exhibit 4 to this staff report.) Furthermore, Planning Division staff consulted organizations (e.g., California Department of Fish and Wildlife and United States Fish and Wildlife Service) regarding the potential impacts to biological resources that fall within the organizations' purview, pursuant to the requirements of GPP Biological Resources Policy 1.5.2-5, OVAP Biological Resources Policy 1.4.2-5, and OVAP Biological Resources Policy 1.4.2-2.

As discussed in the project description set forth in Section A.9 of this staff report (above) and the MND that was prepared for the project (Exhibit 4), the proposed project includes a prohibition on development that will apply to approximately 67.76 acres of the proposed project site, from the Live Oak Creek corridor to the western

property line. The Tentative Parcel Map will be subject to a condition of approval to alert current and future owners of the property about the prohibitions on new development (Exhibit 5, Conditions Nos. 1 and 18). The proposed restrictions will avoid potential impacts from new development on special status species that either exist, or have the potential to exist, within the Live Oak Creek riparian corridor, as well as existing intact upland woodland and chaparral habitat located along and to the west of Live Oak Creek.

With regard to potential development and impacts to riparian habitat located along Live Oak Creek, the proposed restrictions on new development will prevent new development from occurring within 200' of the top-of-bank of Live Oak Creek, which the Planning Division biologist and California Department of Fish and Wildlife found to be adequate to avoid the creation of a significant impact to riparian habitat that is located along the Live Oak Creek corridor. Furthermore, with regard to potential impacts to riparian habitat along the Ventura River located to the east of the project site, Burnham Road, existing vegetation, and other development that exists between the project site and the Ventura River corridor will screen and buffer future development of the proposed lots thereby avoiding impacts to the Ventura River. Thus, given the proposed restrictions on new development and existing setting surrounding the project site, the proposed project will comply with GPP Biological Resources Policy 1.5.2-3, GPP Biological Resources Policy 1.5.2-4, OVAP Biological Resources Policy 1.4.2-5, and OVAP Biological Resources Policy 1.4.2-8.

However, the MND that was prepared for the proposed project (Exhibit 4) revealed that the proposed project will have potentially significant impacts related to the direct removal of approximately 0.06 acres of *Quercus agrifolia* woodland alliance, and the removal of one protected coast live oak tree (*Quercus agrifolia*) that will be required to construct the driveway that will afford access to proposed Parcel 1. In addition, the Ventura County Fire Protection District's required 100 feet of fuel modification will affect approximately 2.20 acres of *Quercus agrifolia* woodland alliance through understory removal and oak tree limbing up to 5 feet from the ground within 100 feet of the building pads for proposed Parcels 1 and 2. Development activities within and around the *Quercus agrifolia* woodland alliance habitat also were found to have a potentially significant impact on nesting bird species that may occur within the coast live oak tree to be removed, trees that will be altered, and trees to remain unaltered yet are within the vicinity of development activities. These impacts to *Quercus agrifolia* woodland alliance, the coast live oak to be removed, and nesting bird species are potentially significant, but mitigable to a less-than-significant level with the implementation of the following mitigation measures that were set forth in the MND:

- Biological Mitigation Biological Resources Mitigation Measure 1 (MM BIO-1), which will require the applicant to prepare a Tree Protection Plan pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010) and in compliance with the Ventura County

Tree Protection Regulations (Ventura County Non-Coastal Zoning Ordinance, § 8107-25 et seq.);

- Biological Resources Mitigation Measure 2 (MM BIO-2), which will require the replacement of the coast live oak to be removed with local seedlings or acorns at a 10:1 ratio, preservation of *Quercus agrifolia* woodland alliance at a 2:1 ratio, or a combination of the two requirements; and
- Biological Resources Mitigation Measure 3 (MM BIO-3), which limits development activities to outside the nesting bird season, unless a qualified biologist monitors the activities to determine the presence of nesting birds. If nesting birds are found on-site, the biologist (in consultation with the California Department of Fish and Wildlife and/or United States Fish and Wildlife Service) will be required to establish a buffer around the nesting bird species, in which development activities will be prohibited until the birds have fledged and left the nests.

The MND also identified potential indirect impacts to surrounding habitat due to the introduction of non-native invasive species in landscaping on-site. In order to avoid this impact, the MND set forth Biological Resources Mitigation Measure 4 (MM BIO-4), which will prohibit the use of non-native, invasive plant species in future landscaping. Furthermore, the proposed project will be subject to Biological Resources Mitigation Measure 5 (MM BIO-5) that will prevent the use of fencing materials that impede wildlife movement, as well as Biological Resources Mitigation Measure 6 (MM BIO-6) that will prevent the introduction of lighting that could interfere with wildlife movement.

The biological resources mitigation measures and monitoring program set forth in the MND will be included as conditions of approval for the Tentative Parcel Map (Exhibit 5, Conditions Nos. 19-24). With the implementation of the mitigation measures, the project's impacts to biological resources will be less-than-significant and, consequently, the decision-maker for the project will not be required to adopt a statement of overriding considerations in order to approve the proposed project.

Therefore, with the adoption of the MND, as well as the condition and mitigation and monitoring program set forth in the MND, the proposed project will comply with GPP Biological Resources Policy 1.5.2-2, OVAP Biological Resources Policy 1.4.2-3, OVAP Biological Resources Policy 1.4.2-4, OVAP Biological Resources Policy 1.4.2-6, and OVAP Biological Resources Policy 1.4.2-8.

- 5. GPP Farmland Resources Policy 1.6.2-6:** *Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.*

**OVAP Farmland Resources Policy 1.5.2-1:** *Discretionary, non-agricultural land uses adjacent to agricultural operations shall be required to establish appropriate buffers.*

Properties that are located to the east and southeast of the project site have an Agricultural Exclusive zoning designation. However, given the proposed restrictions on new development that will prohibit new development along and to the west of Live Oak Creek on the subject property, new residential development will be located approximately 2,600' (at the closest point) from the lands that have an AE zoning designation. Furthermore, as discussed in the MND that was prepared for the proposed project (Exhibit 4), the Agricultural Commissioner's Office reviewed the proposed project and found that it would not create a significant impact with regard land use incompatibility impacts with agricultural operations that exist within the vicinity (e.g., to the northwest) of the project site.

Therefore, the proposed project does not require the implementation of a buffer and will be consistent with GPP Farmland Resources Policy 1.6.2-6 and OVAP Farmland Resources Policy 1.5.2-1.

**6. GPP Scenic Resources Policy 1.7.2-2:** *Scenic Resource Areas, which are depicted on the Resource Protection Map (Figure 1), shall be subject to the Scenic Resource Protection (SRP) Overlay Zone provisions and standards set forth in the Non-Coastal Zoning Ordinance, which include the following:*

- (1) Any request for grading, structures or vegetation removal per the standards of the SRP Overlay Zone shall be evaluated through a discretionary permit.*
- (2) Removal, damaging or destruction of protected trees shall be in compliance with the County's "Tree Protection Regulations" of the Non-Coastal Zoning Ordinance.*
- (3) All discretionary development shall be sited and designed to:*
  - a. Prevent significant degradation of the scenic view or vista;*
  - b. Minimize alteration of the natural topography, physical features and vegetation;*
  - c. Utilize native plants indigenous to the area for re-vegetation, whenever possible;*
  - d. Avoid silhouetting of structures on ridge tops that are within public view.*
  - e. Use colors and materials that are designed to blend in with the natural surroundings.*
  - f. Minimize lighting that causes...*

**GPP Scenic Resources Policy 1.7.2-4:** *The Planning Division shall continue to implement the landscaping requirements of the Zoning Ordinance and the "Guide to Landscape Plans" to enhance the appearance of discretionary development.*

**OVAP Scenic Resources Policy 1.6.2-1:** *Discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land shall be prohibited, unless the development/grading is a public*

*project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.*

**OVAP Scenic Resources Policy 1.6.2-2:** *The area within 400 feet (horizontal) of prominent ridgelines as shown in Figure 2 shall be zoned "Scenic Resource Protection Overlay" in order to ensure that visual impacts of grading and attendant structures are minimized to the maximum extent feasible. Discretionary development shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and shall incorporate as many of the following planning techniques as feasible:*

- a. Limit construction to single-story structures on or near ridgelines;*
- b. Utilize large building pad setbacks (50 feet or more) from the edge of a ridgeline;*
- c. Utilize berms and landscaping to soften the visual impact of homes and graded areas;*
- d. Utilize raised foundations, split-level designs, roof materials consisting of clay or concrete plate tile with a natural color, and other techniques to fit the home to the hillside terrain, and to minimize the amount of grading required.*

**OVAP Scenic Resource Policy 1.6.2-4:** *As a result of any discretionary development, the reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, improvements shall be designed to conform to the terrain rather than the reverse and shall comply with the following:*

- a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.*
- b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.*
- c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures.*
- d. The toe and crest of all cut and fill slopes in excess of five feet vertical height shall be rounded with vertical curves.*
- e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion in conformance with natural slopes.*
- f. Where cut and fill slopes in excess of five feet in height are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading permit, conditional use permit or building permit. The plan will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.*

**OVAP Scenic Resource Policy 1.6.2-5:** *Discretionary development on parcels containing protected trees as defined in the County's Tree Protection Ordinance,*

*shall design necessary grading to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the protected zone. These trees shall be protected from grading activities. If a permit has been issued for encroachment into the protected zone, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.*

The ridgeline located within the western portion of proposed Parcels 3 and 4 has a SRP Overlay designation. However, the proposed restrictions on new development will prevent development within the area that has a SRP Overlay designation. Furthermore, the MND that was prepared for the proposed project (Exhibit 4) evaluated the proposed project's impacts to scenic resources (both within and outside of the areas that are subject to the SRP Overlay designation) and found that the proposed project will have a less-than-significant impact with regard to impacts to scenic resources. Therefore, the proposed project will not result in development that could be inconsistent with the requirements that apply to development within areas that are subject to the SRP Overlay designation, and will not have a significant impact with regard to scenic resources.

As discussed in Section C.4 of this staff report (above) and in the MND, the proposed project will be subject to Biological Resources Mitigation Measure BIO-4 (MM BIO-4) which will require all future landscaping to comply with the requirements of the *Ventura County Landscape Design Criteria* (1992) (Exhibit 5, Condition No. 22). In addition, pursuant to the requirements of Biological Resources Mitigation Measure BIO-1, the applicant will be required to retain an arborist to prepare a Tree Protection Plan pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans," which must include measures to avoid impacts to the protected oak trees that will not be subject to direct removal, yet will be altered (e.g., limbed or ground disturbance with the tree protection zone of the tree) (Exhibit 5, Condition No. 19).

Finally, as discussed in the MND, the proposed project will be subject to a condition of approval to ensure that grading activities will be kept to the absolute minimum as required pursuant to Scenic Resources Policy 1.6.2-4 of the Ojai Valley Area Plan (Exhibit 5, Condition No. 25).

Therefore, with the adoption of the recommended conditions of approval, the proposed project will comply with GPP Scenic Resources Policy 1.7.2-2, GPP Scenic Resources Policy 1.7.2-4, GPP Scenic Resources Policy 1.7.2-1, OVAP Scenic Resources Policy 1.6.2-2, Scenic Resources Policy 1.6.2-4, and Scenic Resources Policy 1.6.2-5.

- 7. GPP Mineral Resources Policy 1.4.2-6:** *All General Plan amendments, zone changes, and discretionary developments shall be evaluated for their individual and cumulative impacts on access to and extraction of recognized mineral resources, in compliance with the California Environmental Quality Act.*

The MND that was prepared for the proposed project (Exhibit 4) evaluated the proposed project's impacts regarding access to and extraction of mineral resources. As discussed in the MND, the proposed project will not have an impact regarding access to and extraction of mineral resources.

Therefore, the proposed project will comply with GPP Mineral Resources Policy 1.4.2-6.

- 8. GPP 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.*

**GPP 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.*

**GPP 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.*

**OVAP Cultural Resources Policy 1.7.2-1:** *All discretionary development permits involving construction or earth movement within the Ojai Valley shall be reviewed by the County's designated archaeological resource review organization.*

- a. *Whenever such discretionary development requires a field reconnaissance study, such study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.*
- b. *A qualified archaeological monitor shall be present to monitor significant trenching or earth movement at any such site if deemed to be needed by the study. If the archaeological monitor is not a Native American and Native American cultural resources are found at the site, then a Native American monitor shall be required.*
- c. *In the event that artifacts of historical or archaeological significance are uncovered, the qualified archaeological monitor shall be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.*



As discussed in the MND that was prepared for the proposed project (Exhibit 4), County staff evaluated the proposed project's impacts to historical, paleontological, and archaeological resources. The applicant retained a qualified archaeologist to conduct a Phase I study of the project site, which the archaeologist filed with the South Central Coastal Information Center California State University, Fullerton, Department of Anthropology (i.e., the repository for archaeological reports for property within Ventura County). The Phase I study did not reveal the presence of any archaeological or historical resources on-site. Furthermore, the proposed project will not involve ground disturbance activities within geologic formations that have high potential to exhibit significant paleontological resources. Thus, the proposed project is unlikely to encounter and adversely affect historical, paleontological, or archaeological resources.

However, the proposed project will be subject to conditions of approval (Exhibit 5, Conditions Nos. 15 and 16) in the unlikely event that presently unknown subsurface archaeological or paleontological resources are encountered during ground disturbance activities, the applicant will be required to stop work within the vicinity of the find and retain a qualified archaeologist, paleontologist, Native American consultant, and/or coroner (as appropriate) to assess the find and provide recommendations to the Planning Director on the proper disposition of the resources. The applicant will be required to arrange to have the agreed-upon recommendations implemented.

Therefore, the proposed project will comply with GPP Paleontological and Cultural Resources Policies 1.8.2-1, 1.8.2-2, and 1.8.2-5, as well as OVAP Cultural Resources Policy 1.7.2-1.

- 9. GPP Energy Resources Policy 1.9.2-1:** *Discretionary development shall be evaluated for impacts to energy resources and utilization of energy conservation techniques.*

**GPP Energy Resources Policy 1.9.2-5:** *Tentative subdivision maps shall provide, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision.*

Electrical utilities currently exist on and within proximity to the proposed project site to serve the needs of future residential development on the proposed lots. Also, given the proposed size of the parcels, topography of the proposed parcels, and proposed location of the building pads in relation to existing vegetation (e.g., oak woodland tree canopy), future residential development on the proposed lots could be designed and oriented to utilize passive heating or cooling opportunities, as well as solar arrays, for energy needs. Furthermore, all future residential development must comply with the California Energy Commission's adopted 2013 Building Energy Efficiency Standards that require the inclusion of energy conservation features in residential development.

Therefore, the proposed project will comply with the requirements of GPP Energy Resources Policy 1.9.2-1 and GPP Energy Resources Policy 1.9.2-5.

**10.OVAP Geotechnical Hazards Policy 2.1.2-1:** *Developers shall provide all necessary information relative to seismic and geologic hazards which may affect their project. The developer shall specify how they intend to alleviate any and all identified hazards.*

**GPP Hazards Policy 2.1.2-1:** *All geologic and soil engineering reports submitted with land use and development permit applications, including recommendations for measures to eliminate or mitigate possible hazards, shall be signed by qualified personnel registered and certified by the State in the appropriate discipline, such as Professional Engineers and/or Certified Engineering Geologists.*

**GPP Fault Hazards Policy 2.2.2-2:** *No habitable structures shall be located across or on any active fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Furthermore, no habitable structures shall be located within 50 feet of the mapped trace of an active fault unless an appropriate geologic investigation and report demonstrates that the site is not subject to a fault rupture hazard.*

**OVAP Geotechnical Hazards Policy 2.1.2-2:** *Discretionary development shall be prohibited in seismic and geologic hazard areas (as identified during the environmental review process) where such hazards cannot be mitigated to less-than-significant levels.*

The applicant retained a geologist to prepare a geological/geotechnical report (Mark Kruger Geology Inc., 2011) that evaluated the proposed project's susceptibility to geological hazards. Public Works Agency staff reviewed and relied (in part) on the geological/geotechnical report when preparing the MND for the proposed project (Exhibit 4). As discussed in the MND, the proposed project will not result in the location of habitable structures within 50 feet of the mapped trace of an active fault. Furthermore, although the property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems, future buildings must be designed and built to withstand this ground shaking hazard in accordance with the County of Ventura Building Code, which is adopted from the California Building Code (2010, Chapter 16, Section 1613).

Therefore, the proposed project will have a less-than-significant impact with regard to ground shaking hazards, and will comply with OVAP Geotechnical Hazards Policy 2.1.2-1, GPP Hazards Policy 2.1.2-1, GPP Fault Hazards Policy 2.2.2-1, GPP Fault Hazards Policy 2.2.2-2, and OVAP Geotechnical Hazards Policy 2.1.2-2.

**11.GPP Landslides/Mudslides Hazards Policy 2.7.2-1:** *Development in mapped landslide/mudslide hazard areas shall not be permitted unless adequate*

*geotechnical engineering investigations are performed, and appropriate and sufficient safeguards are incorporated into the project design.*

**GPP Landslides/Mudslides Hazards Policy 2.7.2-2:** *In landslide/mudslide hazard areas, there shall be no alteration of the land which is likely to increase the hazard, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and no undercutting of the bases of slopes or other improper grading methods.*

**GPP Landslides/Mudslides Hazards Policy 2.7.2-3:** *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the site is located in a hillside area of Ventura County. Based on an analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, portions of the property are also located in potential seismically induced landslide zones. The site also contains surficial failures along the descending slopes of Live Oak Creek based on field observations by Mark Kruger Geology, Inc. (2011, page 19). The mapped landslides and potential seismically induced landslide areas are not anticipated to affect the stability of the proposed building sites (*Ibid*, page 19) and no substantial hazard exists.

In accordance with the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, the project site will be subject to a comprehensive drainage study as part of the final grading plan for future grading activities, which will be reviewed by the Public Works Agency before the issuance of a grading permit. As part of that review, the Public Works Agency will ensure that runoff and drainage is directed away from slopes, and retained on-site such that the runoff volume and flow rates do not exceed existing conditions. Furthermore, the proposed project will be subject to a condition of approval that will prevent the installation of walls that could adversely affect drainage (Exhibit 5, Condition No. 34).

Therefore, the proposed project will comply with GPP Landslides/Mudslides Hazards Policy 2.7.2-1, GPP Landslides/Mudslides Hazards Policy 2.7.2-2, and GPP Landslides/Mudslides Hazards Policy 2.7.2-3.

- 12. GPP Flood Control Facilities Policy 4.6.2-2:** *Discretionary development shall be conditioned to provide flood control and drainage facilities deemed by the Public Works Agency and Flood Control District as necessary for the development, and shall be required to contribute toward flood control facilities necessitated by cumulative development.*

**OVAP Flood Hazards Policy 2.2.2-1:** *New development shall be protected from flood hazards and shall not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance.*

As discussed in Section A.9 of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), the Watershed Protection District has a flood control easement along Live Oak Creek. However, as discussed in this staff report above, the Live Oak Creek (and the flood control easement area) are located within the area that will be subject to the restrictive covenant that will prohibit residential development. Furthermore, pursuant to the effective Federal Emergency Management Agency (FEMA) digital Flood Insurance Rate Map (DFIRM: 06111Co566E; January 20, 2010) for the Parker Ranch property as well as the Ventura River Flood Insurance Study (FIS) which is currently underway by FEMA and the Watershed Protection District, the project site is not located within a 1% annual chance (100-year) floodplain for Live Oak Creek or the Ventura River. The DFIRM indicates that the project site is located within a "Zone X Unshaded" (500-year plus) floodplain. Therefore, the applicant will not be required to obtain a Floodplain Development Permit, but instead will be required to obtain a Floodplain Clearance from the Ventura County Public Works Agency (Exhibit 4, Condition No. 41).

In accordance with the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, and pursuant to the Public Works Agency's recommended conditions of approval for the proposed project (Exhibit 5, Conditions Nos. 33 and 34), the applicant will be required to prepare a comprehensive drainage study for several storm frequencies (i.e., 2, 10, 50, and 100 year storm events) as part of the final grading plan, which will be reviewed by the Public Works Agency before the issuance of a grading permit. The drainage plan must demonstrate that the proposed development will not increase runoff volume or flow rates in any storm event.

Therefore, the proposed project will not require the construction of new flood control facilities, will not create flood hazards, and will comply with GPP Flood Control Facilities Policy 4.6.2-2 and OVAP Flood Hazards Policy 2.2.2-1.

**13. GPP Fire Hazards Policy 2.13.2-3:** *New residential subdivisions shall provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed when the proposed road conforms to the County Road Standards and when the County Fire Chief approves the proposed road.*

**GPP Fire Hazards Policy 2.13.2-4:** *All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.*

**OVAP Fire Hazards Policy 2.3.2-1:** *Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District. Adequate access and fire flow improvements shall be completed prior to combustible construction.*

**OVAP Fire Hazards Policy 2.3.2-2:** *All roads shall meet or exceed the standards of the Fire Protection District.*

**OVAP Fire Hazards Policy 2.3.2-3:** *Discretionary development in “high” and “very high” fire hazard areas, as determined by the Ventura County Fire Protection District shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with Fire Protection District standards.*

**OVAP Fire Hazards Policy 2.3.2-4:** *A Fire Protection District approved fuel modification zone (fuel break) of at least 100 linear feet shall be provided around all combustible structures located in “high” or “very high” fire hazard areas.*

**OVAP Fire Hazards Policy 2.3.2-5:** *Fire-retardant roofing materials shall be required for new construction in “high” and “very high” fire hazard areas.*

Both Los Encinos Road and Burnham Road afford two means of access to the project site. The proposed driveways from Los Encinos Road and Burnham Road to the building pads on the proposed parcels must comply with the VCFPD's access standards. In order to ensure that the driveways comply with the VCFPD's requirements, the proposed project will be subject to VCFPD-recommended conditions of approval to require the applicant to submit a copy of the Tract Map to the VCFPD for review and approval, prior to recordation of the Tract Map (Exhibit 5, Conditions Nos. 42 and 43).

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the proposed project will be located within a designated High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Area. However, a fire flow test (WREA 2011) indicates that adequate fire flow is available to the project site for the development of a single-family dwelling on the proposed lots. Furthermore, the Subdivider should be able to comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (2013) and the Ventura County Fire Code (2013). If the Subdivider is unable to comply with Federal regulations, State regulations, the Ventura County Building Code, or the Ventura County Fire Code due to site specific constraints, the Subdivider will be required to provide a Fire Protection Plan from a qualified fire protection consultant for review and approval by the VCFPD. Due to the project site's location within a designated High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Area, 100' of vegetation removal will be required around all habitable structures, and all future development must comply with the Ventura County Building Code and Ventura Fire Code building regulations for development

within High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Areas.

The project site is located within five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department. The nearest fire stations to the proposed project site are Station #22, 2.5 miles away via South La Luna Avenue, Highway 150, and Burnham Road; and Station #23, 2.9 miles away via Highway 33, Santa Ana Boulevard, and Burnham Road. The proposed project will not require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site.

Therefore, the proposed project will comply with GPP Fire Hazards Policy 2.13.2-3, GPP Fire Hazards Policy 2.13.2-4, OVAP Fire Hazards Policy 2.3.2-1, OVAP Fire Hazards Policy 2.3.2-2, OVAP Fire Hazards Policy 2.3.2-3, OVAP Fire Hazards Policy 2.3.2-4, and OVAP Fire Hazards Policy 2.3.2-5.

**14. GPP 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)...*

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

**OVAP Noise Hazards Policy 2.4.2-1:** *Discretionary development which would create significant noise impacts shall not be permitted to locate near residences and other noise sensitive uses (dwellings, schools, hospitals, nursing homes, churches and libraries) unless the impact is mitigated to an insignificant level, as defined in Section 2.16.2.1(4) of the Countywide General Plan.*

**OVAP Noise Hazards Policy 2.4.2-3:** *Mufflers shall be used on all heavy construction equipment used in conjunction with discretionary development and equipment used in oil/gas exploration and production activities.*

As discussed in the MND that was prepared for the proposed project (Exhibit 4), with the exception of construction-generated noise during future development on the proposed lots, the proposed project will not result in the creation of a new long-term, noise-generating use. Furthermore, with regard to construction-generated noise, the Tentative Parcel Map will be subject to a condition of approval to: (1) limit noise-generating activities to the days and times when surrounding noise-sensitive residential uses are not considered to be “noise sensitive,” pursuant to the “Ventura County Construction Noise Threshold Criteria and Control Plan” (Last Amended July 2010); and, (2) require the use of mufflers on all heavy construction equipment that is involved with future grading and construction activities, in compliance with OVAP Noise Hazards Policy 2.4.2-3 (Exhibit 5, Condition No. 17).

The proposed project is located near Baldwin Road/State Route 150, but outside of the CNEL 60dB(A) noise contour as mapped in the RMA-GIS noise contour maps (2014). Therefore, future residential uses on the proposed lots will not be subject to noise levels from traffic along State Route 150, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airports; therefore, the proposed project will not be subject to noise levels that are incompatible with residential uses, from these noise generators.

Therefore, as conditioned, the proposed project will comply with GPP Noise Policy 2.16.2-1, OVAP Noise Hazards Policy 2.4.2-1, and OVAP Noise Hazards Policy 2.4.2-3.

- 15. GPP Land Use Policy 3.1.2-6:** *Minimum Parcel Size: Except as provided below, subdivisions of land shall meet the most restrictive minimum parcel size requirements established by Figures 3.1 and 3.2a & b [of the GPP], by the applicable Zoning Compatibility Matrix established by the respective Area Plans or by the applicable Existing Community Map contained in this Chapter commencing with Figure 3.7 [of the GPP]...*

**GPP Land Use Policy 3.1.2-11:** *Guidelines for Orderly Development: Discretionary development shall be consistent with the Guidelines for Orderly Development.*

**GPP 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.*

**OVAP Water Resources Policy 1.2.2-1:** *New development that generates sewage in aquifer recharge areas shall be required to comply with the County Sewer Policy.*

**OVAP Land Use Policy 3.1.2-3:** *All discretionary development projects shall be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*

**OVAP Land Use Policy 3.1.2-4:** *Discretionary development shall be required to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.*

**OVAP Urban Residential Land Use Policy 3.5.2-2:** *New residential discretionary development shall be conditioned so as to be compatible with its surroundings and to maintain the character of the Ojai Valley.*

**OVAP Waste Treatment and Disposal Facilities Policy 4.3.2-1:** *Discretionary development within the service boundaries of the Ojai Valley Sanitation District shall either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system.*

Tax Assessor's Parcel 032-0-201-105 has an Ojai Valley Area Plan land use designation of Urban Residential, 1-2 DU/AC and zoning designation of R1-20,000 sq. ft. (Single-Family Residential, 20,000 square foot minimum lot size). The proposed project will subdivide Tax Assessor's Parcel 032-0-201-105 into two lots that will each be 1.64 acres in size, thus meeting the maximum density requirement of 1-2 DU/AC and minimum lot size requirement of 20,000 square feet that applies to that property. Furthermore, Tax Assessor's Parcel 032-0-201-155 has an Ojai Valley Area Plan land use designation of Open Space, 40 acre minimum lot size, and a split zoning designation of OS-40 ac (Open Space, 40 acre minimum lot size) and OS-40 ac/SRP (Open Space, 40 acre minimum lot size/Scenic Resources Protection Overlay Zone). The proposed project will subdivide Tax Assessor's Parcel 032-0-201-155 into a lot that will be 43.34 acres in size and another lot that will be 43.48 acres in size, consistent with the minimum lot size requirement of 40 acres that applies to that property. Therefore, the proposed project will comply with GPP Land Use Policy 3.1.2-6.

As discussed in the MND that was prepared for the proposed project (Exhibit 4) and Section C.3 of this staff report (above), both the VCRWD and Casitas Municipal Water District have indicated that sufficient water supplies are available to serve the proposed project. Pursuant to the recommendations of the Resource Management Agency, Environmental Health Division, the Tentative Parcel Map will be subject to a condition of approval to require the applicant to submit a water supply certificate from the VCRWD, prior to recordation of the Parcel Map for the proposed project (Exhibit 5, Condition No. 30).



The applicant is proposing to connect to the Ojai Valley Sanitary District's (OVSD's) sewer system in order to provide sewage disposal service for future residential development on the proposed lots, in compliance with GPP Waste Treatment and Disposal Facilities Policy 4.4.2-2, OVAP Water Resources Policy 1.2.2-1, and OVAP Waste Treatment and Disposal Facilities Policy 4.3.2-1. The OVSD has indicated that sewer is available for this project (Correa, August 3, 2010). However, none of the proposed parcels are within the boundaries of the OVSD. Proposed Parcels 1 and 2 are within the OVSD sphere of influence. Proposed Parcels 3 and 4 are outside the OVSD sphere of influence. Therefore, in order to receive sewer service, the Subdivider will need to apply for, and receive approval of, annexation of the subject property into the OVSD service area, from the Ventura County Local Agency Formation Commission (LAFCo). In order for the four resulting parcels to receive wastewater service from the OVSD, LAFCo policies state that the parcels should be annexed to the OVSD. Because Parcels 3 and 4 are located outside the OVSD's sphere of influence, the sphere would need to be amended to include the parcels and to allow for their annexation (Memorandum from Andrea Ozdy to Dan Klemann, September 23, 2014).

It is unclear at this time whether LAFCo will approve the requested annexation. However, the Tentative Parcel Map will be subject to a condition of approval to require the applicant to obtain the requisite approval from LAFCo in order to utilize sewage disposal services from the OVSD, prior to recording the Parcel Map for the proposed project (Exhibit 5, Condition No. 26). Furthermore, pursuant to the recommendations of the Resource Management Agency, Environmental Health Division, the proposed project will be subject to a condition of approval to require the applicant to submit a sewer availability certificate from the OVSD, prior to recordation of the Parcel Map for the proposed project (Exhibit 5, Condition No. 29).

The project site is located within the City of Ojai's Area of Interest, but outside of the City of Ojai's Sphere of Influence. Pursuant to the Guidelines for Orderly Development (G.O.D.), when property is located within a city's Area of Interest, but of outside a city's Sphere of Influence:

- the County is responsible for land use planning and for providing municipal services;
- urban development<sup>2</sup> should only be allowed in Unincorporated Urban Centers<sup>3</sup> or Existing Communities as designated in the County General Plan; and

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<sup>2</sup> The G.O.D. define "urban development" as development that satisfies any of the following criteria:

- the development would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems;
- the development would result in the creation of residential lots less than two acres in area; or
- the development would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

- urban development in Unincorporated Urban Centers should only be allowed when an Area Plan has been adopted by the County, to ensure the proposed development is consistent with the intent of the Guidelines.

The County—subject to LAFCo's approval—is responsible for land use planning and for providing municipal services to the proposed project site. Provided that the Planning Director approves the proposed project, and LAFCo approves the annexation of the property into the OVSD's service area, the proposed project will be consistent with the first criterion of the G.O.D.

With regard to the second criterion of the G.O.D., it is unclear whether the provision of sewer services to the proposed project site qualifies as "urban development" pursuant to the G.O.D. If a project results in the "significant expansion" of a community sewer district, it is considered to be "urban development" pursuant to the G.O.D.; however, the G.O.D. do not define what qualifies as a "significant expansion." In the case of the proposed project, the applicant would be required to install lateral sewer lines from the OVSD's existing main sewer line underneath Burnham Road to the proposed parcels, and would be sized only to serve the proposed parcels. The Tentative Parcel Map will include a condition of approval to ensure that the sewer lines are sized such that they could only serve the four proposed lots (Exhibit 5, Condition No. 26). Furthermore, proposed Parcels 1 and 2 have an "Existing Community" land use designation, but proposed Parcels 3 and 4 have an "Open Space" land use designation. Therefore, if the sewer line extension is not determined to be a "significant expansion" of the OVSD's facilities and, consequently, does not qualify as "urban development," the project will be consistent with the G.O.D. Provided that the Planning Director and LAFCo make these determinations, the proposed project will be consistent with the G.O.D. and, consequently, GPP Land Use Policy 3.1.2-11 and OVAP Land Use Policy 3.1.2-4.

The proposed project does not include the buildout of the proposed lots as part of the proposed subdivision. Therefore, the architectural styles of future buildings on the proposed lots cannot be determined at this point in time. However, as discussed in Section C.6 of this staff report (above), the proposed project will be subject to conditions of approval to ensure that: (1) no development will occur within the portion of the project site that has a SRP Overlay designation; (2) future grading complies with OVAP Scenic Resources Policy 1.6.2-4; (3) the one oak tree to be removed will be offset, and remaining trees will be protected, according to the Tree Protection Regulations, pursuant to OVAP Resources Policy 1.6.2-5; and (4) landscaping complies with the requirements of the "Ventura County Landscape Design Guidelines," pursuant to GPP Scenic Resources Policy 1.7.2-4. Therefore,

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<sup>3</sup> The G.O.D. define an "Unincorporated Urban Center" as an existing or planned urban community which is located in an Area of Interest where no city exists. The Unincorporated Urban Center represents the focal center for community and planning activities within the Area of Interest, and may be a candidate for future incorporation.

the proposed project will comply with OVAP Land Use Policy 3.1.2-3 and OVAP Urban Residential Land Use Policy 3.5.2-2.

- 16. GPP Public Services and Facilities 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.*

**GPP Public Services and Facilities 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 discussed in Section A.9 of this staff report (above), there is an existing Watershed Protection District easement along Live Oak Creek. The proposed project does not include any changes to the existing easement and the Watershed Protection District has not requested any changes to the existing easement.

The applicant will be required to pay all requisite fees to, and install all requisite facilities required by, the OVSD and VCRWD in order to receive sewer and water services (respectively).

Pursuant to the recommendations of the Public Works Agency, Transportation Department, the proposed project will be subject to a condition of approval (Exhibit 5, Condition No. 32), that will require roadway improvements along the project site frontage adjacent to Los Encinos Road and Burnham Road, pursuant to the requirements of Road the County Road Standards, the GPP (Section 4.2.2), Ordinance 1607 (November 10, 1964), the "Paveout Policy" (January 16, 1968), and Ventura County Code of Ordinances (Division 8, Chapter 4 – Urban Area Development). Furthermore, pursuant to the requires of the Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and the policies set forth in Section 4.2.2 of the GPP, the Tentative Parcel Map will be subject to a condition of approval to require the property owners of each proposed lot to pay a TIMF when new development occurs on each proposed lot (Exhibit 5, Condition No. 31).

Finally, the applicant will be required to pay the requisite fees for the Public Works Agency's review of the grading permit and drainage plan that will be required for the grading activities to create the driveways and building pads for each proposed lot.

Therefore, as conditioned, the proposed project will comply with GPP Public Services and Facilities Policies 4.1.2-1 and -2.

- 17. GPP Transportation/Circulation Policy 4.2.2-3:** *The minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:*

- (a) LOS-'D' for all County thoroughfares and Federal highways and State highways in the unincorporated area of the County, except as otherwise provided in subparagraph (b);
- (b) LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the City of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the City of Camarillo and State Route 118 between Santa Clara Avenue and the City of Moorpark;
- (c) LOS-'C' for all County-maintained local roads; and
- (d) The LOS prescribed by the applicable city for all Federal highways, State highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting development in the city that would individually or cumulatively affect the LOS of Federal highways, State highways, County thoroughfares and County-maintained local roads in the unincorporated area of the County.

At any intersection between two roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.

**GPP Transportation/Circulation Policy 4.2.2-4:** *Except as otherwise provided in the Ojai Area Plan, County General Plan land use designation changes and zone changes shall be evaluated for their individual and cumulative impacts, and discretionary development shall be evaluated for its individual impact, on existing and future roads, with special emphasis on the following:*

- (a) *Whether the project would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- (b) *Whether the project would add traffic to existing roads within the Regional Road Network or the Local Road Network that are currently functioning below an acceptable LOS; and*
- (c) *Whether the project could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.*

**GPP Transportation/Circulation Policy 4.2.2-5:** *Except as otherwise provided in the Ojai Area Plan and below, County General Plan land use designation changes and zone changes that would cumulatively cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.2.2-4 shall be prohibited unless the Board of Supervisors adopts a Statement of Overriding Considerations. County General Plan land use designation changes, zone changes and discretionary development that would individually cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.2.2-4 shall be prohibited unless feasible mitigation measures are adopted that would ensure that the impact does not occur or unless a project completion schedule and full funding commitment for road improvements are*

*adopted which ensure that the impact will be eliminated within a reasonable period of time. This policy does not apply to city thoroughfares, city-maintained local roads, or Federal or State highways located within a city unless the applicable city has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and Federal and State highways located within the unincorporated area of the County. If a Specific Plan for a project has been determined to be consistent with this policy, any subsequent development that is consistent with the Specific Plan will also be determined to be consistent with this policy...*

**GPP Transportation/Circulation Policy 4.2.2-6:** *Development that would generate additional traffic shall pay its pro rata share of the costs of necessary improvements to the Regional Road Network per the County's Traffic Impact Mitigation Fee Ordinance as amended time to time.*

**OVAP Transportation and Circulation Policy 4.1.2-2:** *For the area covered by this plan, the minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:*

- a. *LOS - 'D' for all County thoroughfares and State highways within the unincorporated area of the County, except as otherwise provided in Subparagraph (b);*
- b. *LOS - 'E' for Highway 33 between the end of the freeway and the City of Ojai;*
- c. *LOS - 'C' for all County maintained local roads; and*
- d. *The LOS prescribed by the City of Ojai's General Plan for all city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted policies (similar to Policies 4.1.2-2 through 4) respecting discretionary development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and State highways within the unincorporated area of the County.*

*At any intersection between two roads, each of which has prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.*

**OVAP Transportation and Circulation Policy 4.1.2-3:** *Area Plan land use designation changes, zone changes and discretionary development shall be evaluated for individual and cumulative impacts on existing and future roads, with special emphasis on the following:*

- a. *Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS;*

- b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and*
- c. Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.*

**OVAP Transportation and Circulation Policy 4.1.2-4:** *Area Plan land use designation changes, zone changes and discretionary development that would individually or cumulatively cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.1.2-3 (above) shall be prohibited unless feasible mitigation measures are adopted that would ensure that the impact does not occur or unless a project completion schedule and full funding commitment for road improvements are adopted that ensure that the impact will be eliminated within a reasonable period of time. This policy does not apply to city thoroughfares, city-maintained local roads, or Federal or State highways located within the city unless the City of Ojai has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.1.2-2 through 4.2.2-4) respecting development in the city that would affect the LOS of the County thoroughfares, County-maintained local roads, and Federal and State highways located within the unincorporated area of the County...*

The Public Works Agency, Transportation Department reviewed the proposed project and determined that it will not generate traffic that has the potential to degrade the LOS of affected roadways and intersections. The proposed project site is located outside of the State Route 33 Traffic Impact Area and, therefore, will not degrade the LOS of that roadway. Furthermore, as discussed in Section C.16 of this staff report (above), the proposed project will be subject to conditions of approval to require the applicant or future property owners (as applicable) to pay the requisite TIMF for the development of the lots, and arrange for the dedication of land for road widening purposes along Burnham Road and Los Encinos Road if or when these roadways are improved pursuant to the County's standards (Exhibit 5, Conditions Nos. 31 and 32).

Therefore, as conditioned, the proposed project will comply with GPP Transportation/Circulation Policy 4.2.2-3, Transportation/Circulation Policy 4.2.2-4, Transportation/Circulation Policy 4.2.2-5, Transportation/Circulation Policy 4.2.2-6, OVAP Transportation and Circulation Policy 4.1.2-2, OVAP Transportation and Circulation Policy 4.1.2-3, and OVAP Transportation and Circulation Policy 4.1.2-4.

- 18.GPP Waste Treatment and Disposal Facilities Policy 4.4.2-6:** *Applicants for discretionary development shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

**OVAP Waste Treatment and Disposal Facilities Policy 4.3.2-3:** *Discretionary development shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities.*

Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities, to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by a project. Pursuant to the recommendations of the Public Works Agency, Integrated Waste Management Division, the Tentative Parcel Map will be subject to a condition of approval to require the applicant to submit documentation (Form B Recycling Plan/Form C Report) demonstrating that this 60% diversion requirement is fulfilled during grading and construction activities. Therefore, as conditioned, the proposed project will comply with GPP Waste Treatment and Disposal Facilities Policy 4.4.2-6 and OVAP Waste Treatment and Disposal Facilities Policy 4.3.2-3.

**19. GPP Fire Protection Policy 4.8.1-1:** *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

**OVAP Public Safety Policy 4.5.2-1:** *Discretionary development shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

**OVAP Public Safety Policy 4.5.2-2:** *Adequate water supplies and delivery system for fire fighting purposes shall be required to serve any discretionary development in accordance with the standards of the Fire Protection District.*

As discussed in Sections C.3, C.13, and C.16 of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), an adequate water supply exists and infrastructure can be installed to serve future development on the proposed lots, and the project site is located within proximity to existing fire stations such that response times to the project site are adequate. Furthermore, the VCFPD reviewed the proposed project and determined that the proposed project has been designed such that future development on the proposed lots will comply with the VCFPD's access requirements. The proposed project will be subject to VCFPD-recommended conditions of approval to require the applicant to submit a copy of the Tract Map to the VCFPD for review and approval, prior to recordation of the Tract Map, in order to verify that the driveways and emergency ingress and egress comply with the VCFPD's access requirements (Exhibit 5, Conditions Nos. 42 and 43).

As discussed in the MND that was prepared for the proposed project, the proposed project will not cause a significant increase in demand for law enforcement personnel or facilities.

Therefore, as conditioned, the proposed project will comply with GPP Fire Protection Policy 4.8.1-1, OVAP Public Safety Policy 4.5.2-1, and OVAP Public Safety Policy 4.5.2-2.

**20.OVAP Education Policy 4.6.2-1:** *All development projects shall comply with the school districts' impact mitigation fee programs as prescribed by State law.*

Pursuant to § 65996 of the California Government Code and § 107.6.1 of the Ventura County Building Code, prior to issuance of building permits for residential development on the proposed lots, the applicant will be required to provide evidence to the Resource Management Agency, Building and Safety Division that the applicant has paid all of the requisite school fees.

Therefore, the proposed project will comply with OVAP Education Policy 4.6.2-1.

**21.OVAP Governmental Organization Policy 4.8.2-1:** *The Ventura River Valley Municipal Advisory Council (VRVMAC) or successor group shall continue to be the Board of Supervisors' recognized public review group for all projects which fall within its review boundaries. All applications for discretionary development and all environmental documents for projects which would affect the Ojai Valley shall be reviewed by the VRVMAC or successor group.*

The Ojai Valley Municipal Advisory Committee (MAC) (formerly known as the "Ventura River Valley Municipal Advisory Council") reviewed and solicited public comment on the proposed project at the Ojai Valley MAC meeting on December 15, 2014. Please see Section F of this staff report (below), for the Ojai Valley MAC's comments and staff's responses to the comments.

Therefore, the proposed project will comply with OVAP Governmental Organization Policy 4.8.2-1.

**22.GPP Public Utilities Policy 4.5.2-3:** *Discretionary development shall be conditioned to place utility service lines underground wherever feasible.*

Pursuant to the requirements of GPP Public Utilities Policy 4.5.2-3 and § 8107-2.5 of the VCSO, the Tentative Parcel Map will be subject to a condition of approval to place utility service lines underground wherever feasible, as determined by the Planning Director (Exhibit 5, Condition No. 25).

Therefore, as conditioned, the proposed project will comply with GPP Public Utilities Policy 4.5.2-3.

**23.GPP Law Enforcement and Emergency Services Policy 4.7.2-1:** *The Sheriff's Department shall continue to review discretionary permits to ensure that an adequate level of law enforcement can be provided.*



**GPP Law Enforcement and Emergency Services Policy 4.7.2-2:** *Discretionary development shall be conditioned to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).*

**GPP Law Enforcement and Emergency Services Policy 4.7.2-3:** *Discretionary development shall be conditioned to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).*

**GPP Law Enforcement and Emergency Services Policy 4.7.2-4:** *Discretionary development shall be conditioned to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).*

As discussed in the MND that was prepared for the proposed project, the proposed project will not cause a significant increase in demand for law enforcement personnel or facilities, response times to the project site are adequate, and additional security measures beyond what is typically provided in residential development (e.g., locks on doors and windows and the installation of security alarm systems) is not required.

**24. GPP Parks and Recreation Policy 4.10.2-1:** *The County shall maintain and reforce the local parkland dedication requirements (Quimby Ordinance), to acquire and develop neighborhood and community recreation facilities. Parkland dedication shall be based on a standard of five acres of local parkland per thousand population, including neighborhood and community parks.*

#### **D. SUBDIVISION ORDINANCE COMPLIANCE**

The proposed project involves a subdivision that is subject to the design requirements of the VCSO (Article 4). Table 1 lists the applicable design requirements and a description of whether the proposed project complies with the design requirements.

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Lot Lines	§ 8204-2.1: Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the street as is practicable at the point at which the lot sideline terminates.	Yes—The proposed side lot lines will be roughly perpendicular to the centerline of Burnham Road.

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Lot Width	§ 8204-2.2: All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 20 feet or more than 40 feet in width.	Yes—The OS-40 ac, OS-40 ac/SRP, and R1-20,000 sq.ft. zones do not have minimum lot width requirements. Proposed Parcels 1, 2, and 4 have greater than 40' of frontage along Burnham Road, and proposed Parcel 3 has greater than 40' of frontage along Los Encinos Road.
Lot Depth	§ 8204-2.3: For all proposed lots, the average lot depth shall not be greater than three times the average lot width unless the Planning Director, upon information presented by the applicant, determines that a greater depth is justified. The applicant shall use the following criteria to justify the modification of this requirement: (a) Potential Amount of Grading - The amount and impact of on-site grading may be less with the provision of a greater lot depth. (b) Usable Lot Area - the steepness of the topography of proposed lots, the configuration of the parent parcel, and the location of on-site natural features such as barrancas may necessitate a greater depth to provide usable lot areas. (c) Flood Hazards - On-site and off-site flood hazards such as streams, tributaries and inundation areas subject to 100-year flood may create a need for a greater depth to provide usable lot areas and buildable sites. (d) Sun and Wind Orientation - A greater lot depth may be necessary to provide for passive and active solar heating and natural cooling opportunities. (e) Other - Other criteria relevant to unique or uncommon physical features of the property may necessitate a greater depth to provide usable lot areas and buildable sites or to mitigate adverse environmental effects.	Yes—The proposed average lot depth is approximately 2.35 times the proposed average lot width.
Lot Area	§ 8204-2.4: Unless otherwise excepted, all proposed lots shall conform to the minimum lot area requirements of the General Plan, Goals, Policies, and Programs Section 3.1.2-6 (Land Use Policies – Minimum Parcel Size), and zone in which the property is located. In determining whether a proposed lot having a gross area of less than 10 acres conforms to such minimum area requirements, only the net area of the lot shall be considered unless the	Yes—As discussed in Section C.15 of this staff report (above), Tax Assessor's Parcel 032-0-201-105 has an Ojai Valley Area Plan land use designation of Urban Residential, 1-2 DU/AC and zoning designation of R1-20,000 sq. ft.. The proposed

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	General Plan or Zoning Ordinance provides otherwise.	project will subdivide Tax Assessor's Parcel 032-0-201-105 into two lots that will each be 1.64 acres in size, thus meeting the minimum lot size requirement of 20,000 square feet that applies to that property. Furthermore, Tax Assessor's Parcel 032-0-201-155 has an Ojai Valley Area Plan land use designation of Open Space, 40 acre minimum lot size, and a split zoning designation of OS-40 ac and OS-40 ac/SRP. The proposed project will subdivide Tax Assessor's Parcel 032-0-201-155 into a lot that will be 43.34 acres in size and another lot that will be 43.48 acres in size. Therefore, the proposed project will comply with the minimum lot size requirement of 40 acres that applies to that property.
Access	§ 8204-2.5: All proposed lots shall have legal access to public rights-of-way or approved private streets. Street layout shall be designed to provide for future access to, and not impose undue hardship upon, property adjoining the subdivision.	Yes—Proposed Parcels 1, 2, and 4 will have direct access via driveways to Burnham Road, and proposed Parcel 3 will have direct access via a driveway to Los Encinos Road.
Buildable Site	§ 8204-2.6: Each proposed lot shall have at least one buildable site, except: (a) those parcels dedicated or offered for dedication to the County or some other public entity or reserved by recorded restrictions for flood control purposes, natural resource preservation, common open space, or other similar purposes; and (b) those lots created for such purposes as landfills, mining operations, or other similar, long-term uses which do not normally require a permanent, on-site, primary structure and which lots are or will be subject to a discretionary permit issued by the County regulating their proposed use.	Yes—As shown on the proposed Tentative Parcel Map (Exhibit 3), each proposed lot will have a buildable site for future residential development.
Setbacks	§ 8204-2.7: Each proposed lot shall, at all	Yes—Each of the buildable

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	designated buildable sites and at all existing buildings, comply with all setback requirements of the zone. Whenever a subdivision results in a lot for which the only means of access is by way of an easement, that easement shall be considered as a public road or street for purposes of determining setbacks for all lots over which the easement passes.	sites will allow for the construction of buildings and structures that comply with the setback requirements of the lots' respective zoning designations.  An easement across proposed Parcel 4 will continue to afford access to Tax Assessor's Parcel 032-0-201-140 (which is not a part of the proposed subdivision project). The building pads for proposed Lots 2 and 4 are located such that future residential development on those Lots will comply with the front setback requirements from the access easement.
Energy Conservation	§ 8204-2.8: The design of a subdivision shall provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision. (a) Examples of passive or natural heating opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure and solar easements. (b) Examples of passive or natural cooling opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.	Yes—As discussed in Section C.9 of the staff report (above), given the proposed size of the parcels, topography of the proposed parcels, and proposed location of the building pads in relation to existing vegetation (e.g., oak woodland tree canopy), future residential development on the proposed lots could be designed and oriented to utilize passive heating or cooling opportunities, as well as solar arrays, for energy needs.
Street Rights-of-Way	§ 8204-3: The street layout of a proposed subdivision shall be consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the Ventura County General Plan. All streets that are to be offered for dedication and used for vehicular traffic shall be designed to conform to the Ventura County Road Standards, and all other streets that are to be used for motor vehicle traffic shall be designed to conform to the Ventura County Fire Protection District Guidelines for Private All Weather Access Roads, subject to any	Yes—As discussed in Section C.16 of this staff report (above), although the proposed project does not include (or require) the construction of streets within the project site, the proposed project will be subject to a condition of approval (Exhibit 5, Condition No. 32) to require roadway improvements along Burnham Road and

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	deviations authorized by those standards or guidelines and duly approved by the County Surveyor or Fire Chief before the tentative map is submitted to the Planning Division. All street design elements not dictated by those standards or guidelines shall conform to good engineering practices and be approved by the County Surveyor.	Los Encinos Road pursuant to the County Road Standards.
Utility Easements	§ 8204-4: Whenever overhead utilities are allowed in a proposed subdivision by this Code, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of two abutting lots. This requirement may be modified or recommended for modification by the Advisory Agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be abutting and parallel to lot lines.	Yes—The proposed project does not require the installation of new overhead utilities. Existing utilities are located along Burnham Road and Los Encinos Road, as well as on proposed Lot 3. In addition, there is an existing SCE easement that is located on proposed Lots 3 and 4. Furthermore, as discussed in Section C.22 of this staff report (above), the Tentative Parcel Map will be subject to a condition of approval to place utility service lines underground wherever feasible, as determined by the Planning Director (Exhibit 5, Condition No.25).
Drainage Facilities and Right-of-Way	§ 8204-5: The design of a subdivision shall conform to the Ventura County Flood Plain Management Ordinance and shall provide for the proper drainage of the subdivision and all lots and improvements therein based on the runoff that can be anticipated from ultimate development of the watershed in accordance with the General Plan. The subdivision shall contain no undrained depressions. The subdivision and all lots and improvements therein shall be protected from off-site drainage or flood damage. All public facilities such as sewer, gas, electrical and water systems shall be located, elevated and constructed to minimize or eliminate flood damage. Any concentrations or increases of surface water resulting from the development of the subdivision must be conveyed by means of adequate facilities to a suitable natural watercourse in the area. If any channels included in the Ventura County Flood Control District Comprehensive Plan of Flood Control Channels lie within the parent parcel, the	Yes—As discussed in Sections A.9 and C.12 of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), the Watershed Protection District has a flood control easement along Live Oak Creek. However, the Live Oak Creek (and the flood control easement area) are located within the area that will be subject to the restrictive covenant that will prohibit residential development. Furthermore, pursuant to the effective Federal Emergency Management Agency (FEMA) digital Flood Insurance Rate Map (DFIRM: 06111Co566E;

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p>design shall depict all those channels and all rights-of-way reasonably necessary for their improvements and maintenance. Such rights-of-way shall include, in addition to the channels themselves, an access route at least 18 feet wide alongside the entire length of open channels and at least 10 feet wide directly over the entire length of underground channels.</p>	<p>January 20, 2010) for the Parker Ranch property, as well as the Ventura River Flood Insurance Study (FIS) which is currently underway by FEMA and the Watershed Protection District, the project site is not located within a 1% annual chance (100-year) floodplain for Live Oak Creek or the Ventura River. The DFIRM indicates that the project site is located within a "Zone X Unshaded" (500-year plus) floodplain. Therefore, the applicant will not be required to obtain a Floodplain Development Permit, but instead will be required to obtain a Floodplain Clearance from the Ventura County Public Works Agency (Exhibit 5, Condition No. 41).</p> <p>In accordance with the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, and pursuant to the Public Works Agency's recommended conditions of approval for the proposed project (Exhibit 5, Condition No. 34), the applicant will be required to prepare a comprehensive drainage study for several storm frequencies (i.e., 2, 10, 50, and 100 year storm events) as part of the final grading plan, which the Public Works Agency staff will review before the issuance of a grading permit. The drainage plan must demonstrate that the proposed development will not increase runoff volume or flow rates in any storm event.</p>
Public Water	§ 8204-7: Whenever a proposed subdivision is	Yes—As discussed in

**Table 1 – Design Requirements Consistency Analysis**

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Agency	located within the boundaries of a public water agency willing and able to provide water service to the lots, the public water agency shall be chosen as the water purveyor for the proposed subdivision. At the time of tentative map approval, the Advisory Agency may waive the requirements of this Section for good cause shown.	Section C.3 of this staff report (above), the VRCWD and Casitas Municipal Water District will provide water for the proposed project.
Public Sewer Agency	§ 8204-8: Whenever a proposed subdivision is located within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision. In all cases where sewage disposal is not to be by means of a sewer operated by a public sewer agency, it shall be by means of an individual sewage disposal system located entirely on the lot generating the sewage. At the time of tentative map approval, the Advisory Agency may waive the requirements of the first sentence of this Section for good cause shown.	Yes—However, as discussed in Section C.3 of this staff report (above), it is unclear at this time whether LAFCo will approve an annexation of the project site into the OVSD service area. The Tentative Parcel Map will be subject to a condition of approval to require the applicant to obtain the requisite approval from LAFCo in order to utilize sewage disposal services from the OVSD, prior to recording the Parcel Map for the proposed project (Exhibit 5, Condition No. 26). Furthermore, pursuant to the recommendations of the Resource Management Agency, Environmental Health Division, the proposed project will be subject to a condition of approval to require the applicant to submit a sewer availability certificate from the OVSD, prior to recordation of the Parcel Map for the proposed project (Exhibit 5, Condition No. 29).

The proposed project involves the subdivision of property that is already developed with animal keeping buildings and structures (e.g., two barns, an animal caretaker dwelling unit, septic system, and corrals) that are subject to the development standards of the Ventura County NCZO (§ 8106-1.1). Furthermore, the proposed project will facilitate potential future residential development within the building pads shown on the proposed Tentative Parcel Map, which also will be subject to the development standards of the Ventura County NCZO (§ 8106-1.1). Table 2 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 2 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	OS-40 ac and OS-40 ac/SRP zones – 40 acres R1-20,000 sq.ft. zone – 20,000 sq.ft.	Yes—As discussed in Section C.15 in this staff report (above), Tax Assessor's Parcel 032-0-201-105 has a zoning designation of R1-20,000 sq. ft. The proposed project will subdivide Tax Assessor's Parcel 032-0-201-105 into two lots that will each be 1.64 acres in size, thus meeting the minimum lot size requirement of 20,000 square feet that applies to that property. Furthermore, Tax Assessor's Parcel 032-0-201-155 has a split zoning designation of OS-40 ac and OS-40 ac/SRP. The proposed project will subdivide Tax Assessor's Parcel 032-0-201-155 into a lot that will be 43.34 acres in size and another lot that will be 43.48 acres in size, thus meeting the minimum lot size requirement of 40 acres that applies to that property.
Maximum Percentage of Building Coverage	OS-40 ac and OS-40 ac/SRP zones – 5% R1-20,000 sq.ft. zone – 28%	Yes—Proposed Parcels 1, 2, and 4 are currently vacant, and will be large enough to accommodate a single-family dwelling and accessory structures without exceeding the maximum building coverage allowed for each Parcel. Given the existing buildings that will be located on proposed Parcel 3, Parcel 3 will have 0.2% building coverage and, therefore, will be able to accommodate a single-family dwelling and accessory structures that will not exceed the maximum coverage allowed for proposed Parcel 3.
Front Setback	20'	Yes—All of the existing buildings on proposed



**Table 2 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
		Parcel 3, as well as all future buildings within the proposed building pads, will comply with the 20' front setback requirement.
Side Setback	OS-40 ac and OS-40 ac/SRP zones – 10' R1-20,000 sq.ft. zone – 5'	Yes—All of the existing buildings on proposed Parcel 3, as well as all future buildings within the proposed building pads, will comply with the 10' (for proposed Parcels 3 and 4) and 5' (for proposed Parcels 1 and 2) side setback requirements.
Rear Setback	15'	Yes—All of the existing buildings on proposed Parcel 3, as well as all future buildings within the proposed building pads, will comply with the 15' rear setback requirement.
Maximum Building Height	25', or 35' with 15' side setbacks	Yes—All of the existing buildings on proposed Parcel 3 are less than 25' in height.

The proposed project is subject to the special use standards (Tree Protection Regulations) of the Ventura County NCZO (§ 8107-25 et seq.) due to the removal and alteration of protected trees. More specifically, as discussed in the MND that was prepared for the proposed project (Exhibit 4), the proposed project will involve the removal of one, and alteration of five, protected coast live oak trees (*Quercus agrifolia*) in order to construct the driveway that will afford access to proposed Parcel 1. In addition, the Ventura County Fire Protection District's required 100 feet of fuel modification will affect approximately 2.20 acres of *Quercus agrifolia* woodland alliance through understory removal and oak tree limbing up to 5 feet from the ground within 100 feet of the building pads for proposed Parcels 1 and 2. These impacts to *Quercus agrifolia* woodland alliance and the coast live oak to be removed, were found to be potentially significant, but mitigable to a less-than-significant level with the implementation of the following mitigation measures that were set forth in the MND:

- Biological Mitigation Biological Resources Mitigation Measure 1 (MM BIO-1) (Exhibit 5, Condition No. 19), which will require the applicant to prepare a Tree Protection Plan pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010) and in compliance with the Ventura County Tree Protection Regulations; and

- Biological Resources Mitigation Measure 2 (MM BIO-2) (Exhibit 5, Condition No. 20), which will require the replacement of the coast live oak to be removed with local seedlings or acorns at a 10:1 ratio, preservation of *Quercus agrifolia* woodland alliance at a 2:1 ratio, or a combination of the two requirements.

Pursuant to the requirements set forth in the NCZO (§ 8107-25.6.i), the Tentative Parcel Map will be subject to a condition of approval (Exhibit 5, Condition No. 19) to require the Subdivider to obtain a ministerial tree permit prior to the removal and alteration of the oak trees. Therefore, with the implementation of the recommended mitigation measures and conditions of approval, the proposed project will comply with the Tree Protection Regulations of the Ventura County NCZO.

A portion of proposed Parcels 3 and 4 have a Scenic Resource Protection (SRP) overlay zoning designation and, therefore, are subject to the standards for development within the SRP overlay zone that are set forth in the Ventura County NCZO (§ 8109-4.1 et seq.). However, the proposed restrictions on new development will prohibit development within the portion of the project site that is located within the SRP overlay zone. Therefore, the proposed project will not result in development that is inconsistent within the SRP overlay zone.

Finally, as discussed in Section A.8 of this staff report (above), there is an existing brick barbecue and outhouse accessory structure that are located within the Live Oak Creek corridor on proposed Parcel 3, which require a Zoning Clearance pursuant to the Ventura County NCZO (§ 8105-4). However, the Planning Division does not have any Zoning Clearances on file for these structures. Therefore, the proposed Tentative Parcel Map will be subject to a condition of approval to require the applicant to do either of the following, prior to recordation of the Parcel Map for the project: (1) obtain a Zoning Clearance in order to allow these structures to remain on-site; or (2) demolish and remove these structures from the property (Exhibit 5, Condition No. 27).

## **E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to determine that the proposed subdivision is consistent with the State Subdivision Map Act, Government Code, and VCSO (§ 8205-5.5 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed map and design or improvement of the proposed map is consistent with applicable general and specific plans [§ 8205-5.5(a) and - (b)].**

As discussed in Section C of this staff report (above), with the adoption of the recommended mitigation measures and conditions of approval, the proposed project will be consistent with the applicable policies of the Ventura County General Plan and the *Ojai Valley Area Plan*.

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

**2. The site is physically suitable for the type and proposed density of development [§ 8205-5.5(c) and -(d)].**

As discussed in Sections B and C of this staff report (above), with the adoption of the recommended mitigation measures, the proposed project will not have a significant, adverse impact on the physical environment. Furthermore, as discussed in Section D of this staff report (above), the proposed project: (1) will comply with all of the applicable design requirements for Tentative Parcel Maps that are set forth in the VCSO (Article 4); and (2) is designed such that existing development on proposed Parcel 3, as well as future development on the proposed building pads, will comply with the development standards of the Ventura County NCZO (Articles 6, 7, and 9), with the adoption of the recommended conditions of approval.

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

**3. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat [§ 8205-5.5(e)].**

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the proposed project will not result in a significant impact to the environment with regard to most of the issue areas that are subject to CEQA review. Furthermore, as discussed in Sections B and C of this staff report (above), as well as the MND that was prepared for the proposed project (Exhibit 4), although the proposed project has the potential to create a significant, adverse impact with regard to glare, wildlife, and wildlife habitat, adoption of the recommended mitigation measures and conditions of approval will avoid the impacts or lessen the impacts to a less-than-significant level.

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

**4. The design of the subdivision or type of improvements is not likely to cause serious public health problems [§ 8205-5.5(f)].**

As discussed in Section C of this staff report (above), with the adoption of the recommended conditions of approval, the proposed project will not cause serious public health problems. The proposed project will comply with the VCAPCD's rules and regulations pertaining to air quality, as well as all Federal, State, and County regulations that apply to water supply and sewage treatment facilities. In addition, all future development will comply with the development standards and regulations of the Uniform Building Code, Grading Code, and Fire Code.

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

- 5. The design of the subdivision or the type of improvements will not conflict with easements, which have been acquired by the public at large for access through or use of the property within the proposed subdivision [§ 8205-5.5(g)].**

There are no easements that have been acquired by the public at large for access through or use of the property that is the subject of the proposed subdivision. The existing easements on-site consist of an easement to the Watershed Protection District for the maintenance of flood control facilities along Live Oak Creek, as well as a utility easement for Southern California Edison facilities.

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

- 6. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code [§ 8205-5.5(h)].**

The applicant is proposing to connect to the OVSD's sewer system in order to provide sewage disposal service for future residential development on the proposed lots. As discussed in the MND that was prepared for the proposed project (Exhibit 4), the OVSD has the ability to provide sewage disposal service for the proposed project without resulting in a violation of the existing requirements prescribed by the California Regional Water Quality Control Board.

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

- 7. The property does not front on any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir for which reasonable public access is not available or dedication of public easement is necessary to ensure reasonable public use [§ 8205-5.5(i) & (j)].**

The subject property does not front on any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir. Live Oak Creek is a Watershed Protection District-managed flood protection facility, to which public access is not afforded. In addition, the proposed project site does not front the Ventura River; Burnham Road and private property are located between the proposed project site and the Ventura River.

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

- 8. The proposed subdivision is compatible with existing conditionally permitted oil/gas leases or wells located within the subdivision [§ 8205-5.5(k)].**

Pursuant to the Resource Management Agency, Planning Division's permit tracking records for the subject property, the project site does not have an existing conditionally permitted oil/gas lease or well located on it.

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

**9. The parent parcel or portion thereof is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 [§ 8205-5.5(l)].**

Pursuant to the Resource Management Agency, Planning Division's Land Conservation Act records, the project site is not subject to a Land Conservation Act contract.

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

**10. The proposed subdivision would not be detrimental to the public health, safety or welfare, and would not be detrimental or injurious to property or existing lawful uses of property in the neighborhood [§ 8205-5.5(m)].**

As discussed in Section C of this staff report (above), as well as the MND that was prepared for the proposed project (Exhibit [insert number]), with the adoption of the recommended mitigation measures and conditions of approval, the proposed project will not be detrimental to the public health, safety, or welfare, and will not be detrimental or injurious to property or existing lawful uses of property in the neighborhood. The proposed project will be subject to VCAPCD-recommended conditions of approval to ensure that the Subdivider controls dust-generation during grading activities in compliance with the VCAPCD's rules and regulations. Furthermore, all noise-generating construction activities will be limited to the days and hours when residential uses that are located within the vicinity of the project site are not considered to be "noise-sensitive."

As discussed in Section C of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), the proposed project will not generate traffic levels that have the potential to significantly degrade the level of service of the roadways that afford access to the project site (e.g., State Route 33, State Route 150, Burnham Road, or Los Encinos Road).

In accordance with the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, the project site will be subject to a comprehensive drainage study as part of the final grading plan for future grading activities, which will be reviewed by the Public Works Agency before the issuance of a grading permit. As part of that review, the Public Works Agency will ensure that runoff and drainage is directed away from slopes, and retained on-site such that the runoff volume and flow rates do not exceed existing conditions. In addition, grading activities and the proposed drainage plan must comply with NPDES

surface water quality design and maintenance requirements, which will ensure that future development does not significantly degrade the water quality of runoff from the project site.

As discussed in Section C of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), the VCRWD and Casitas Municipal Water District have stated that water resources are available to serve the project site, without compromising these purveyors' existing water allocations. Furthermore—provided that LAFCo approves the annexation of the property into the OVSD service area—the OVSD will be able to provide sewage disposal service for the proposed project and all other customers of the OVSD, without exceeding its existing capacity.

Finally, as discussed in Section D of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), all future development will comply with building height, setbacks, and maximum building coverage regulations that will apply to future development, and the proposed project will not result in a significant, adverse impact to community character and views of scenic resources that existing on or within proximity to the project site.

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

**11. The subdivider has either record title to, or contractual right to acquire title to, all rights-of-way necessary to provide any off-site access from the subdivision to the nearest public road [§ 8205-5.5(n)].**

Proposed Parcels 1, 2, and 4 will gain access directly from Burnham Road, and proposed Parcel 3 will gain access directly from Los Encinos Road. Therefore, the proposed project will not require record title to, or contractual right to acquire title to, any rights-of-way necessary to provide access from the project site to a public road.

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

**12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan [§ 8205-5.5(o)].**

As stated in the MND that was prepared for the proposed project (Exhibit 4), the proposed project is not considered an activity that produces hazardous waste. Therefore, the proposed project will be consistent with the County Hazardous Waste Management Plan.

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

**13. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Study Zone Act, and is in**

**accordance with the policies and criteria established by the State Mining and Geology Board Pursuant to that Act [§ 8205-5.5(p)].**

As stated in the MND that was prepared for the proposed project (Exhibit 4), the project geological/geotechnical report (Mark Kruger Geology Inc., 2011), indicates that no faults underlie the project site and the proposed building sites are not located within Alquist Priolo Earthquake Fault Hazards Zones. Furthermore, habitable structures that may be built on the proposed lots will not be located within 50 feet of a mapped trace of an active fault.

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

**14. The proposed subdivision is not located adjacent to or does not contain a potential Cultural Heritage Site or a Designated Site that has received a Certificate of Appropriateness from the Ventura County Cultural Heritage Board [§ 8205-5.5(q)].**

As stated in the MND that was prepared for the proposed project (Exhibit 4), there are no existing historic buildings, structures, or other historical features on the site. Therefore, the project site is not located adjacent to, and does not contain, a potential Cultural Heritage Site or a Designated Site that has received a Certificate of Appropriateness from the Ventura County Cultural Heritage Board.

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

**15. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.**

As discussed in Section C of this staff report (above) and in the MND that was prepared for the proposed project (Exhibit 4), the proposed project will be located within a designated High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Area. However, a fire flow test (WREA 2011) indicates that adequate fire flow is available to the project site for the development of a single-family dwelling on the proposed lots. Furthermore, the Subdivider should be able to comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (2013) and the Ventura County Fire Code (2013). If the Subdivider is unable to comply with Federal regulations, State regulations, the Ventura County Building Code, or the Ventura County Fire Code due to site specific constraints, the Subdivider will be required to provide a Fire Protection Plan from a qualified fire protection consultant for review and approval by the VCFPD. Due to the project site's location within a designated High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Area, 100' of vegetation removal will be required

around all habitable structures, and all future development must comply with the Ventura County Building Code and Ventura Fire Code building regulations for development within High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Areas.

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

**16. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:**

- a. A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.**
- b. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.**

As discussed in the MND that was prepared for the proposed project (Exhibit 4), the VCFPD—which Ventura County funds—will provide fire protection and suppression services to the project site. The project site is located within five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department. The nearest fire stations to the proposed project site are: (1) Station #22, 2.5 miles away via South La Luna Avenue, Highway 150, and Burnham Road; and (2) Station #23, 2.9 miles away via Highway 33, Santa Ana Boulevard, and Burnham Road. The proposed project will not require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site, and VCFPD-recommended conditions of approval to ensure that the VCFPD reviews the Tentative Parcel Map to verify that the Tentative Parcel Map complies with the VCFPD's access requirements (Exhibit 5, Conditions Nos. 42 and 43).

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

**17. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.**

Both Los Encinos Road and Burnham Road afford two means of access to the project site. The proposed driveways from Los Encinos Road and Burnham Road to the building pads on the proposed parcels must comply with the VCFPD's access standards. In order to ensure that the driveways comply with the VCFPD's requirements, the proposed project will be subject to VCFPD-recommended conditions of approval to require the applicant to submit a copy of



the Tract Map to the VCFPD for review and approval, prior to recordation of the Tract Map (Exhibit 5, Conditions Nos. 42 and 43).

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

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

With regard to the MND that was prepared for the proposed project, Planning Division staff arranged to have the “Notice of Availability and Intent to Adopt a MND” for the proposed project published in the *Ventura County Star*, mailed to owners of property within 300’ of the project site, and sent (either via the State Clearinghouse or directly) to responsible and trustee agencies that have jurisdiction over the proposed project. In addition, Planning Division staff arranged to have copies of the MND sent to the Ojai Valley Municipal Advisory Committee (MAC) for review and comment at the Ojai Valley MAC meeting on December 15, 2014.

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§ 65091) and VCSO (§ 8205-5.1). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located, provided notice to the Ojai Valley Municipal Advisory Committee (MAC), and placed a legal ad in the *Ventura County Star*.

The comments that Planning Division staff received in response to the “Notice of Availability and Intent to Adopt a MND,” as well as County staff’s responses to those comments, are included as Attachment 8 to the MND (Exhibit 4).

On December 15, 2014, the Ojai Valley MAC considered the proposed project and provided a number of comments that are set forth in the Ojai Valley MAC’s draft minutes that are included as part of Attachment 8 to the MND (Exhibit 4). Please see Attachment 8 to the MND for County staff’s responses to the Ojai Valley MAC’s comments on the proposed project.

The project site is located within the City of Ojai’s Area of Interest. Therefore, on March 15, 2012, Planning Division staff notified the City of Ojai of the proposed project and requested the City of Ojai to submit any comments that the City might have on the proposed project. To date, Planning Division staff has not received any comments from the City on the proposed project.

#### **G. RECOMMENDED ACTIONS**

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

1. **CERTIFY** that the Planning Director reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures

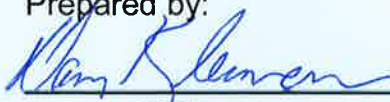
and Mitigation Monitoring and Reporting Program (Exhibit 5, Conditions Nos. 19-24), and considered all comments received during the public comment process;

2. **FIND**, that the changes that Planning Division staff made to Biological Condition 1 and Biological Resources Mitigation Measure BIO-3 after the publication of the Draft MND, and that are set forth in the "Errata" sheet and Section B.4.A-1 for the proposed MND (Exhibit 4): (1) result in measures that are more effective in mitigating and avoiding potential significant effects to biological resources, as compared to the measures set forth in the Draft MND; and (2) in themselves will not cause any potentially significant effect on the environment;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5, Conditions Nos. 19-24);
4. **FIND** that the Tentative Parcel Map No. 5878 (SD12-0002) complies with the Tentative Parcel Map approval standards of the VCSO and Subdivision Map Act, based on the substantial evidence presented in Sections A through E of this staff report and the entire record; and
5. **SPECIFY** that the Clerk of the Planning Director 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 the Planning Director's decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the Tentative Parcel Map has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> 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 Dan Klemann at (805) 654-3588 or [daniel.klemann@ventura.org](mailto:daniel.klemann@ventura.org).

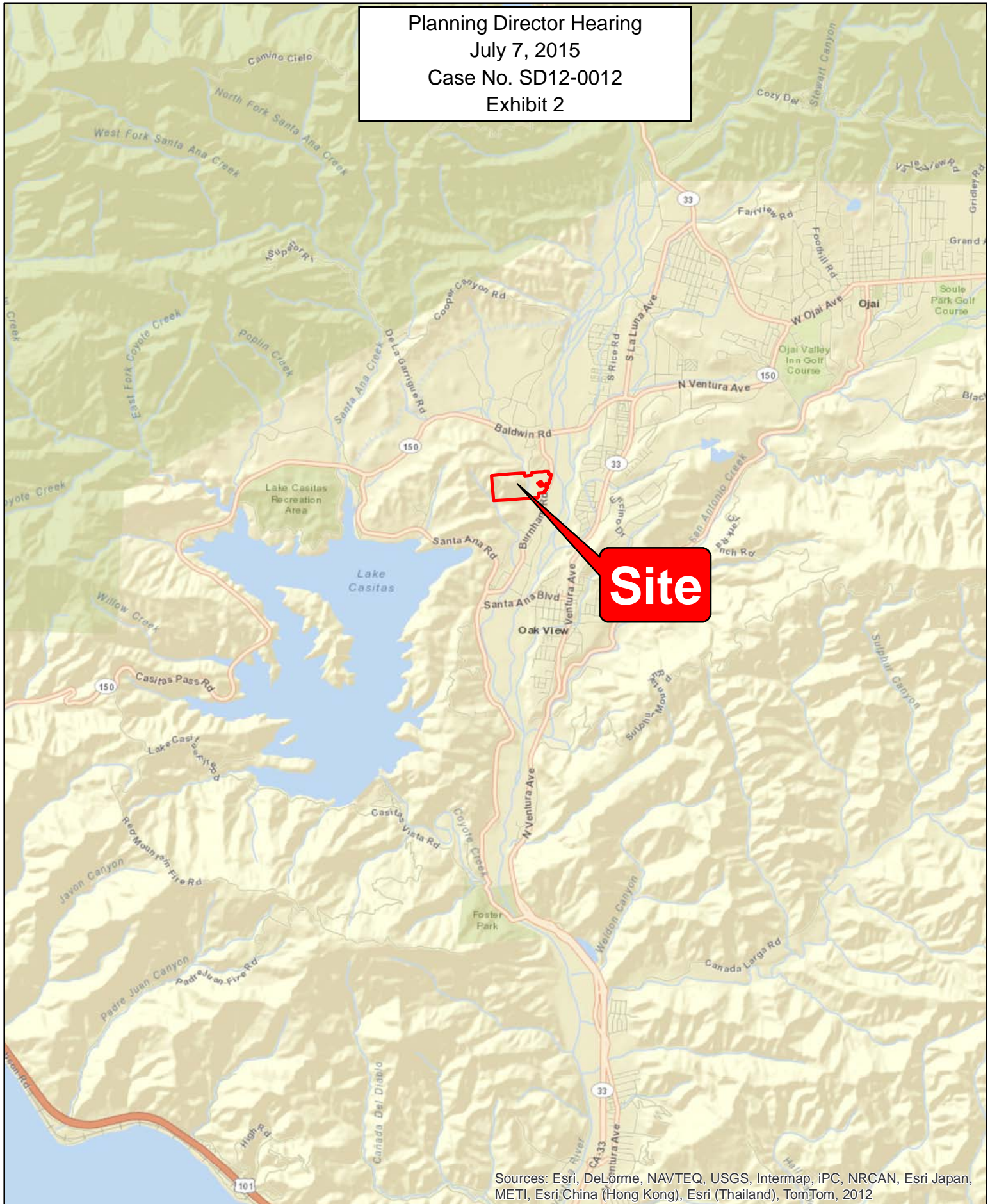
Prepared by:

  
\_\_\_\_\_  
Dan Klemann, M.A., Manager  
Residential Permits Section  
Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 - Location Map, Aerial Photograph of the Project Site, and Land Use/Zoning Designations Map
- Exhibit 3 - Proposed Tentative Parcel Map
- Exhibit 4 - Final Mitigated Negative Declaration (including comments, and responses to comments, received on the Draft Mitigated Negative Declaration)
- Exhibit 5 - Conditions of Approval and Mitigation Monitoring and Reporting Program

Planning Director Hearing  
July 7, 2015  
Case No. SD12-0012  
Exhibit 2



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



Ventura County  
Resource Management Agency  
Information Systems Department  
Map created on 10/22/2014



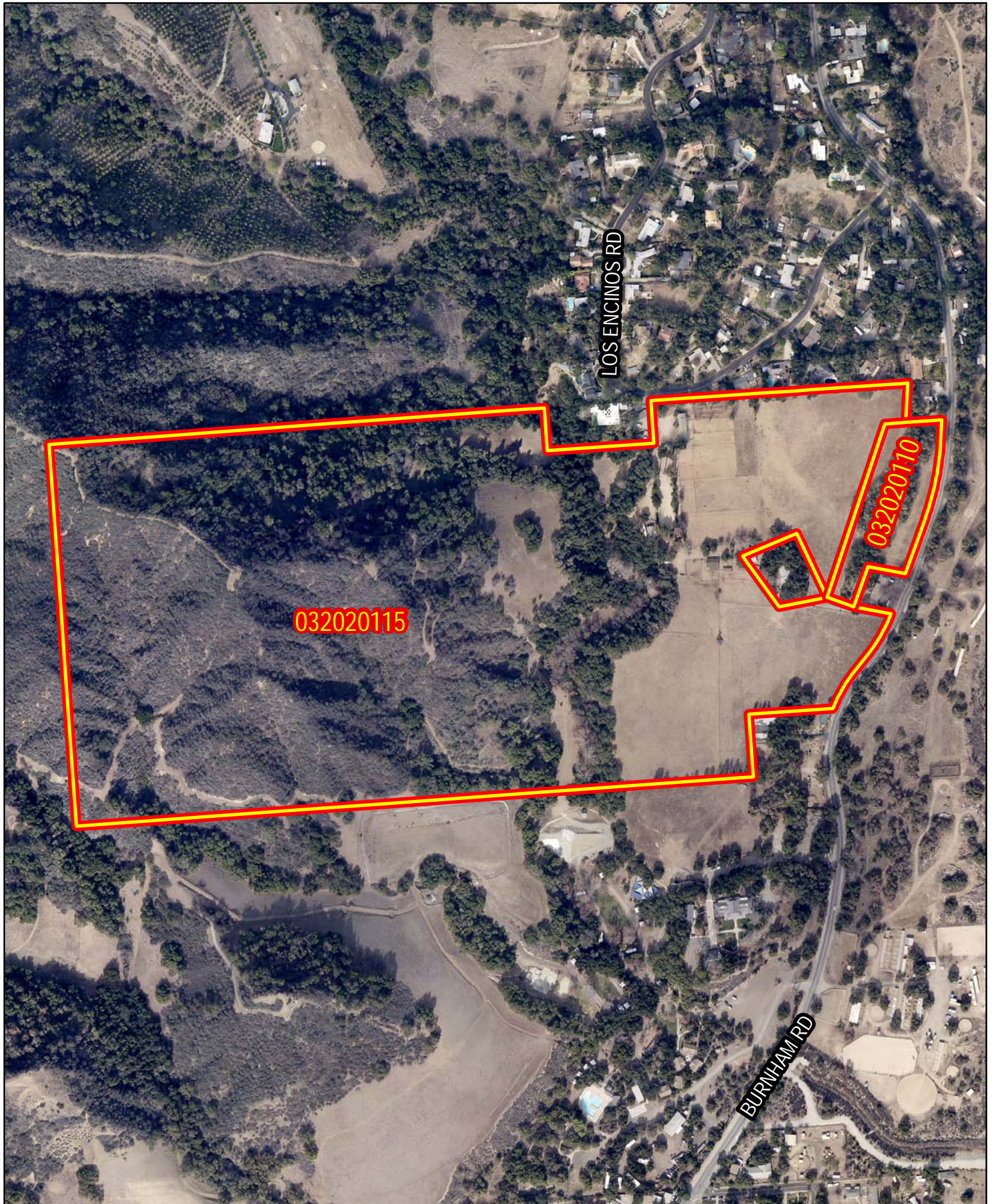
County of Ventura  
Planning Director Hearing  
SD12-0002 (TPM-5984)  
Location Map

0 2,500 5,000 10,000 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 therein







Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 10/22/2014  
Source: Pictometry, February 2014



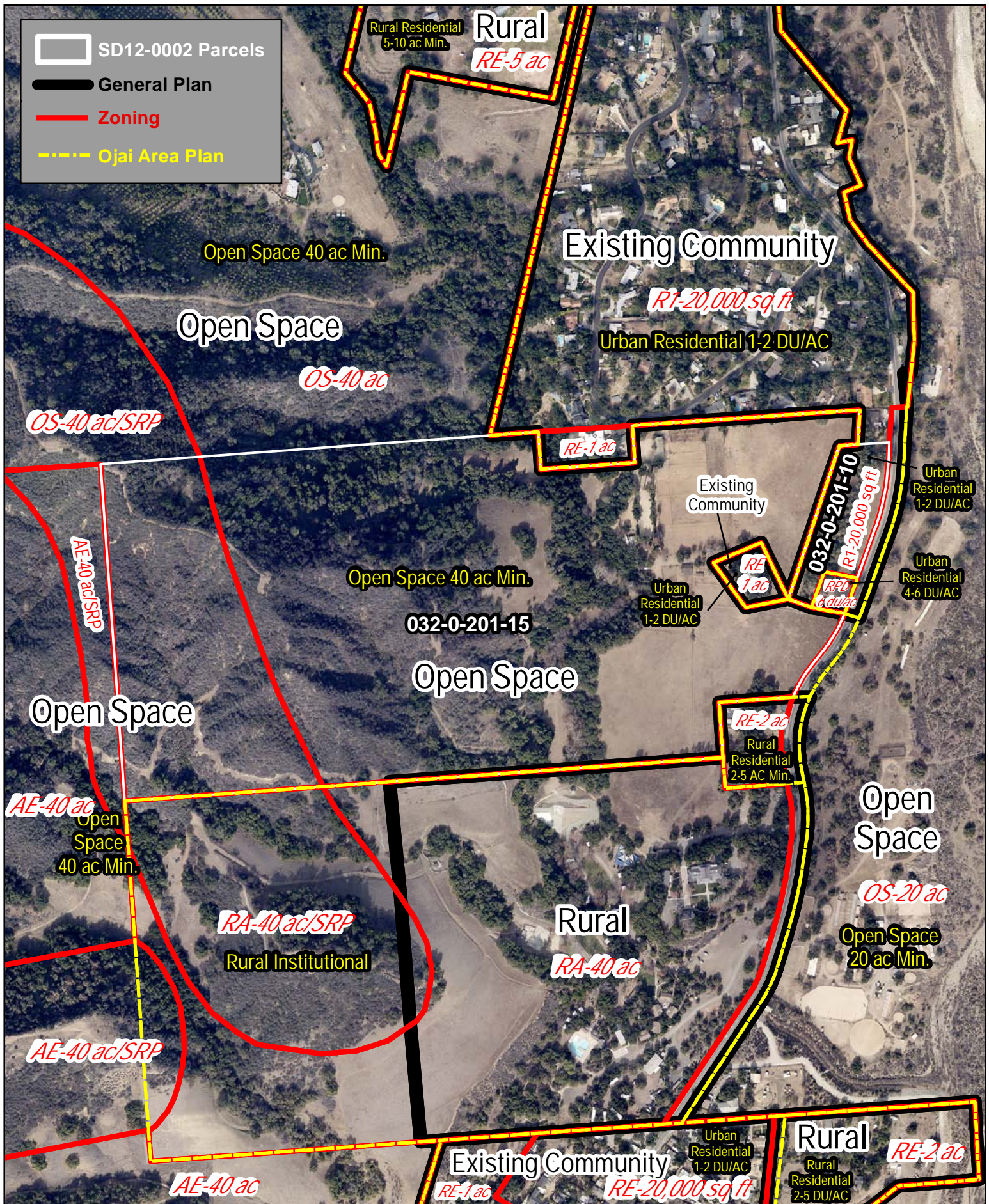
County of Ventura  
Planning Commission Hearing  
SD12-0002 (TPM-5894)  
**Aerial Photography Map**

0 200 400 800 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 therein.







Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 10/22/2014  
Source: Pictometry®, February 2014



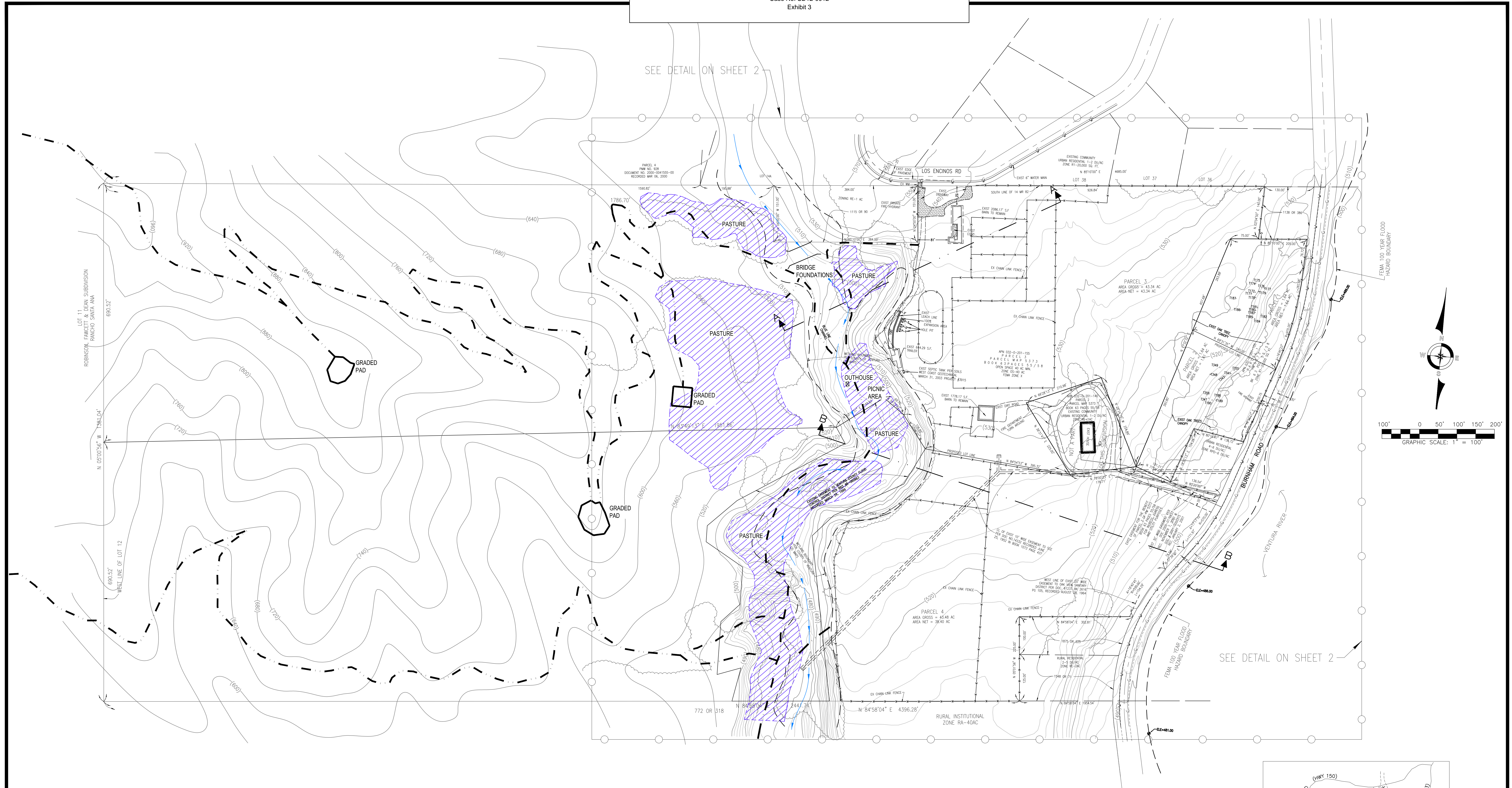
County of Ventura  
Planning Commission Hearing  
SD12-0002 (TPM-5984)  
**Land Use Map**



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 therein.

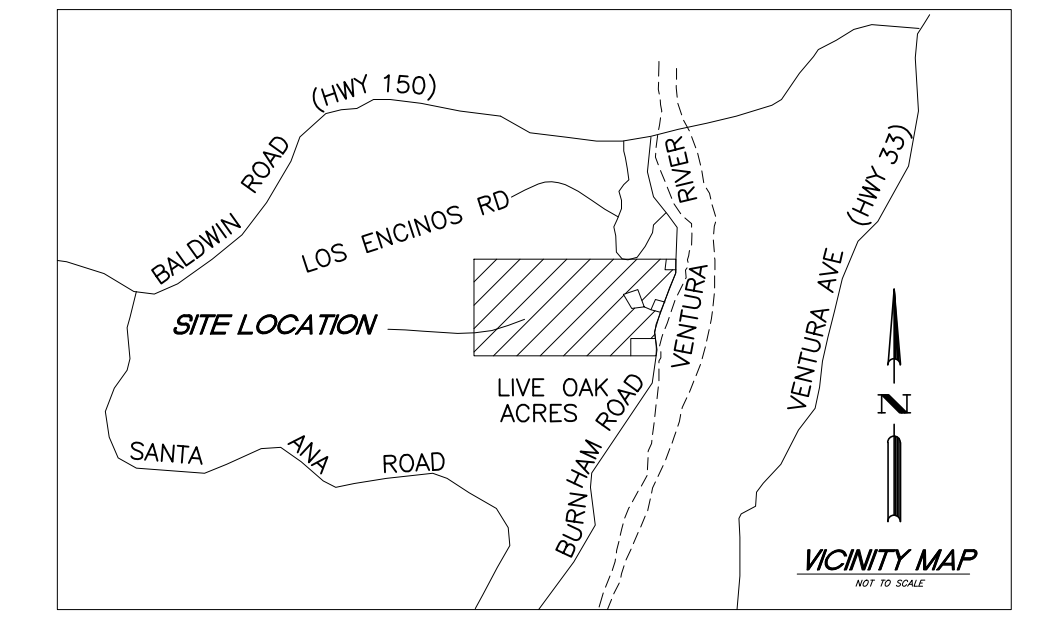
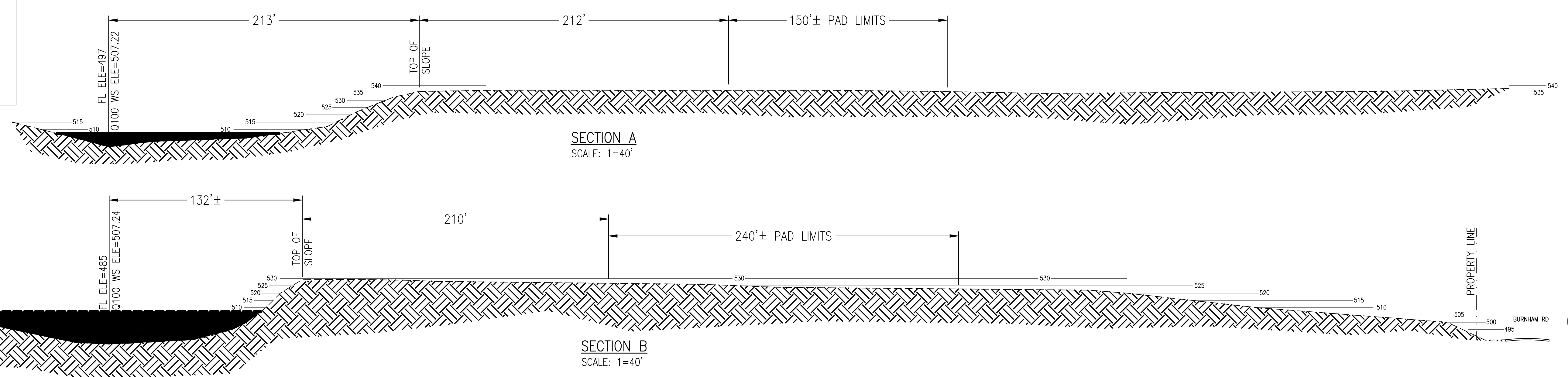






ANNOTATION CHANGE: REPLACING MAP TITLE TO TENTATIVE TRACT MAP MADE BY SESPE CONSULTING, 10/23/14

VCWPD EASEMENT VERIFIED BY: GARRY SALMEN & ASSOCIATES LAND SURVEYING MARCH 2015



### TENTATIVE PARCEL MAP NO. 5878

APN 032-0-201-105/155  
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
PARCELS 1 AND 3, PARCEL MAP NO 5373, IN THE COUNTY OF VENTURA  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 55 THROUGH 59  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
MARCH 13, 2013

PREPARED BY:

**CALIFORNIA CIVIL DESIGN GROUP, INC.**

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OWNERS SUBDIVIDER:

**PARKER FAMILY TRUST**

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PROFESSIONAL ENGINEER

MARY J. WIDMANN

No. 49336  
EXP. 9/30/14

CIVIL  
STATE OF CALIFORNIA

3/13/13  
DATE









## Final MND – Errata Sheet

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

### **ERRATA TO THE MITIGATED NEGATIVE DECLARATION (MND) FOR TENTATIVE PARCEL MAP NO. 5878 (SD12-0002) ("PARKER SUBDIVISION")**

The Final MND for the Parker Subdivision includes the following changes that County staff made to the Draft MND for the Parker Subdivision:

1. Changes to Reflect the Type of Entitlement Required for the Parker Subdivision: After publication of the Draft MND for the Parker Subdivision, County staff reviewed the history of the ownership and subdivisions that created the lots that are the subject of the Parker Subdivision, and determined that a Tentative Parcel Map and Parcel Map rather than a Tentative Tract Map and Final Map, are required for the proposed project. Therefore, County staff changed all references in the MND: (1) from "Tentative Tract Map" to "Tentative Parcel Map;" and (2) from "Final Map" to "Parcel Map." Furthermore, Footnote 1 on page 2 of the Draft MND was omitted from the Final MND, since it no longer applies to the proposed project. Finally, Footnote 17 on page 79 of the Draft MND (which was renumbered as Footnote 16 in the Final MND, due to the omission of Footnote 1 that was set forth in the Draft MND) was revised to reflect that the Planning Director—rather than the Planning Commission and Board of Supervisors—is the decision-making authority for the proposed Tentative Parcel Map.
2. Correction to a Photo Caption: The caption to the photo at the top of page 4 of Attachment 6 to the Draft MND incorrectly identified the photo of an existing tree line along the northerly property line of proposed Parcel 4; however, it actually is an existing tree line along the northerly property line of proposed Parcel 3. Therefore, County staff corrected this error to the caption for the photo in the Final MND.
3. Additional Information for the Description of the Environmental Setting: Planning Division staff augmented the description of the environmental setting set forth in Section A.5 of the MND to include a description of existing development (e.g., horse pastures, fencing, and a barbecue) that is located within the area that will be subject to the proposed deed restriction.
4. Clarification to Footnote 18 in the Draft MND/Footnote 17 in the Final MND: Pursuant to the recommendation of the Ventura County Local Agency Formation Commission (LAFCo) staff, Planning Division staff revised Footnote 18 in the Draft MND (which is renumbered Footnote 17 in the Final MND, due to the omission of Footnote 1 that was set forth in the Draft MND) to clarify that the project site is partially located within the sphere of influence—but not the service area—of the Ojai Valley Sanitary District.

5. Correction to Breeding and Nesting Season Dates in Biological Resources Mitigation Measure (MM BIO-3): Avoidance of Nesting Birds: In the “Timing” section of Biological Resources Mitigation Measure MM BIO-3, the Draft MND incorrectly stated that the breeding and nesting bird season occurs between February 1 and August 31—the breeding and nesting bird season is actually between January 1 and September 1. Planning Division corrected this error in the “Timing” section of Biological Resources Mitigation Measure MM BIO-3 in the Final MND.
6. Additional Information Regarding a Potentially Significant Historic Barn Located on the Project Site: Pursuant to Ventura County Tax Assessor’s records for existing development on the project site, an existing, approximately 1,778 square foot barn that is located on proposed Parcel 3 was likely to have been built sometime on or before 1950. Given the age and apparently few modifications that have been made to the barn, the barn might qualify as an “historical resource,” pursuant to the Ventura County Initial Study Assessment Guidelines (2011a, § 8b.A). Although the barn may qualify as an historical resource, the proposed project will not create a substantial change to the barn (e.g., any structural alterations to, or demolition of, the barn), thereby resulting in a significant effect on the environment. Therefore, recirculation of the MND is not required (CEQA Guidelines, § 15073.5).

Planning Division staff revised the impact analysis set forth in Section B.8B-1 through -4 of the MND, to include the analysis of potential impacts to the barn. In addition, Planning Division staff revised the list of “Works Cited” in the Final MND to include the Ventura County Tax Assessor’s Records on which the impact analysis is based (at least, in part).

7. Changes to Biological Condition 1 (Permanent Protection of Biological Resources): Planning Division staff revised Biological Condition 1 (Permanent Protection of Biological Resources) to acknowledge and clarify the types of activities that may occur within the proposed deed restriction area, given the existing agricultural development within the proposed deed restriction area. No expansion of the existing agricultural development may occur; only activities associated with the maintenance of the existing agricultural development may occur. The agricultural development is part of the existing environmental setting, and the proposed project will not allow new uses or development within the deed restriction area that could create a significant effect to the environment. Therefore, the information added to Biological Condition 1 does not warrant recirculation of the MND (*Ibid*).
8. Changes to the Water Demand Estimates: After publication of the Draft MND, the applicant’s agent submitted additional information (O’Connell, 2015) regarding the water demand estimates on which the analysis in Section B.2A-1 through -4 of the Draft MND was based (at least, in part). The additional information indicates that historical water usage associated with past agricultural activities in the areas that would be subject to future development on the proposed lots was estimated to be between 6.62 and 7.79 acre-feet/year, whereas total water demand for a new single-family dwelling on each of the proposed Parcels is estimated to be 5.72 acre-feet/year.

Therefore, the discontinuance of agricultural activities and future residential development on the proposed Parcels will result in an estimated net reduction in water usage by 0.9 to 2.07 acre-feet/year.

This additional information does not change the conclusions set forth in the Draft MND that the project-specific impacts related to water demand will be less-than-significant, and the proposed project's contribution to significant cumulative impacts related to water demand will not be cumulatively considerable. Planning Division staff amended the analysis set forth in Section B.2A-1 through -4 of the Draft MND to reflect the additional information set forth in the revised water demand estimates. Also, Planning Division staff included the water calculations as Attachment 7 to the Final MND, renumbered the "Works Cited" attachment from Attachment 7 to Attachment 9, and modified the list of Attachments to the MND to reflect the addition and changes to the Attachments.

9. Comments, and Responses to Comments, on the Draft MND: Planning Division staff received comments on the Draft MND from a number of individuals, groups of individuals, and organizations. The comments on the Draft MND, as well as Planning Division staff's responses to the comments on the Draft MND, are included as Attachment 8 to the Final MND.
10. Permissible Development on the Proposed Parcels: Planning Division staff revised the project description set forth in Section A.6 of the Draft MND, to clarify that residential accessory structures (excluding second dwelling units) will be allowed on each proposed lot.
11. Revised Tentative Parcel Map: The applicant revised the proposed Tentative Parcel Map to graphically illustrate the locations of existing uses and development that are located on site. Therefore, Planning Division staff replaced the original Tentative Parcel Map that was included in the Draft MND as Attachment 2 to the Draft MND, with the updated Tentative Parcel Map as Attachment 2 to the Final MND.



## County of Ventura Planning Division

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### FINAL MITIGATED NEGATIVE DECLARATION FOR TENTATIVE PARCEL MAP NO. 5878 (SD12-0002) ("PARKER SUBDIVISION")

#### Section A – Project Description

1. **Project Case Number:** Tentative Parcel Map No. 5878 (SD12-0002)
2. **Name of Applicant:** Harold B. Parker
3. **Project Location and Assessor's Parcel Number:** The project site is located at 955 Burnham Road and 2245 Los Encinos Road, in the Community of Ojai Valley, in the unincorporated area of Ventura County. The Tax Assessor's Parcel Numbers (APN) for the parcels that constitute the project site are 032-0-201-150 and 032-0-201-100. Burnham Road, which is connected to Baldwin Road, provides access to the project site.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - a. **General Plan Land Use Designation:** Open Space and Existing Community.
  - b. **Ojai Valley Area Plan Land Use Designation:** Open Space, 40 acre minimum parcel size; and Urban Residential, 1-2 dwelling units/acre (DU/AC).
  - c. **Zoning Designations:** OS-40 ac (Open Space, 40 acre minimum lot size), OS-40 ac/SRP (Open Space, 40 acre minimum lot size/Scenic Resources Protection Overlay Zone) and R1-20,000 sq. ft. (Single Family Residential, 20,000 square foot minimum lot size).
5. **Description of the Environmental Setting:** The proposed project site is located on the west side of Burnham Road, 0.40 mile south of State Route 150. The parcels associated with the proposed project approximate a rectangle 0.6 mile long east-west and 0.25 mile long north south. The landform within the proposed project site is generally mountainous and chaparral-covered in the western two-thirds, and relatively flat and cleared for grazing in the eastern third. The dividing boundary between the two landform types is the Live Oak Creek corridor. Oak woodland habitat exists along the Live Oak Creek corridor, the northwesterly portion of the project site, and the northeasterly portion of the project site.

Currently, the larger parcel (i.e., Tax Assessor's Parcel 032-0-201-150) is subject to a deed restriction limiting development. Development in the eastern third of the proposed project site includes a number of pastures used for horse and burro grazing including support structures such as three barns/pens and a caretaker structure. Existing development within the area that is subject to the existing deed restriction consists of: horse pastures; fencing; irrigation lines; two graded pads; and a "picnic area," which consists of an outhouse accessory structure that is approximately six feet in height and nine square feet in size, and a number of approximately two-foot tall block wall structures.

The areas surrounding the project site consist of the following:

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Use
North	R1-20,000 sq. ft.	Single-Family Residential, 20,000 sq. ft. minimum lot size	Residences along Los Encinos Road
	OS-40 ac	Open Space, 40 acre minimum lot size	Orchards
East	OS-20 ac	Open Space, 20 acre minimum lot size	Ventura River bottom, undeveloped
South	RA-40 ac	Rural Agricultural, 40 acre minimum lot size	Residences and agriculture
	RA-40 ac/SRP	Rural Agricultural, 40 acre minimum lot size/Scenic Resource Protection overlay	Largely undeveloped
West	OS-40 ac/SRP	Open Space, 40 acre minimum lot size/Scenic Resource Protection overlay	Undeveloped
	AE-40 ac	Agricultural Exclusive, 40 acre minimum lot size	Undeveloped

- 6. Project Description:** The proposed project consists of a request for approval of a Tentative Parcel Map to subdivide an approximately 90.16 acre parcel to create four lots. Each resulting lot will meet the minimum lot size of their respective zoning designations. Proposed Parcel 1 will be 1.64 acres, proposed Parcel 2 will be 1.64 acres, proposed Parcel 3 will be 43.34 acres, and proposed Parcel 4 will be 43.48 acres. The building pads are proposed outside of the Live Oak Creek corridor in areas that have been previously disturbed—that is, approximately 200 feet to the east of Live Oak Creek (Parcels 3 and 4) and approximately 650 feet the east of Live Oak Creek along Burnham Road (Parcels 1 and 2). New, future development on the proposed Parcels will be limited to an access driveway, single-family dwelling, and accessory structures (excluding second dwelling units), all of which will be located within the proposed building pads shown on the Tentative Parcel Map.<sup>1</sup> (See Attachment 2 for the identification and configuration of the proposed parcels.)

<sup>1</sup> The Tentative Parcel Map will be subject to a condition of approval (which will be recorded in the chain of title for proposed Parcels 1, 2, and 4) that will limit future development on proposed Parcels 1, 2, and 4

Additionally, the proposed project will include a prohibition on development (e.g., building or structural development, stockpiling materials, grading, and vegetation removal) to the west of Live Oak Creek, beginning within 200 feet east of the top of bank of Live Oak Creek on Parcel 4 and west of the top of bank of Live Oak Creek on Parcel 3 (to accommodate existing development), in order to avoid adverse impacts to biological resources located in or near the Live Oak Creek corridor. Proposed Parcels 3 and 4 are subject to an existing deed restriction that was imposed on the property as part of a Conditional Certificate of Compliance (CCC-0208) for Parcel Map No. PM-5373 approved on October 27, 2003. The proposed project includes the imposition of a new deed restriction on Parcels 3 and 4 that will continue to prohibit development west of Live Oak Creek, but will allow development in the existing agricultural areas east of Live Oak Creek on Parcels 3 and 4 (proposed development area). (See Attachment 3 which illustrates the area that will be subject to the prohibition on development.)

As discussed in this Initial Study below, the proposed project will result in the direct removal of approximately 0.06 acres of *Quercus agrifolia* woodland alliance, and the removal of one protected coast live oak tree (*Quercus agrifolia*) to afford access to proposed Parcel 1. Ventura County Fire Protection District required 100 feet of fuel modification would affect approximately 2.20 acres of *Quercus agrifolia* woodland alliance through understory removal and oak tree limbing up to 5 feet from the ground within 100 feet of the building pads for proposed Parcels 1 and 2.

Development of the proposed project will require up to approximately 500 cubic yards of grading for all four lots. The proposed project site is currently developed with an existing 644 square foot caretaker dwelling, two existing barns that are 1,778 square feet and 2,086 square feet in size, and horse corrals adjacent to Live Oak Creek on proposed Parcel 3. The existing septic tank that serves the animal dwelling unit will be abandoned when proposed Parcel 3 is developed.

The Ventura River County Water District will provide water, Ojai Valley Sanitary District (OVSD) will provide sewage disposal, Southern California Edison will provide electricity, and The Gas Company will provide gas to the proposed lots. Proposed Parcels 1 and 2 are currently within the sphere of influence for the OVSD, and the applicant is proposing to annex the proposed project site into the OVSD in order to receive sewage disposal service from the OVSD.

Private driveways that connect to Burnham Road and Los Encinos Road will provide access to the proposed building pads.

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to an access driveway, single-family dwelling, and garage on each lot within the proposed building pads shown on the Tentative Parcel Map.

Finally, there is an existing Watershed Protection District easement along Live Oak Creek. The proposed project does not include any changes to the existing easement.

7. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife (CDFW) and Local Agency Formation Commission (LAFco).
8. **Methodology for Evaluating Cumulative Impacts:** “Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time [California Environmental Quality Act (CEQA) Guidelines, 2014c, § 15355].

In order to analyze the proposed project’s contribution to cumulative environmental impacts, this Initial Study relies on both the list method in part (e.g., for the analysis of impacts to biological resources) and the projection (or plans) method in part (e.g., for the analysis of cumulative traffic impacts).

With regard to the list method, this Initial Study evaluated the proposed project’s contribution to cumulative impacts associated with related past, present, and reasonably foreseeable probable future projects [CEQA Guidelines, 2014c, § 15064(h)(1)]—mainly those located within proximity to the proposed project site and have the potential to contribute to the impact that is evaluated in this Initial Study. Attachment 4 includes a list of the pending projects within the County of Ventura. Although all of the projects were considered in the evaluation of cumulative impacts, the cumulative impacts analysis paid particular attention to the following projects due to their location within the Ventura River watershed and proximity to the project site:

- Minor Modification to Conditional Use Permit (CUP) 4408 (Case No. PL13-0178): The applicant requests a 10-year time extension for the continued operation of the Ojai Valley Organics Recycling Facility, as permitted in CUP 4408. No changes are requested. There is one employee working on site. The hours of operation will continue to be 7 days a week, 7:30 am to 5:00 pm, or ½ hour before dusk, whichever is later. The facility consists of “windrow composting,” “low level composting,” “chip and ship” operations, and the introduction of in-vessel composting at a future date. The site will continue to be limited to a maximum of 4,000 cubic yards of material on-site and accepts no more than 150 cubic yards of material per day and a maximum of 40 truck roundtrips per day.

- Pending CUP No. PL14-0004: The applicant requests the addition of a new wireless communications facility, new equipment added to an existing 118 foot SCE lattice tower, nine panel antennas at 78 feet, one microwave dish at 50 feet, five equipment cabinets and associated equipment on a steel platform at the base of the existing tower. A 6-foot chain-link fence will surround the equipment at the base and a new set of stairs will be constructed to access the site.
- Pending Lot Line Adjustment Case No. SD10-0334: The applicant is requesting approval of a ministerial Lot Line Adjustment to transfer 0.07 acres from a 2.06 acre parcel zoned Rural Exclusive 2-acre minimum, to a 0.86 acre parcel zoned Rural Exclusive 1-acre minimum. Approval of the permit will assist in abating Violation Numbers ZV09-0175 and V04-347.
- Zone Change and Tentative Tract Map Case No. PL14-0048: The applicant has requested a Zone Change to change the zoning designation of the subject property from Rural Agriculture 10-acre minimum parcel size, to Rural Agriculture 5-acre minimum parcel size. The applicant is also requesting approval of a Tentative Parcel Map to subdivide a 10.2-acre parcel into a 5.01-acre lot and 5.19-acre lot.
- Minor Modification to CUP 5320 (Case No. PL13-0143): The applicant has requested an extension to CUP 5320 for a Residential Care Facility for an additional 20 years. No physical or operational changes to the facility are proposed.
- Permit Adjustment to Planned Development Permit LU11-0035 and CUP LU11-0036 (Case No. PL14-0076): The applicant has requested approval of a permit adjustment to make minor changes to the design and location of a number of agricultural and residential accessory structures. However, the proposed project does not involve a change in use of any of the buildings that were approved as part of the original permits.
- Planned Development Permit Case No. PL14-0044: The applicant has requested approval of a Planned Development Permit to replace expired Conditional Use Permit 3786 for an existing 4,003 square foot commercial building with 6 tenant spaces located in the Commercial Ojai Valley Area Plan land use designation and the Commercial Planned Development Zone District. The Planned Development Permit request includes the allowance to have tenant changes in the existing commercial spaces through a Zoning Clearance as long the replacement use is permitted by a Planned Development Permit as detailed in the Ventura County Non-Coastal Zoning Ordinance (NCZO) (2014a, § 8105-5). No new development is proposed.



- The applicant is requesting the Development Review Committee to review a proposed project that includes the construction and use of a new, 64-unit assisted living facility. The proposed facility will consist of: four, approximately 7,800 square foot buildings, each of which will include 16 living units; an approximately 600 square foot reception/guest building; pool; spa; an outdoor living/BBQ area; garden area; walking paths; and parking lot. Conceptual plans for the proposed project indicate that the proposed buildings will be approximately 10' to 15' in height. The applicant has not provided statistics on the estimated amount of grading that will be required for the proposed project. The proposed project will not involve the removal of native vegetation or any trees; however, one coast live oak (*Quercus agrifolia*) exists within the project site. The applicant is proposing to have the Ojai Valley Sanitary District provide sewage disposal services and the Meiners Oaks Water District provide water for the proposed project.

See Attachment 4 that includes a map and list of the projects that were included in the analysis of cumulative impacts.

With regard to the projection method, this Initial Study includes an analysis of whether the project will comply with the requirements of a plan, regulation, or program specified by law or adopted by a public agency with jurisdiction over the affected resource, which in itself has been subject to environmental review pursuant to the CEQA Guidelines [§ 15064(h)(3)]. For instance, in order to address the potential cumulative adverse impacts of traffic on the Regional Road Network (RRN), County staff evaluated the proposed project in light of the Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and policies of the Ventura County General Plan Goals, Policies and Programs (2013c; Policy Section 4.2.2), which require that the Transportation Department of the Public Works Agency collect a TIMF for development projects that make a cumulatively considerable contribution to the RRN.

## Section B – Initial Study Checklist and Discussion of Responses<sup>2</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

1a. Based on information provided by the applicant, air quality impacts will be below the five pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Furthermore, based on information in the project application, the subject project will generate local air quality impacts but those impacts are not likely to be significant. Therefore, the proposed project will have a less-than-significant project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to air quality.

Although the proposed project will not create a significant impact with regard to air quality, the Tentative Parcel Map will be subject to the following VCAPCD-recommended condition of approval, in order to minimize fugitive dust and particulate matter that may result from future development that may occur on the site:

<sup>2</sup> The threshold criteria in this Initial Study are derived from the Ventura County Initial Study Assessment Guidelines (2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the Ventura County Initial Study Assessment Guidelines.

VCAPCD Rules and Regulations for Dust

**Purpose:** In order to ensure that fugitive dust and particulate matter that may result from any site preparation and special events/activities on the site are minimized.

**Requirement:** The Subdivider shall comply with the provisions of applicable VCAPCD Rules and Regulations (2008), which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The Lead Agency shall ensure compliance with the following provisions:

- i. Dust control activities shall include, but are not limited to, watering any unpaved roadway and the area used for parking, and should penetrate sufficiently to minimize fugitive dust during facility activities. Environmentally-safe dust control agents applied according to manufacturers' recommendations may be used in lieu of watering.
- ii. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

**Timing:** The Subdivider shall comply with these requirements throughout the site preparation and operational phase of the project.

**Reporting and Monitoring:** The Lead Agency shall monitor all dust control measures during grading activities. (APCD-1)

1b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2A. Water Resources – Groundwater Quantity (WPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

2A-1 through -4. The proposed project consists of a request for approval of a Tentative Parcel Map and by itself poses no water demand. However, the lots created by the proposed project may be the subject of ministerial development in the future, which will create a demand for water for domestic purposes.

According to the applicant's agent for the proposed project (Hecht, 2014; O'Connell, 2015), historical water usage associated with past agricultural activities in the areas that would be subject to future development on the proposed lots was estimated to be between 6.62 and 7.79 acre-feet/year, whereas total water demand for a new single-family dwelling on each of the proposed Parcels is estimated to be 5.72 acre-feet/year. Therefore, the discontinuance of agricultural activities and future residential development on the proposed Parcels will result in an estimated net reduction in water

usage by 0.9 to 2.07 acre-feet/year. (See Attachment 7 for the water usage calculations.)

The Ventura River County Water District (VRCWD) issued a water availability letter (Rapp, March 1, 2012) for the proposed project, indicating that VRCWD has the capacity to supply water through a 1" meter to the project site. The proposed water delivery is less than 1% of the total annual deliveries by VRCWD (Rapp, October 14, 2014). During times of drought, such as exists now, the VRCWD supplements its supply with water from the Casitas Municipal Water District and, this year, Casitas Municipal Water District has provided approximately 30% of the water used by VRCWD (Rapp, *Ibid*). VRCWD can provide water for the proposed project without exceeding its current allocation from Casitas Municipal Water District (Rapp, October 31, 2014).

The proposed project is not likely to decrease the net quantity of groundwater in the Upper Ventura River groundwater basin, and is unlikely to create an overdrafted groundwater basin. The water levels fluctuate in the groundwater basin from which the VRCWD wells draw water. Data of the water level in the basin show that the aquifer water level regularly alternates between high and low water levels, recharging regularly. The groundwater basin condition is well known based on water levels from a County key water level well. There is no evidence of aquifer overdraft. Thus, it does not meet the condition of an overdrafted aquifer.

Therefore, the proposed project will have a less-than-significant project specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the quantity of groundwater resources.

2A-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2A, and is not expected to have any significant, individual or cumulative impacts to groundwater quantity.

### Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

2B-1 and -2. Sewer service is available from the Ojai Valley Sanitary District<sup>3</sup> and, thus, the proposed project is unlikely to cause the quality of groundwater to violate groundwater quality objectives. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related groundwater quality.

2B-3. Although—as discussed in Sections 2A-1 through -4 of this Initial Study (above)—the proposed project will involve the use of groundwater, the proposed project site is not located within two miles of the boundary of a former or current test site for rocket engines. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding a former or current test site for rocket engines and groundwater quality.

2B-4. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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<sup>3</sup> However, sewer service will be available only if the Ventura County Local Agency Formation Commission (LAFco) approves the annexation of the subject property into the Ojai Valley Sanitary District's service area. See Section 29.a and Footnote 18 in this Initial Study (below).

	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

2C-1. As discussed in Sections 2A-1 through -4 of this Initial Study (above), if VRCWD's wells are insufficient to supply its customers, it has the option to purchase water from Casitas Municipal Water District. The water Casitas Municipal Water District supply could include water from Lake Casitas. Lake Casitas is replenished with surface water from upgradient sources including unappropriated streams and a fully appropriated stream. When water from the streams enters the lake, it becomes the property of the Casitas Municipal Water District. The volume of surface water that potentially could be used by the project is not significant. Currently, approximately 30% of the VRCWD water supply comes from Lake Casitas. The total amount of water required for this project is less than 1% of the annual VRCWD deliveries. Because those annual deliveries include (for the current period) approximately 30% of Lake Casitas water, the increased use of Lake Casitas water would not be significant. Therefore, the proposed project will not make a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding surface water.

2C-2. The proposed project will not cause downstream reaches to be diverted or dewatered. Therefore, the proposed project will not make a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding surface water.

2C-3. The proposed project is consistent with Item 2C of the Initial Study Assessment Guidelines, and is unlikely to result in any significant environmental impacts.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

2D-1 and -2. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. In addition, if applicable, the future development efforts resulting in over 5,000 sq ft (or 10,000 sq. ft. for a single family residence) will be subject to "Planning and Land Development Program" Subpart 4.E of the Permit. Therefore, the proposed project will result in less than significant project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to surface water quality.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines.



### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3a. Mineral Resources – Aggregate (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

3a-1 and -2. The project site is not located within a MRP Overlay Zone or located adjacent to land classified as MRZ-2. In addition, the project site is not located adjacent to a principal access road to an existing mining facility. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the extraction of or access to aggregate resources.

3a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 3a of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3b. Mineral Resources – Petroleum (PIng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

3b-1. The proposed project is not located within or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum Conditional Use Permit. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources and would not impact these resources, and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

3b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 3b of the *Ventura County Initial Study Assessment Guidelines*. Furthermore, the proposed project is consistent with the applicable Ojai Valley Area Plan Goals and Policies related to mineral resources.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4A. Species</b>								
<b>Will the proposed project, directly or</b>								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	

### Impact Discussion:

The biological resources evaluation is based on an Initial Study Biological Assessment (ISBA) (Padre and Associates, July 11, 2013) that was prepared for the proposed project (Attachment 5). As discussed under Section 2.0, Project Description (above), the proposed project includes a 67.76 acre deed restriction that includes intact existing native vegetation and the Live Oak Creek riparian corridor. The analysis below focuses on the proposed development area outside the deed restriction, generally east of Live Oak Creek, as shown in Attachment 3.

4.A-1. Southern California black walnut [*Juglans californica*, California Native Plant Society (CNPS) 4] and Fish's milkwort (*Polygala cornuta* var. *fishae*, CNPS 4) occur along Live Oak Creek as a component of *Quercus agrifolia* woodland alliance. Late-flowered mariposa lily (*Calochortus fimbriatus*, CNPS 1B), California satin-tail (*Imperata brevifolia*, CNPS 2.1) and white rabbit tobacco (*Pseudognaphalium leucocephalum*, CNPS 2) have the potential to occur in riparian scrub or riparian woodland along Live Oak Creek. However, as discussed in the project description (above), the proposed project includes a prohibition on development through a deed restriction that will apply to approximately 67.76 acres of the proposed project site, from the Live Oak Creek corridor to the western property line. The proposed deed restriction will avoid potential impacts to special status species that either exist, or have the potential to exist, within the Live Oak Creek riparian corridor and existing intact upland woodland and chaparral habitat as shown in Attachment 3.<sup>4</sup>

The Tree Protection Ordinance (NCZO, § 8107-25 et seq.) ("Tree Protection Regulations") and Tree Protection Guidelines (NCZO §§ 8107-25.9 and 8107-25.10) set

<sup>4</sup> The area west of the Live Oak Creek to the western property line was originally placed in a deed restriction as part of a Conditional Certificate of Compliance (CCC-0208) for Parcel Map No. PM-5373, which was approved on October 27, 2003. A deed restriction will be recorded as part of SD12-0002 to ensure that development will continue to be prohibited in this area.

forth regulations that protect certain species of trees within unincorporated Ventura County. The Tree Protection Guidelines identify mitigation options that are available when tree removal will occur and a tree permit is required. Options include transplanting trees on- or offsite, reforestation, planting new trees, dedication of land in fee or through easements, and financial contributions. The proposed project will affect the following trees that are protected pursuant to the Tree Protection Regulations:

- One coast live oak tree (*Quercus agrifolia*) will be removed to construct the Parcel 1 driveway;
- Four coast live oak trees will be subject to encroachment into the tree protection zones from grading activities;<sup>5</sup> and
- Thirty additional protected coast live oak trees that are located within the 100-foot required brush clearance area (fuel management zone) surrounding the building pads on proposed Parcels 1 and 2 will be subject to limbing up to five feet above ground (Padre, 2013; VCFPD, 2014d).

**Table 1 - Ventura County Protected Trees\*\***

Tree No.	Species	Common Name	Girth (circumference- inches)	Impact
1	<i>Quercus agrifolia</i>	Coast live oak	29	Removal
2	<i>Quercus agrifolia</i>	Coast live oak	65	Encroachment
3/202	<i>Quercus agrifolia</i> *	Coast live oak	63.5,55.5	Encroachment
4	<i>Quercus agrifolia</i>	Coast live oak	73.5	Encroachment
188	<i>Quercus agrifolia</i> *	Coast live oak	88,13,16	Encroachment

Source: Padre ISBA, 2013

\*For the purposes of conformity with the Tree Protection Regulations (NCZO § 8107-25 et seq.), these tree are considered "Heritage Trees" due to the size of their girth (circumference) and require a discretionary tree permit if removed or felled. A Heritage Tree is any species of tree with a single trunk of at least 90 inches in girth or with multiple trunks, two of which collectively measure at least 72 inches in girth.

\*\*This table only includes protected trees where direct encroachment or removal is proposed. Thirty additional trees within the fuel management zone will be affected.

The Tree Protection Regulations require that removed trees (including inadvertently felled trees) be replaced/off-set as specified in the Tree Protection Guidelines. The Tree Protection Regulations also require a Tree Protection Plan that must address the condition and protection of all trees, including those affected by alteration and limbing, within 20 feet of the construction envelope (which includes the fuel modification zone).

<sup>5</sup> As discussed below under Section 4.2, the removal of the one protected tree and encroachment into the four protected trees would also be included in the 0.06 acres of oak woodland removed for the development of Parcel 1. The Tree Protection Zone is defined as the dripline plus five feet.

Oak trees provide habitat value for wildlife, including nesting habitat for the observed oak titmouse (*Baeolophus inornatus*) and special status bird species discussed under Section 4A-2 of this Initial Study (below).<sup>6</sup> The *Ventura County Fire Code* (2013b) (§ W1051.1) requires limbing five feet from the ground or 1/3 of the tree (whichever is less) and that deadwood and litter to be removed within 100 feet of any structures. Limbing and minor thinning of 2.20 acres of moderately degraded oak woodland in the fuel modification zone will not significantly affect individual oak tree health and habitat value, as discussed under Section 4.A.2 (below). Site grading and construction has the potential to adversely affect on-site oak trees through inadvertent damage to trunks, branches, and root zones during operation of heavy equipment, trenching, and other construction activities. Impacts from the permitted or inadvertent loss of oak trees from development of Parcel 1 will be potentially significant.

Adherence to the Ventura County Tree Protection Regulations will reduce encroachments and inadvertent damage to individual oak tree protection zones by requiring protection measures during construction (e.g., construction fencing, arborist monitoring, and hand trenching in the tree protection zone). As discussed under Sections 4A-2, 4B-1, and 4B-2 of this Initial Study (below), as part of mitigation requiring oak woodland restoration for the 0.06 acres of oak woodland impacted (MM BIO-2), each oak tree removed will need to be replaced with local acorns or saplings at a 10:1 ratio.<sup>7</sup> The replacement/offsets required under the Tree Protection Guidelines can be integrated with the oak woodland restoration requirements set forth in MM BIO-2. With the application of mitigation requiring tree protection and monitoring consistent with the Tree Protection Regulations (MM BIO-1, below), the project-specific impacts and the proposed project's contribution to cumulative significant impacts to trees will be less than significant.

4A-2. Within the proposed development area, common animals that are adapted to human activity and landscapes, such as California ground squirrel (*Otospermophilus beecheyi*), northern raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and western fence lizard (*Sceloporus occidentalis*), likely forage.

#### *Live Oak Creek Riparian Wildlife Species*

Nuttall's woodpecker (*Picoides nuttallii*, CDFW SA) occurs in riparian vegetation along Live Oak Creek. Furthermore, special-status wildlife species such as Cooper's hawk (*Accipiter cooperii*, CDFW WL), red-legged frog (*Rana draytonii*, FT SSC) Least bell's vireo (*Vireo bellii pusillus*, FE SE), and two-striped garter snake (*Thamnophis hammondi*, SSC) have the potential to occur within the Live Oak Creek riparian habitat. Aquatic habitat for western pond turtle (*Emys marmorata*, SSC) and southern steelhead

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<sup>6</sup> According to the CDFW *List of Special Animals* (2011), the nesting oak titmouse is on the American Bird Conservancy - U. S. Watch List of Birds of Conservation Concern, U. S. Fish & Wildlife Service Birds of Conservation Concern.

<sup>7</sup> The Tree Protection Guidelines require replacement/offsets on a "cross-sectional" basis determined by the cross sectional area of the tree that is removed. However, for the purposes of integrating the NCZO tree replacements/offsets and oak woodland mitigation measure requirements, locally endemic saplings must be planted at a 10:1 ratio for each tree removed.

(*Oncorhynchus mykiss*, FE SSC) exists within the creek, but is isolated from the Ventura River (and Pacific Ocean) by a 1,400 foot-long buried box culvert and detention basin to the south of the project site. Therefore these special status aquatic species do not likely occur. The proposed 67.76 acre deed restriction area will ensure that future development avoids the Live Oak Creek riparian and aquatic habitat that potentially supports the special status aquatic and riparian reptile, amphibian, and fish species, mentioned in this section of this Initial Study (above). The least Bell's vireo is not anticipated to nest outside of the deed restricted Live Oak riparian corridor; most frequently used nest substrate are riparian foliage, and species include willows (*Salix* sp.), mulefat (*Baccharis salicifolia*), California wild rose (*Rosa californica*), poison oak (*Toxicodendron diversilobum*), mugwort (*Artemisia douglasiana*), and cottonwood (*Populus fremontii*) (Olson & Gray 1989). The proposed development areas do not contain any least Bell's vireo potential nesting substrate. With the proposed deed restriction prohibiting development along the Live Oak Creek riparian corridor, project-specific impacts will be less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to riparian and aquatic special status species.

Critical habitat for the endangered southwestern willow flycatcher (*Empidonax traillii extimus*) is designated along the Ventura River, approximately 200 feet east of the subject property. However, the habitat is unoccupied and designated as critical habitat to meet recovery goals by providing suitable habitat available to flycatchers; if habitat loss or change prompt migration, they move into the Ventura River. Live Oak Creek riparian habitat lacks a primary constituent habitat element—more specifically, dense patches of riparian forest interspersed with openings of open water or marsh (USFWS, 2013).

#### *Nesting Birds*

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (§§ 3503, 3503.5, 3511, 3513, and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. CDFG Code § 3513 upholds the MBTA by prohibiting any take or possession of birds designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, CDFG Codes (§§ 3503, 3503.5, 3511, and 3800) further protect nesting birds and their parts, including passerine birds, raptors, and state “fully protected” birds. Impacts to birds protected by these regulations would occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

Outside the deed restriction area, but within the proposed development area, habitat includes moderately degraded coast live oak woodlands, ornamental trees, and emergent shrubs that can support nesting birds, including raptors. Birds may nest in the trees associated with the woodlands, the scattered shrubs, or within the disturbed vegetation during the bird nesting season, typically between January 1 and September

1 (CDFW, 2014). As discussed above, Nuttall's woodpecker and oak titmouse were observed, and Cooper's hawk and least Bell's vireo may occur along Live Oak Creek.

The removal and modification (e.g., oak tree limbing in the fuel management zone) of vegetation within the proposed development areas during the nesting season would result in significant project-specific impacts, and would be a cumulatively considerable contribution to a significant cumulative impact, to nesting birds—including the special status species (i.e., Cooper's hawk, oak titmouse, and Nuttall's woodpecker). However, with the proposed deed restriction and the imposition of mitigation protecting nesting birds (MM BIO-4), the proposed project will not create a project-specific significant impact, or make a cumulatively considerable contribution to a significant cumulative impact, to nesting birds.

### **Mitigation/Residual Impact(s)**

With the implementation of the mitigation measures set forth below, project-specific impacts to biological resources, as well as the project's contribution to significant cumulative impacts to animal species, will be less than significant.

#### **Biological Condition 1: Permanent Protection of Biological Resources**

**Purpose:** To avoid potentially significant impacts to riparian habitat, special status species habitat, and Sensitive and Locally Important Communities, the Subdivider shall permanently protect the existing riparian habitat, special status species habitat, and sensitive and Locally Important Communities, which are located within the deed restriction area (Exhibit 3 of the Planning Director hearing on July 7, 2015). This mitigation measure requiring the establishment of a deed restriction area for the permanent protection of biological resources is consistent with the Ventura County General Plan *Goals, Policies and Programs* (2013c) Policy 1.4.2-4, and *Ojai Valley Area Plan* (2008) Goal 1.4.1 and Policies 1.4.2-3 and 1.4.2-7.

**Requirement:** Exhibit 3 of the Planning Director hearing on July 7, 2015, identifies the location and types of existing agricultural development that may remain within the deed restriction area—the agricultural development consists of: two graded pads; dirt roads; horse pastures, fencing, and irrigation lines; and a “picnic area,” which includes a brick barbeque, outhouse accessory structure that is approximately six feet in height and nine square feet in size, and five, approximately two-foot tall block wall structures (collectively, “existing agricultural development”).

No new development or uses besides the existing agricultural development may occur within the deed restriction area. More specifically, the following uses and development shall be prohibited within the deed restriction area:

- (1) removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees, except for what is required solely for the maintenance of the existing agricultural development;
- (2) dumping, filling, storing, disposal, burying, or stockpiling of any natural or manmade materials;

- (3) erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles, except for what is required solely for the maintenance or replacement of the existing agricultural development;
- (4) placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
- (5) operation of dunebuggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment, except for what is required solely for the maintenance of the existing agricultural development;
- (6) removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for: (a) controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District and only after receiving prior written consent from the Planning Director); (b) removal of non-native species and sensitive habitat restoration or maintenance (which must be under the direction of a qualified biologist); and (c) the maintenance of the existing agricultural development
- (7) application of insecticides or herbicides, poisons, or fertilizers;
- (8) grazing or keeping of cattle, sheep, horses or other livestock, or pet animals beyond what currently occurs as part of the existing agricultural development;
- (9) planting, introduction, or dispersal of non-native or exotic plant or animal species;
- (10) hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- (11) manipulating, impounding or altering any natural watercourse, body of water or water circulation within the restricted area, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- (12) light pollution (e.g., lighting that is directed towards Live Oak Creek and other habitat areas); and
- (13) other activities that damage the existing flora, fauna, or hydrologic conditions.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map (which will include this mitigation measure) with the Parcel Map for the Project, with the Office of the County Recorder. The Subdivider must also delineate on the Parcel Map (in metes and bounds) the area that is the subject of the deed restriction. Prior to recordation of the Parcel Map and conditions of approval, the Subdivider shall submit a draft copy of the Parcel Map to the Planning Division for



review and approval. The Subdivider must submit a copy of the recorded conditions of approval and the Parcel Map to the Planning Division.

Any maintenance activities associated with the existing agricultural development that require a permit from the RMA Planning Division, shall be documented in the permit application and permit for the maintenance activities.

**Timing:** Prior to recordation of the Parcel Map and conditions of approval, the Subdivider shall submit a draft copy of the Parcel Map to the Planning Division for review and approval. Within one week following the recordation of the conditions of approval and Parcel Map, the Subdivider shall submit a copy of the recorded conditions of approval and Parcel Map to the Planning Division.

Prior to implementing any maintenance activities associated with the existing agricultural development that require a permit from the RMA Planning Division, the Subdivider shall obtain the requisite permit.

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded conditions of approval and Parcel Map in the Project file. The Subdivider (and any successors-in-interest) shall submit all plans for any future development that may occur on the lots created by the Parcel Map, to the Planning Division for review and approval, to ensure that future projects comply with the requirements of this condition. The Planning Division has the authority to inspect the property to ensure that it is maintained as required, in accordance with § 8114-3.2 of the NCZO. If the Planning Division confirms that the restricted area has not been maintained as required, enforcement actions may be enacted in accordance with § 8114-3 of the NCZO.

**Biological Resources Mitigation Measure 1 (MM BIO-1): Tree Protection Plan (TPP)**

**Purpose:** The purpose of this mitigation measure is to: (1) avoid potentially significant impacts to the coast live oak trees (*Quercus agrifolia*) and oak woodlands; and (2) ensure compliance with the County's Tree Protection Regulations (TPR) (NCZO, § 8107-25 et seq.), County's Tree Protection Guidelines (TPG), *Oak Woodland Conservation Act* (OWCA) (Public Resources Code, 2014d, § 21083.4, and Fish and Game Code § 1361), and Ojai Valley Area Plan Policy 1.4.2-3.

**Requirement:** The Subdivider shall prepare a TPP pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010b), which is currently available on-line at: <http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf>. The Subdivider shall conduct all development activities on the lots created by the Tentative Parcel Map, pursuant to the requirements set forth in the TPP.

**Documentation:** The Subdivider shall retain an arborist to prepare the TPP and submit the TPP to the Planning Division for review and approval.

**Timing:** Prior to the recordation of the Parcel Map, the Subdivider shall submit the TPP to the Planning Division for review and approval. Prior to issuance of the first Zoning Clearance for any development activities that have the potential to adversely affect protected trees, the Subdivider must implement the tree protection measures, and submit the required documentation to demonstrate that the Subdivider implemented the tree protection measures, pursuant to the requirements set forth in the approved TPP.

**Monitoring and Reporting:** The Subdivider shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the “Content Requirements for Tree Protection Plans.” The Planning Division maintains a copy of the approved TPP in the project file. The Planning Division has the authority to inspect the property to ensure that the Subdivider complies with the requirements of the TPP, and may implement enforcement actions in accordance with § 8114-3 of the NCZO. (PL-39)

Biological Resources Mitigation Measure 2 (MM BIO-2): Coast Live Oak Tree and Woodland Conservation

**Purpose:** The purpose of this mitigation measure is to compensate for the removal of oak tree #1 identified in the ISBA (Padre and Associates, July 11, 2013) for the project, and inadvertent removal of any additional oak trees, and the direct loss of 0.06 acres of coast live oak woodland due to development activities. This mitigation measure also is required pursuant to the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361), Ojai Valley Area Plan Policy 1.4.2-7, and the Ventura County Oak Woodlands Management Plan (2007). This mitigation measure is also intended to fulfill the tree replacement requirements of the County’s Tree Protection Regulations (TPR) (NCZO, § 8107-25 et seq.), but modifies the replacement requirements under the TPR to allow for replacement with local seedlings or acorns at a 10:1 ratio for every protected tree removed.

In accordance with Ojai Valley Area Plan *Policy* 1.4.2-7, significant adverse impacts to a Locally Important Plant Community shall be mitigated by preserving the same Locally Important Plant Community at a 2:1 ratio that will be removed as a result of the Project.

**Requirement:**

*Option 1: Tree Planting*

If the Subdivider removes oak trees, the Subdivider shall transplant the tree(s) to a suitable location either on- or off-site, and the Subdivider shall plant an additional 10 oak trees (as acorns or seedlings) on-site<sup>8</sup>, for every oak tree removed from the site. Consistent with Ojai Valley Area Plan Policy 1.4.2-4, replacement oak trees must be propagated from locally collected acorns or cuttings from specimens either on or adjacent to the project site. Replacement and/or relocated trees shall be located outside of any Ventura County Fire Protection District-required fuel modification zone, and within an area suitable for oak woodland restoration/oak tree planting, as determined by a County-approved qualified biologist. The County-approved qualified biologist shall monitor the mitigation area for at least 7 years or more if the success criteria have not been met by the seventh year. After achieving the success criteria, the restoration area shall be permanently protected (i.e., by the means of a deed restriction or conservation easement).

*Option 2: Oak Woodland Conservation*

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<sup>8</sup> The trees must be planted on-site in order to mitigate for impacts to wildlife movement due to habitat loss, which are discussed in Section 4E.1, -2, and -3 of this Initial Study (below).

Since planting trees shall not fulfill more than one-half of the Public Resources Code § 21083.4(b) mitigation requirements, the Subdivider shall either:

- 1) replace trees as specified above under Option 1 and protect 0.06 acres of on- or off-site unprotected oak woodland through permanent dedication, in accordance with the Ventura County Tree Mitigation Fund Program; or
- 2) forgo the tree planting and restore or enhance 0.12 acres of protected oak woodland through the Ventura County Tree Mitigation Fund Program.

The Subdivider shall pay an in-lieu fee to the Planning Division's Tree Mitigation Fund. This in-lieu fee will be calculated in accordance with the Ventura County Tree Protection Ordinance and Tree Protection Guidelines to offset the loss of the oak trees that will be removed for the project, and the fee will be used to dedicate land, in fee or through appropriate easements, that contains significant oak woodland habitat suitable for preservation, in accordance with Section IV.C of the County's Tree Protection Guidelines and the California Oak Woodland Conservation Act (California Public Resources Code § 21083.4).

**Documentation:**

*Tree Planting*

The Subdivider shall provide the Planning Division with an Oak Woodland Restoration/Tree Replacement Plan prepared by a County-approved qualified biologist that satisfies the requirements of this condition and the Ventura County "Content Requirements for Tree Protection Plans."

*Oak Woodland Conservation*

Option 1: Prior to an expected or actual impact to an oak tree, the Subdivider shall provide the Planning Division the in-lieu fee adequate for the protection of 0.06 acres of oak woodland area.

Option 2: Prior to an expected or actual impact to an oak tree, the Subdivider shall provide the Planning Division with an in-lieu fee adequate to protect or enhance 0.12 acres of protected oak woodland area.

**Timing:**

*Tree Planting*

Prior to recordation of the Parcel Map, the Subdivider shall provide the Oak Woodland Restoration/Tree Replacement Plan to the Planning Division for review and approval. The Subdivider shall implement all transplanting and monitoring activities in accordance with the approved Oak Woodland Restoration/Tree Replacement Plan and the Ventura County "Content Requirements for Tree Protection Plans."

The Subdivider shall transplant and plant oak trees prior to the completion of development activities that result in the removal or transplantation of an oak tree. Transplanted and replaced trees shall be monitored by a County-approved qualified biologist for a minimum of seven years, and reports prepared by the monitoring biologist on the progress of the transplanted/planted oak trees shall be submitted to the Planning

Division by December 30th annually for seven years following completion of construction (or more if the success criteria have not been met by Year 7), in compliance with the requirement set forth in the Ventura County “Content Requirements for Tree Protection Plans.”

*Oak Woodland Conservation - Options 1 and 2*

Prior to the issuance of a Zoning Clearance for development activities that will result in the removal of an oak tree, the Subdivider shall submit the in-lieu fee, calculated for either 0.06 acres (Option 1) or 0.12 acres (Option 2).

**Monitoring and Reporting:**

*Tree Planting*

The Subdivider shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the “Content Requirements for Tree Protection Plans.” The Planning Division shall verify that transplanted trees and replaced trees shall have at least a 70% survival rate after seven years. If the survival rate is less than 70% after seven years, replacement plantings shall occur until the 70% survival rate for a seven-year duration is met.

The Planning Division maintains a copy of the approved Oak Woodland Restoration/Tree Replacement Plan in the project file. The Planning Division has the authority to inspect the property to ensure that the Subdivider complies with the requirements of the Oak Woodland Restoration/Tree Replacement Plan, and may implement enforcement actions in accordance with § 8114-3 of the NCZO.

*Oak Woodland Conservation - Options 1 and 2*

The Planning Division will place the in-lieu fee in the Oak Woodland Mitigation subaccount of the Ventura County Tree Mitigation Fund Program and ensure that the fee is used to conserve oak woodland in Ventura County, pursuant to the requirements of the Ventura County Tree Mitigation Fund Program.

**Biological Resources Mitigation Measure (MM BIO-3): Avoidance of Nesting Birds**

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

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

1. Timing of construction: Prohibit land clearing activities during the breeding and nesting season (January 1 – September 1) (CDFW, 2014), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 – September 1) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance.

Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved biologist.

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

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

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

**Monitoring and Reporting:** The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for land clearing activities. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. (PL-47)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?			X				X	
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?		X				X		

4.B-1 and -2. The proposed development area, between Burnham Road and Live Oak Creek, is defined by moderately degraded oak woodlands with existing residential and agricultural uses. West of Live Oak Creek, the 67.76 acre deed restriction area includes intact chaparral, riparian corridors, and woodlands, where development and vegetation clearing will be prohibited. Therefore, the sensitive plant communities west of Live Oak Creek will not be affected by development of the proposed project.

Within the proposed development area, east of Live Oak Creek, most (80%) of the vegetation is defined by annual brome grassland and other non-native annual grasses, due to intense grazing by horses and/or burros and agricultural and residential development. The following two sensitive plant communities exist east of Live Oak Creek and in the proposed development area:

- a. *Quercus agrifolia* Woodland Alliance. This community occurs along Burnham Road and is dominated by coast live oak (*Quercus agrifolia*) with an understory of non-native annual grasses and herbs. Grazing has resulted in the loss of woody vegetation under the oak canopy.
- b. *Quercus agrifolia* Woodland Alliance - Riparian. This community forms the riparian corridor along Live Oak Creek. It is dominated by coast live oak, but includes scattered riparian trees including red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), and black walnut (*Juglans californica*). The proposed project will not affect this community, since it will be included in the proposed deed restricted area that includes a 200-foot buffer east of Live Oak Creek on proposed Parcel 4.

Both oak woodland communities are protected under the Oak Woodlands Conservation Act of 2001 (OWCA), are considered sensitive by the California Department of Fish and Wildlife (CDFW, 2010), and are classified as Locally Important Plant Communities under the Ojai Valley Area Plan.<sup>9</sup> Additionally, the *Ventura County Oak Woodland*

<sup>9</sup> As stated in this Initial Study above, the OWCA only allows 50% of oak woodland mitigation to include oak tree planting, and requires additional mitigation measures set forth in Public Resources Code (PRC) § 21083.4. In lieu of replacement, the Ojai Valley Area Plan Policy 1.4.2.7 allows dedication of a Locally Important Plant Community at a 2:1 ratio to a government agency or non-profit organization, provided the land is retained in a permanent undeveloped state.

*Management Plan* (2007) identifies the parcel as being within a coastal oak woodland. The proposed deed restricted area would preserve existing sensitive communities along Live Oak Creek to the westernmost property line of proposed Parcels 3 and 4.

The construction of the driveway for proposed Parcel 1 will remove approximately 0.06 acres of *Quercus agrifolia* woodland alliance. Approximately 2.20 acres oak woodland understory would be impacted due to VCFPD-required vegetation clearance, tree limbing to 5 feet, and litter removal within 100 feet of the building pads for proposed Parcel 1 and 2. The removal of 2.20 acres of tree limbs and leaf litter could affect woodland ecology through the loss of vertical and horizontal structural complexity, food sources, understory diversity, biological soil processes, and nesting, denning, burrowing, hibernating, and roosting structures (UCIHRMP, 2008). However, the oak woodland understory is absent due to grazing. Impacts to the oak woodland community from 2.20 acres of fuel modification will be less than significant, since the understory is absent. Impacts from the direct removal of 0.06 acres of oak woodland from the development of Parcel 1 would be potentially significant. However, with the implementation of mitigation requiring on-site oak woodland enhancement (MM BIO-2) and the proposed 67.76 acre deed restricted area, project specific impacts to oak woodlands will be less than significant, and the proposed project's contribution to the cumulative loss of oak woodlands will not be cumulatively considerable.

#### **Mitigation/Residual Impact(s)**

With the implementation of mitigation requiring on-site oak woodland enhancement (MM BIO-3) and the proposed 67.76 acre deed restricted area, project-specific impacts to sensitive plant communities will be less than significant, and the proposed project's contribution to the cumulative loss of sensitive plant communities will not be cumulatively considerable.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		X				X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?			X				X	
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

### Impact Discussion:

Live Oak Creek, a perennial red-line stream, traverses the property from north to south. The National Wetlands Inventory identifies Live Oak Creek as a Freshwater Forested/Shrub Wetland. The streambed of Live Oak Creek supports hydrophytic (wetland) vegetation including western sycamore (*Platanus racemosa*), water-cress (*Nasturtium officinale*) and spearmint (*Mentha piperata*).

4.C-1. The proposed building pads will be located outside of the Live Oak Creek corridor, in areas of existing disturbance approximately: (1) 200 feet to the east of Live Oak Creek in the case of the building pads on proposed Parcels 3 and 4; and (2) 650 feet to the east of Live Oak Creek in the case of building pads on proposed Parcels 1 and 2. No siltation or run-off would occur during grading, since future development would be required to adhere to erosion control best management practices required to obtain a grading permit.<sup>10</sup> Additionally, the proposed deed restriction will prohibit development, stockpiling materials, removal of native vegetation, and altering Live Oak

<sup>10</sup> See the analysis of the proposed project's surface water quality impacts in Sections 2.D-1 and -2 of this Initial Study (above). Future development activities will be subject to NPDES requirements.



Creek.<sup>11</sup> Therefore, the proposed project will not result in a project-specific significant impact, or make a cumulatively considerable contribution to a significant cumulative impact, to waters or wetlands.

4.C-2. The Live Oak Creek riparian corridor supports relatively undisturbed and diverse riparian vegetation and dry season surface water. As discussed in this Initial Study (above), all new development would be located at least 200 feet from these wetlands and, therefore, would not be subject to direct impacts from future development on the proposed lots. However, the introduction of invasive landscaping could increase vulnerability of wetland species to exotic weed invasion or local extirpation, which is a potentially significant project-impact and cumulatively considerable contribution to significant cumulative impacts to wetland habitats. However, with the implementation of mitigation measure MM BIO-4 (below), which will require only the use of indigenous plant material in any future landscaping on the proposed project (consistent with Ojai Valley Area Plan Policy 1.4.2-4), the project-specific impact and proposed project's contribution to cumulative impacts to wetland or riparian communities will be less than significant.

4.C-3. With the proposed deed restricted area and adherence to existing regulations (e.g., erosion control plan),<sup>8</sup> the proposed project will not alter the hydrology of Live Oak Creek or the Ventura River. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding the flows of nearby waterways.<sup>12</sup>

4.C-4. The Ventura county General Plan Goals, Policies and Programs Policy 1.5.2-4 requires a minimum 100-foot buffer from significant wetland habitats, but allows adjustment of the buffer upon evaluation by a qualified biologist. A buffer adjustment is not necessary since no development is proposed with 100 feet from the canopy margin of riparian vegetation along Live Oak Creek. All new development would be located in existing disturbed areas on proposed Parcel 3, and at least 200 feet from any wetland habitat on proposed Parcel 4. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to wetland value and function.

#### **Mitigation/Residual Impact(s)**

With incorporation of the following mitigation measure, project-specific impacts, as well as the proposed project's contribution to cumulative impacts, to wetlands will be less than significant.

#### **Biological Resources Mitigation Measure 4 (MM BIO-4): Avoidance of Non-Native Invasive Plants in Landscaping**

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<sup>11</sup> The Ventura County Watershed Protection District will continue to conduct flood control activities in the area that is subject to an existing flood control easement. These activities are not part of the project, and are not included in the impact analysis.

<sup>12</sup> See the discussion of the NPDES erosion control requirements in Section 2d-2 of this Initial Study, above.

**Purpose:** To mitigate potentially significant impacts from invasive plants on wetland and sensitive plant communities.

**Requirement:** Invasive plant species (e.g., species identified by the California Invasive Plant Council) shall be prohibited within landscaping on the lots created by the project.

**Documentation:** The Subdivider shall record the conditions of approval of this Tentative Map (which will include this mitigation measure) with the Parcel Map, in the Office of the County Recorder. Prior to the installation of landscaping on the lots, the Subdivider shall: (1) submit a landscape plan to the Planning Division for review and approval, which does not include the use of invasive plant species; and (2) obtain a Zoning Clearance for the installation of the landscaping. The landscape plan shall comply with the requirements of this mitigation measure and the *Ventura County Landscape Design Criteria* (1992).

**Timing:** The Subdivider shall record the conditions of approval (which will include this mitigation measure) concurrently with the recordation of the Parcel Map for the project, and submit a copy of the recorded conditions and Parcel Map to the Planning Division within one week of recordation of the documents. Prior to the installation of landscaping on the lots, the Subdivider shall submit the landscape plan to the Planning Division for review and approval, and obtain a Zoning Clearance for the landscaping. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the *Ventura County Landscape Design Criteria* (§ F).

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded conditions of approval and Parcel Map in the project file. Planning Division staff will review any future landscape plans to confirm that they comply with the requirements of this mitigation measure. Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the *Ventura County Landscape Design Criteria* (§§ F and G) and § 8114-3 of the NCZO.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

### Impact Discussion

4D-1 and -2. The project site is not located within the Coastal Zone and does not contain coastal habitats. Therefore, the proposed project will not result in any impacts, and would not make a cumulatively considerable contribution to a significant cumulative impact, related to coastal habitats

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4E. Habitat Connectivity</b>								
<b>Will the proposed project:</b>								
1) Remove habitat within a wildlife movement corridor?			X				X	
2) Isolate habitat?			X				X	
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?			X				X	

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?			X				X	

The project site is located within the Sierra Madre – Castaic Connection, a regional wildlife corridor linking habitats in the Sierra Madre and Castaic Mountain ranges mapped by the South Coast Missing Linkages Project (2005). The project site is located approximately 200 feet (at the closest point) to the west of the Ventura River, which is considered a movement corridor connecting open space areas of the Los Padres National Forest to coastal areas. The project site has two connectivity areas wildlife may use for movement: (1) the area between the Ventura River and habitat area to west; and (2) along Live Oak Creek. Live Oak Creek provides cover and foraging habitat and could be used by local wildlife populations to move through the Rancho Matilija area and cross under State Route 150. Urban development to the north and south may create a choke point (an area of narrow or impacted habitat that is constricted on opposite sides by development) that directs wildlife movement across the project site between the Ventura River and habitat to the west of the parcel. As mentioned above, a box culvert downstream prevents fish and aquatic species from moving between the Ventura River and Live Oak Creek.

4E.1, -2 and -3. The proposed project includes a deed restriction<sup>13</sup> that will prohibit development on approximately 67.76 acres of core habitat and movement corridors, including intact chaparral, riparian vegetation, oak woodland, and California walnut woodland habitat within the mapped Sierra Madre – Castaic Connection. However, as discussed in Sections 4B-1 and -2 of this Initial Study (above), the construction of the driveway for proposed Parcel 1 will remove approximately 0.06 acres of *Quercus agrifolia* woodland alliance. Also, approximately 2.20 acres oak woodland understory would be impacted due to VCFPD-required vegetation clearance, tree limbing to 5 feet, and litter removal within 100 feet of the building pads for proposed Parcel 1 and 2. However, the oak woodland understory is absent due to grazing. Impacts to the oak woodland community from 2.20 acres of fuel modification will be less than significant, since the understory is absent. Impacts from the direct removal of 0.06 acres of oak woodland from the development of Parcel 1 would be potentially significant. However, with the implementation of mitigation requiring on-site oak woodland enhancement (MM BIO-2) and the proposed 67.76 acre deed restricted area, project specific impacts to wildlife movement due to habitat removal will be less than significant, and the proposed project's contribution to the cumulative loss of habitat that facilitates wildlife movement will not be cumulatively considerable.

<sup>13</sup> See Condition BIO-1 in this Initial Study, above.

The construction of new fencing within the choke point between the Ventura River and intact habitat east of the development area (i.e., deed restricted area) could impede wildlife movement and isolate habitat in the deed restricted area. The installation of new fencing that would inhibit wildlife movement is a potentially significant project-specific impact, and would make a cumulatively considerable contribution to the significant cumulative impacts to wildlife movement associated with other development within the vicinity of the project site that has created impediments to wildlife movement. However, the project-specific impact will be less than significant, and the project's contribution to significant cumulative impacts to wildlife movement will not be cumulatively considerable, with the implementation of mitigation measure MM BIO-5 (below), which will only allow the use of fencing that will not impede wildlife movement.

4E.4. In addition to the direct impact resulting from habitat removal and introduction of barriers (i.e., fencing), increased residential density can also cause indirect impacts to wildlife movement, due to intimidation to wildlife through the introduction of noise, lights, and increased human/domestic animal presence. Also, the use of non-native landscaping can introduce invasive species, which can degrade remaining wildlife habitat by displacing native plant species that support the wildlife habitat and ecology. However, the proposed project will cluster residential development along the existing roadways and would not generate enough noise to impact wildlife. Furthermore, noise-generating construction activities would be limited to daylight hours, consistent with the Ventura County General Plan Goals, Policies and Programs Policy 2.16.2-1(5); therefore, construction noise would not affect crepuscular or diurnal wildlife movement. Furthermore, due to the proposed deed restriction that would prohibit development and activities along Live Oak Creek, project-specific impacts to wildlife movement from human presence will be less than significant, and the proposed project's contribution to cumulative impacts to wildlife movement from human presence will not be cumulatively considerable. Finally, project-specific impacts to wildlife movement from the introduction of new sources of lighting will be less than significant, and the project's contribution to significant cumulative impacts associated with lighting will not be cumulatively considerable, with the implementation of mitigation measure MM BIO-6 (below).

### **Mitigation/Residual Impact(s)**

With the implementation of mitigation measures that will prohibit invasive landscaping (MM BIO-4, above), require the use of fencing that facilitates wildlife movement (MM BIO-5, below), and prohibit lighting that will interfere with wildlife movement (MM BIO-6), project specific impacts to habitat connectivity will be less than significant, and the proposed project's contribution to significant cumulative impacts to habitat connectivity will not be cumulatively considerable.

#### **Biological Resources Mitigation Measure 5 (MM BIO-5): Wildlife Fencing**

**Purpose:** To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

**Requirement:** All new fences or walls, except for those within 100-feet of structures and retaining walls, must be permeable to wildlife, and conform to the following standards:

- i. Split-rail, pole, or wire fences must be constructed with:
  - (1) The top rail or wire that is no more than 40 inches above the ground;
  - (2) The top 2 rails or wires at least 12 inches apart;
  - (3) The bottom wire or rail at least 18 inches above the ground;
  - (4) Smooth top and bottom wires (no barbed wire on the top or bottom wires);
  - (5) No vertical stays; and
  - (6) Minimum 10-foot intervals for all posts.
- ii. Moveable one- or two-strand electric fencing for grazing.

**Documentation:** Prior to installing any new fences or walls on the lots created by the project, the Subdivider shall obtain a Zoning Clearance from the Planning Division. As part of the application for the Zoning Clearance, the Subdivider shall submit plans that graphically illustrate the location, design, and materials of the fences and walls, for the Planning Division's review and approval.

**Timing:** The Subdivider shall obtain the Zoning Clearance for fences and walls, prior to installation of fences and walls. Within one week of completion of installation of fences and walls, the Subdivider shall contact the Planning Division in order to schedule an inspection of the fences and walls.

**Monitoring and Reporting:** The Subdivider shall submit plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for fences and walls. The Planning Division will conduct a site inspection to verify that fences and walls are built according to the approved plans. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the NCZO. (PL-51)

Biological Resources Mitigation Measure 6 (MM BIO-6): Wildlife Corridor and Habitat Outdoor Lighting/Glare

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat.

**Requirement:** All outdoor light sources must be located within 100 feet of a structure or adjacent to a driveway and shall be hooded to direct light downward onto buildings, structures, driveways, or yards in order to prevent the illumination of surrounding habitat. Floodlights shall be prohibited. Lighting shall be located such that it is not directed at glass and other materials used on building exteriors and structures, which could create reflective glare. The Subdivider shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing the lighting plan. The Subdivider shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. An electrical engineer registered by the State of California shall prepare the lighting plan. The plan must include illumination information within parking areas, pathways, driveways, and open spaces on the lots created by the project. In

order to minimize light and glare from emanating from the project, all exterior structure light fixtures and freestanding light standards must be high cut-off type that divert lighting downward onto the property to avoid the casting of any direct light onto wildlife habitat. The Subdivider shall bear the total cost of the review and approval of the lighting plan. The Subdivider shall install all exterior lighting in accordance with the approved lighting plan.

**Documentation:** The Subdivider shall obtain a Zoning Clearance for lighting, from the Planning Division. The Subdivider shall submit a stamped copy of the proposed lighting plan to the Planning Division for review and approval, prior to issuance of the Zoning Clearance for lighting.

**Timing:** The Subdivider shall submit a lighting plan for review and approval by the Planning Division prior to the issuance of a Zoning Clearance lighting. The Subdivider shall maintain the lighting as approved in the lighting plan for the life of the permit.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the project file. The Subdivider shall ensure that the lighting is installed according to the approved lighting plan prior to final inspection of the lighting. The Building and Safety Inspector and the Planning Division have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the NCZO. (PL-50)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

4F. With the incorporation of the recommended mitigation measures discussed in this Initial Study (above), the proposed project will be consistent with the Ventura County General Plan *Goals, Programs and Policies* (2013c), including the Ojai Valley Area Plan (2008).

The Live Oak Creek riparian corridor within the survey area is considered a significant wetland habitat for the purposes of *Goals, Programs and Policies* Policy 1.5.2-3, as this area supports relatively undisturbed and diverse riparian vegetation and dry season surface water. With the proposed habitat exclusion deed restriction, the buffer from Live Oak Creek will be consistent with Policy 1.5.2-3.

The analysis above is based on a biological field reconnaissance (ISBA) prepared by Padre and Associates (2013) as required under Ojai Valley Area Plan Policy 1.4.2-1. As

discussed under Sections 4A.2 and 4B of this Initial Study (above), Biological Resources Mitigation Measures 1 through 3 will protect Locally Important Plant Communities identified in the Ojai Valley Area Plan (oak woodland), and will require replacement and permanent conservation at the specified ratio with monitoring for seven years, consistent with Ojai Valley Area Plan Policy 1.4.2-7.

Consistent with Ojai Valley Area Plan Policy 1.4.2-2 and *Goals, Programs and Policies* Policy 1.5.2-5, the United States Fish and Wildlife Service and California Department of Fish and Wildlife were consulted during the review of this project, and the California Native Plant Society and Audubon will receive notice of this environmental document (CDFW, 2013; USFWS, 2013).

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5a. Agricultural Resources – Soils (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?		X				X		
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

5a-1. The proposed project site includes soils designated as “Grazing,” “Other Land,” “Developed,” and having “Local Importance.” Only the soils designated as having “Local Importance” are the subject of environmental analysis.<sup>14</sup> The disturbance areas associated with the proposed project would not result in the direct and/or indirect loss of 20 acres or more of soils designated as Local Importance on parcels zoned as Open

<sup>14</sup> See the Ventura County Initial Study Assessment Guidelines, § 5a.



Space/Rural. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to agricultural soil resources.

5a-2. The proposed project does not include a General Plan amendment that will result in the loss of agricultural soils. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to agricultural soil resources.

5a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5a of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5b. Agricultural Resources - Land Use Incompatibility (PLng.)</b>								
<b>Will the proposed project:</b>								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

5b-1. The project site is not located adjacent to agricultural land in production. In addition, the site is not located closer than the threshold distances set forth in Section 5b.C of the *Ventura County Initial Study Assessment Guidelines*, to lands that are in agricultural production. Furthermore, future ministerial development of the proposed lots will involve residential development that is subject to the waiver set forth in Section 5b.C of the *Ventura County Initial Study Assessment Guidelines* for "...[a] new single-family dwelling on a parcel with AE, OS, or RA zoned land." Therefore, the proposed project will have a less-than-significant project-specific impact on agricultural resources, and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural resources.

5b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5b of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (PInG.)</b>								
<b>Will the proposed project:</b>								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

6a and -b. The westerly portion of the proposed project site is located within the Scenic Resources Protection (SRP) Overlay Zone, and is at least partially visible from public viewing locations along Burnham Road, Los Encinos Road, the Ojai Valley Land Conservancy's Ventura River Preserve north of Baldwin Road, and public lands located approximately a quarter mile to the west of the proposed project site. The area that is subject to the SRP Overlay Zone is characterized by relatively steep mountainous terrain, with oak woodland and chaparral habitat. However, the portion of the project site that is located within the SRP Overlay Zone would be subject to the deed restriction prohibiting development. Therefore, the proposed project will not result in development that could adversely affect the scenic resources that are located within the portion of the project site that is subject to the SRP Overlay Zone.

Proposed Parcels 1, 2, and 3 are within one-half mile of State Highway 150, which is an eligible scenic highway. However, future development on proposed Parcels 1, 2, and 3 will be screened by existing residential development, which is located between State Highway 150 and the project site. Therefore, the proposed project will not have an impact the viewshed from State Highway 150.

Proposed Parcels 1 and 2 will be visible from Burnham Road. (See Attachment 6, which includes photos of the project site as viewed from Burnham Road.) Existing scenic features visible from Burnham Road on proposed Parcels 1 and 2 consist of a stand of oak trees. As stated in Section 4A of this Initial Study (above), one coast live oak would be removed for the development of the driveway for proposed Parcel 1. However, the loss of the one oak tree would not substantially alter the scenic qualities of the stand of oak trees. The driveway that would afford access from Burnham Road to the proposed building pad located on proposed Parcel 1 would be visible from Burnham Road; however future development within the building pad located on proposed Parcel 1 would be screened from view by oak trees that are located between Burnham Road and the proposed building pad location. Future residential development on proposed Parcel 2 would be visible from Burnham Road; however, future residential development would be similar to existing residential development that currently exists along Burnham Road (e.g., residential development on Tax Assessor's Parcel 032-0-201-115) and would only partially screen views of the oak trees on-site, as viewed from Burnham Road. Therefore, future development on proposed Parcels 1 and 2 will not create a significant adverse impact with respect to views of the stand of oak trees located on

Proposed Parcel 3 would be located adjacent to and visible from Los Encinos Road. (See Attachment 6, which includes photos of the project site as viewed from Los Encinos Road.) However, existing trees and residential development along Los Encinos Road would screen any future development on proposed Parcel 3 from view along Los Encinos Road.

Proposed Parcel 4 and future development on proposed Parcel 4 would be visible from Burnham Road. However, future development within the building pad identified on proposed Parcel 4 would not result in the removal of any scenic resources, as it is located within an area that is relatively flat (i.e., to the west of an existing slope between Burnham Road and the proposed building pad location) and has been subject to horse and burro grazing. Views of mountainous terrain and native habitat that are located within the westerly portion of the project site and subject to the SRP Overlay zone would be at least partially screened from view by future development on proposed Parcel 4. However, the proposed building pad is located approximately 220' (at the closest point) from Burnham Road, and Burnham Road currently affords only partial views of the scenic resources due to topography, the stand of existing oak trees discussed above, and residential development on lots that are located adjacent to the project site. Due to the stand of existing oak trees, travelers have views of the scenic resources only along approximately 330-linear feet of Burnham Road, directly in front of the project site. In addition, there are no other pending and probable future projects within the same viewshed from Burnham Road which could contribute to a cumulative loss of views of the scenic resources that are located within the westerly portion of the proposed project site. Thus, future development on proposed Parcel 4 would not result in a substantial reduction in views of the scenic resources.

Therefore, future development on the proposed lots would result in a less-than-significant project-specific impact, and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

6c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 6 of the *Ventura County Initial Study Assessment Guidelines*. Since the areas in which future development would occur are located outside of the portion of the project site that has a SRP Overlay zoning designation, the development standards set forth in the SRP-related General Plan policies do not apply to the proposed project. However, the proposed project will be subject to the following condition of approval (assuming that the proposed project is approved), to ensure that future development on the proposed lots comply with the Ojai Valley Area Plan Scenic Resources Policy 1.6.2-4.

Scenic Resources Condition No. 1:

**Purpose:** In order to ensure that the reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum as required pursuant to Scenic Resources Policy 1.6.2-4 of the Ojai Valley Area Plan.

**Requirement:** The Subdivider shall, where possible as determined by the Planning Director in consultation with the Public Works Agency, Engineering Services Department, Development and Inspection Services Division, conform improvements to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain;
- b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element;
- c. Exposed Slopes: Grade slopes shall be concealed by landscaping, berms or other measures;
- d. The toe and crest of all cut and fill slopes in excess of five feet vertical height shall be rounded with vertical curves;
- e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion in conformance with natural slopes; and
- f. Where cut and fill slopes in excess of five feet in height are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading permit, condition use permit, or building permit. The plan will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes, and irrigation systems.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder. Prior to the commencement of grading activities,

the Subdivider shall (1) submit a copy of the grading plans to the Planning Division for review and approval, and (2) obtain a Zoning Clearance for grading.

**Timing:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map concurrently with the Parcel Map for the project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map. Prior to the issuance of a Zoning Clearance for grading, the Subdivider shall submit the grading plans to the Planning Division for review and approval. Prior to the commencement of grading activities, the Subdivider shall obtain the Zoning Clearance for grading.

**Monitoring and Reporting:** The Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. Planning Division staff will review the grading plans for future grading activities to ensure that they comply with the requirements of this condition, prior to issuance of the Zoning Clearance for grading. The Planning Division (in consultation with Public Works Agency Grading Inspectors, if needed) has the authority to conduct site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the NCZO. (PL-50)

#### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

#### Impact Discussion:

7a. The proposed project site is underlain by Quaternary Alluvium, Older Alluvium, and rocks of the Sespe Formation (Mark Kruger Geology, Inc., 2011). While the Sespe Formation is assigned "High Importance" in the *Ventura County Initial Study Assessment Guidelines* (page 56), the rocks of this formation outcrop are located outside the areal extent of the project's disturbance area along the streambank of Live Oak Creek. Within the areal extent of the project's disturbance area, the Sespe Formation occurs deep enough that it is unlikely to be impacted by surface disturbance associated with construction of the proposed project. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, to paleontological resources.

Although the proposed project is unlikely to result in impacts to paleontological resources, all future grading activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during grading activities:

Paleontological Resources Condition No. 1:

**Purpose:** In order to avoid 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 Subdivider 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 Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder. The Subdivider shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Subdivider has implemented any recommendations set forth in the paleontological report.

**Timing:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map concurrently with the Parcel Map for the project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map. Paleontological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. The Subdivider shall provide

any paleontological report prepared for the project site to the Planning Division to be made part of the project file. The Subdivider shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. (PL-56)

7b. The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains. The proposed project's disturbance would be limited to Quaternary Alluvium and Older Quaternary Alluvium. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, to paleontological resources.

7c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8a. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA (2014a)?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

8a-1. The project site is located within the vicinity of known archaeological sites and, therefore, the applicant retained an archaeologist to prepare a Phase I study (Schmidt

and Romani 2014) to evaluate the proposed project's potential to adversely affect archaeological resources. The Phase I record search and surface survey of the project site did not reveal the presence of archaeological resources. Therefore, the project would not demolish or materially alter in an adverse manner the physical characteristics of an archaeological resource in a local register, pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code. Therefore, the proposed project will have no impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

8a-2. As stated in Section 8a-1 of this Initial Study (above), the Phase I record search and surface survey of the project site did not reveal the presence of archaeological resources. Therefore, the proposed project will not demolish or materially alter in an adverse manner the physical characteristics that justify a resource's inclusion in the California Register of Historical Resources. Therefore, the proposed project will have no impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to archaeological resources.

8a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 8a of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements of the Ojai Valley Area Plan Policy 1.7.2-1, a qualified archaeologist performed a field reconnaissance survey to determine the presence of cultural remains. Furthermore, the proposed project will be subject to the following condition of approval in order to ensure compliance with Ojai Valley Area Plan Policy 1.7.2-1.

Archaeological Resources Condition No. 1:

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

**Requirement:** The Subdivider shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Subdivider 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 Subdivider shall:
  - 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:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder.

If archaeological remains are encountered, the Subdivider 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 Subdivider has implemented any recommendations made by the archaeologist's report.

**Timing:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map concurrently with the Parcel Map for the project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map. Archaeological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Timing:** The Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. The Subdivider shall provide any archaeological report prepared for the project site to the Planning Division to be made a part of the project file. The Subdivider shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director. (PL-59)

#### **Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8b. Cultural Resources – Historic (PLng.)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

### Impact Discussion:

8B-1 through -4. There are no designated, existing historic buildings, structures, or other historical features on the site. However, pursuant to Ventura County Tax Assessor's records (2014) for existing development on the project site, the existing, approximately 1,778 sq. ft. barn that is located on proposed Parcel 3 was likely to have been built sometime on or before 1950. Given the age and apparently few modifications that have been made to the barn, the barn might qualify as an "historical resource," pursuant to the Ventura County Initial Study Assessment Guidelines (2011a, § 8b.A). However, the proposed project does not involve the destruction or alteration of the barn. Furthermore, the proposed building pad on proposed Parcel 4 (which is the closest, proposed building pad to the barn) is located approximately 174' (at the closest point) to the barn. As such, residential development on the proposed lots will not adversely affect the historical integrity of the barn.

Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, to historical resources.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

9a and -b. The project site is located approximately 8 miles from the coast and, at that distance, does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches or sand dunes.

9c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 9 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>10. Fault Rupture Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from fault rupture will affect each project individually, and no cumulative fault rupture impacts will occur as a result of other approved, proposed, or probable projects.

#### Impact Discussion:

10a. and -b. The property is located north of a State of California designated Earthquake Fault zone. Construction of certain types will require geological investigations to evaluate the potential for surface rupture. The project geological/geotechnical report (Mark Kruger Geology Inc., 2011), indicates that no faults underlie the site and the proposed building sites are not located within Alquist Priolo Earthquake Fault Hazards Zones. Furthermore, habitable structures that may be built on the proposed lots will not be located within 50 feet of a mapped trace of an active fault. Therefore, the proposed project will not create a project-specific impact.

10c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 10 of the *Ventura County Initial Study Assessment Guidelines*.

#### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from ground shaking will affect each project individually, and no cumulative ground shaking impacts will occur as a result of other approved, proposed, or probable projects.

### Impact Discussion:

11a. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code, which is adopted from the California Building Code (2010, Chapter 16, Section 1613), requires the structures be designed to withstand this ground shaking. The project geotechnical report (Mark Kruger Geology, Inc., 2011, page 23), indicates a peak ground acceleration 0.61 g is anticipated from a magnitude 6.8 earthquake on nearby faults. The requirements of the building code will reduce the project-specific impacts of ground shaking to less than significant.

11b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 11 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>12. Liquefaction Hazards (PWA)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from liquefaction will affect each project individually, and no cumulative liquefaction impacts will occur as a result of other approved, proposed, or probable projects.

### Impact Discussion:

12a. Portions of the property are located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix (2013d, Figure 2.4b). This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. The geological/geotechnical report (Mark Kruger Geology, Inc., 2011, page 26) indicates the proposed building sites are not located within potential liquefaction zones. The potential hazards resulting from liquefaction will be less than significant.

12b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from seiche and tsunami hazards will affect each project individually, and no cumulative seiche and tsunami impacts will occur as a result of other approved, proposed, or probable projects.

### Impact Discussion:

13a. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (Ventura County, 2014) and is not subject to seiche hazard. There will be no project-specific impact from potential hazards from seiche.

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix (Figure 2.6). There will be no project-specific impact from potential hazards from tsunami.

13c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X			X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from landslide/mudflow hazards will affect each project individually, and no cumulative landslide/mudflow impacts will occur as a result of other approved, proposed, or probable projects.

#### Impact Discussion:

14a. The site is located in a hillside area of Ventura County. Based on an analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, portions of the property are also located in potential seismically induced landslide zones. The site also contains surficial failures along the descending slopes of Live Oak Creek based on field observations by Mark Kruger Geology, Inc. (2011, page 19). The mapped landslides and potential seismically induced landslide areas are not anticipated to affect the stability of the proposed building sites (*Ibid*, page 19) and no substantial hazard exists. The potential landslide hazards are considered to be less than significant.

14b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

#### Mitigation/Residual Impact(s)

None.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>15. Expansive Soils Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X			X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from expansive soils will affect each project individually, and no cumulative expansive soils impacts will occur as a result of other approved, proposed, or probable projects.

### Impact Discussion:

15a. Future development of the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction. The present Building Code (§ 1808.6) requires mitigation of potential adverse effects of expansive soils. The project geotechnical report (Mark Kruger Geology, Inc., 2011) indicates that the near surface soils have a low expansion index (page 29). The project-specific impacts associated with expansive soils is considered to be less than significant.

15b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>16. Subsidence Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

The hazards from subsidence will affect each project individually, and no cumulative subsidence impacts will occur as a result of other approved, proposed, or probable projects.

### Impact Discussion:

16a. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan *Hazards Appendix* (2013d, Figure 2.8), and the proposed project does not include any new oil, gas, or groundwater withdrawal. Therefore, the proposed project will not have a project-specific impact with regard to subsidence hazards.

16b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County NCZO</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

17A-1. The proposed project will be subject to the requirements of the Grading Code (Ventura County Building Code 2013a, Appendix J) and Uniform Building Code (ICC 2013). Future project structures and construction will be required to detain on-site the difference between peak runoff for the existing conditions and with the proposed project. Compliance with Public Works Agency conditions that will be applied to the Tentative Parcel Map will assure that the post project runoff is maintained at or below existing quantities. Therefore, the proposed project will create a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to flood hazards.

17A-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 17a of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17b. Hydraulic Hazards – FEMA (WPD)</b>								
<b>Will the proposed project:</b>								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

17B-1 thru -4. The subject property is located outside of the 1% annual chance floodplain as evidenced on the latest "Effective" Digital Flood Insurance Rate Maps (DFIRM) issued by FEMA (January 20, 2010) (Map # 06111C0566E). Given the location of the property outside of severe flood hazard zones, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to flooding

hazards.

17B-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

18a. The proposed project will be located within a designated High Fire Hazard Areas/Fire Hazard Severity Zones and Hazardous Watershed Fire Area. However, a fire flow test (WREA 2011) indicates that adequate fire flow is available to the project site for the development of a single-family dwelling on the proposed lots. Furthermore, the Subdivider should be able to comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (2013a) and the Ventura County Fire Code (2013b). If the Subdivider is unable to comply with Federal regulations, State regulations, the Ventura County Building Code, or the Ventura County Fire Code due to site specific constraints (e.g., due to the presence of endangered plants and species, terrain/topography, or location adjacent to lands not subject to local regulations, such as Federal or State property), the Subdivider will be required to provide a Fire Protection Plan from a qualified fire protection consultant as approved by the VCFPD. Therefore, the proposed project will have a less-than-significant impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to fire hazards.

18b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>19. Aviation Hazards (Airports)</b>								
<b>Will the proposed project:</b>								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

19a. The project site is not located within the sphere of influence of any public airport. The proposed project will not involve any obstructions to navigable airspace, as all future development on-site will be limited to a maximum height of 35'. Furthermore, pursuant to the requirements of Mitigation Measure BIO-6, all future lighting on-site must be shielded, directed downward, and cannot create new sources of glare, and thus will not interfere with aircraft navigation. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to aviation hazards.

19b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 19 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

20A-1. The proposed project does not involve the use of any hazardous materials. The proposed project will not have any project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to hazardous materials.

20A-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

20b-1. The proposed project is not considered an activity that produces hazardous waste. The proposed project will not have any project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to

hazardous wastes.

20b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 20b of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>21. Noise and Vibration</b>								
<b>Will the proposed project:</b>								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?	X				X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	X				X			



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?	X				X			

The evaluation of noise and vibration impacts on future residential uses within the project is not required pursuant to CEQA, and is provided in this Initial Study solely for the purposes of disclosure.

### Impact Discussion:

21a. In order to determine whether a project will result in a significant noise impact, the Ventura County Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a "Noise Sensitive Use" or a "Noise Generator." Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The proposed residential subdivision is considered a noise sensitive use. As the proposed project does not include a noise generating use (except with regard to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed project will have no impacts related to the introduction of a new noise generator near noise sensitive uses.

The proposed project would be located near Baldwin Road/State Route 150, but would be located outside of the CNEL 60dB(A) noise contour as mapped in the RMA-GIS noise contour maps (2014c). Therefore, future residential uses on the proposed lots will not be subject to noise levels from traffic along State Route 150, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airports; therefore, the proposed project will not be subject to noise levels that are incompatible with residential uses, from these noise generators. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to noise.

21b. The proposed subdivision may result in the construction of homes and accessory structures on each lot. However, future construction will not require pile-driving, vibratory compaction, demolition, drilling, or other similar types of vibration-generating activities. Therefore, the proposed project will not generate excessive groundborne vibration or groundborne noise levels. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to construction-related vibration.

21c. The proposed project does not involve the creation of a vibration-generating transit use. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines* (Section 21).

21d. The project site has access to a paved street. In addition, the proposed project will not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact, and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to the use of rubber-tire heavy vehicle uses.

21e. As stated in Section 21b of this Initial Study (above), the proposed project does not include an operation that requires pile-driving, vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities. Therefore, the proposed project will not have a project-specific vibratory impact, and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

21f. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 21 of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements of the Ventura County General Plan Goals, Policies and Programs Policy 2.16.2-1(5), *Construction Noise Threshold Criteria and Control Plan* (2010a), and *Ojai Valley Area Plan* Noise Policy 2.4.2-3, this Initial Study evaluated the noise impacts of the proposed project, and future development on the proposed lots will be subject to the following condition of approval.

Construction Noise Condition 1:

**Purpose:** To comply with the Ventura County General Plan Goals, Policies and Programs (2013c) Noise Policy 2.16.2-1(5), County of Ventura Construction Noise Threshold Criteria and Control Plan (2010a), and Ojai Valley Area Plan Noise Policy 2.4.2-3.

**Requirement:** The Subdivider 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. In addition, mufflers shall be used on all heavy construction equipment.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder.

The Subdivider 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 Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map concurrently with the Parcel Map for the project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map.

The sign shall be installed prior to the issuance of a building or grading permit (as appropriate, given the specific development activities that will occur) and throughout grading and construction activities. The Subdivider 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 Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. The Subdivider 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)

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>22. Daytime Glare</b>								
<b>Will the proposed project:</b>								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?			X				X	
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

22a. The proposed project site is located adjacent to Los Encinos Road and Burnham Road. The proposed project has the potential to introduce new sources of light and reflective surfaces (e.g., fenestration on single-family dwellings) that could produce disability glare. However, as discussed in Section 6 of this Initial Study (above), existing trees and residential development along Los Encinos Road would screen any future development on proposed Parcel 3 from view along Los Encinos Road.

With regard to views of the project site from Burnham Road, development within the building pad on proposed Parcel 1 would be screened from view by an existing stand of oak trees on proposed Parcel 1. However, new sources of light and glare from the development of the driveway on proposed Parcel 1, as well as the residential development on proposed Parcel 2 and Parcel 4 could result in the introduction of new sources of light and disability glare for motorists traveling along Burnham Road, in addition to light and glare produced by other existing residential development along Burnham Road. This is considered to be a potentially significant project-specific impact, and cumulatively considerable contribution to significant cumulative impacts, associated with lighting and glare along Burnham Road. However, with the implementation of Mitigation Measure BIO-6, which will require lighting to be projected downward, hooded, and directed away from reflective services, the project-specific glare impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant glare impacts, along Burnham Road.

22b. None of the General Plan Goals and Policies for Item 22 of the *Ventura County Initial Study Assessment Guidelines* are applicable to this project.

### Mitigation/Residual Impact(s)

As discussed above, with the implementation of Mitigation Measure BIO-6, which will require lighting to be projected downward, hooded, and directed away from reflective services, the project-specific glare impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant glare impacts, along Burnham Road. Residual impacts will be less-than-significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

23a. No project-specific or cumulative impacts to public health were identified during the review of the proposed project.

23b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 23 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

### Impact Discussion:

24a. The Ventura County Air Pollution Control District (VCAPCD) has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. However, the proposed project will generate less than significant impacts to regional and local air quality. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the VCAPCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the

proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to greenhouse gas emissions.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (PInG.)</b>								
<b>Will the proposed project:</b>								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

25a. The proposed project site is located in a sparsely populated residential community located along Burnham Road, in the Ojai area. Development in the vicinity of the proposed project site include: single-family dwellings along Los Encinos Road and orchards to the north, undeveloped Ventura River bottom to the east, single-family dwellings with accessory agricultural/animal keeping development to the south, and undeveloped, mountainous, chaparral-covered terrain to the west.<sup>15</sup> (See Attachment 6, which includes photos of existing development within the vicinity of the project site.)

The proposed project would result in the subdivision of the project site consistent with the minimum lot size requirements of the land use and zoning designations of the subject property, which also apply to many of the properties surrounding the project site. Future development on the proposed lots must comply with the standards established for the zoning designations for the subject property, and—given that the surrounding

<sup>15</sup> Also, see the description of the environmental setting set forth in Section A.5 of this Initial Study (above), for additional information on the zoning designations for, and existing development on, properties within the vicinity of the project site.

properties have the same or similar zoning designations as the proposed project site—future development will be compatible with existing residential and agricultural/animal keeping development within the vicinity of the project site. Furthermore, with the continued prohibition on new development within the proposed deed restriction area, and limitations on lighting set forth in Mitigation Measure BIO-6, the proposed project will not result in future development on the proposed lots that will be incompatible with development within the vicinity of the project site. Therefore, the proposed project will result in less-than-significant project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to community character.

25b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (Plng.)</b>								
<b>Will the proposed project:</b>								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units. The project, in fact, could result in the development of four new single-family dwelling units, which will add to the County's housing stock. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the elimination of existing housing.

26b. The proposed subdivision may result in the development of four, new single-family dwelling units, and four second dwelling units. As stated in the *Ventura County Initial Study Assessment Guidelines* (p. 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific impact, and does not qualify as a cumulatively considerable contribution to a significant cumulative impact, related to the demand for new housing, because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions to implement future construction activities on the proposed lots.

26c. The proposed subdivision will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial or industrial use on the subject property. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

26d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(1). Transportation &amp; Circulation - Roads and Highways - Level of Service (LOS) (PWA)</b>								
<b>Will the proposed project:</b>								
a) Will the proposed project cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

### Impact Discussion:

27a(1)-a. The proposed project will create the potential for new development that will



generate additional traffic on the local public roads and the Regional Road Network. If the Subdivider or future property owners choose to develop their properties, then a cumulative adverse traffic impact will occur and a Traffic Impact Mitigation Fee (TIMF) would be due to the County. Ventura County TIMF Ordinance 4246 and the policies set forth in Section 4.2.2 of the Ventura County General Plan Goals, Policies and Programs will require collection of a TIMF for new development. No development is proposed at this time; therefore a TIMF will not be collected for this subdivision at this point in time, but will be collected if or when future development occurs on the proposed lots, subject to a condition of approval that will be imposed on the Tentative Parcel Map, which is set forth below. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the level of service of the Regional Road Network or Local Road Network.

**Traffic Impact Mitigation Fee (TIMF) Condition No. 1:**

The project, as proposed, will create an entitlement for generating additional traffic. If the Subdivider chooses to develop the property, before the issuance of a Building Permit for new construction or a Zoning Clearance to initiate a new use, pursuant to the TIMF Ordinance, the Subdivider shall deposit with the Transportation Department a TIMF. The amount of TIMF will be based on type of development proposed by the Subdivider at the time of development. (TD – 1)

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

**Impact Discussion:**

27a(2)-a. The proposed project will create the potential for new development that will generate additional traffic on the local public roads and the Regional Road Network. The level of new traffic that could be generated by new development on the proposed

lots, will not adversely affect the safety and design of roads or intersections within the RRN or LRN. Furthermore, the proposed project will be subject to the roadway improvements condition of approval set forth below, that will require roadway improvements along the project site frontage adjacent to Los Encinos Road and Burnham Road, pursuant to the requirements of Road the County Road Standards, the Ventura County General Plan Goals, Policies and Programs (Section 4.2.2), Ordinance 1607 (November 10, 1964), the "Paveout Policy" (January 16, 1968), and Ventura County Code of Ordinances (Division 8, Chapter 4 – Urban Area Development). Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of roads or intersections within the RRN or LRN.

Roadway Improvements Condition No. 1:

**Purpose:** Road improvements shall be required when the existing road does not meet the applicable current County Road Standard Plate.

**Requirement:** Road improvements are required in accordance with the County Road Standards, the Ventura County General Plan Goals, Policies and Programs (Section 4.2.2), Ordinance 1607 (November 10, 1964), the "Paveout Policy" (January 16, 1968), and Ventura County Code of Ordinances (Division 8, Chapter 4 – Urban Area Development).

- a. Improve Burnham Road along the parcel's frontage in accordance with Road Standard Plate B-5 [A].
- b. In lieu of "a" above, road improvements on Burnham Road may be postponed until the Subdivider or future property owner apply for a building permit or use inauguration for a Zoning Clearance or at such time as the County improves the road, whichever comes first. The Subdivider shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road. Prior to recordation of the Parcel map, the Subdivider shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.
- c. Improve Los Encinos Road along the parcel's frontage in accordance with Road Standard Plate B-5 [B].
- d. In lieu of "c" above, road improvements on Los Encinos Road may be postponed until the Subdivider apply for a building permit or use inauguration for a Zoning Clearance or at such time as the County improves the road, whichever comes first. The Subdivider shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road. Prior to recordation of the Parcel Map, the Subdivider shall provide a written

acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.

**Documentation:** Submit road improvement plans, an agreement, and proof of posting the surety or written acknowledgement that the road improvements are being postponed and the Subdivider shall pay a pro-rata share of the road improvements when the County decides to improve the road.

**Timing:** The requirements shall be met prior to recordation of the Parcel Map and shall be transferred to future property owners if the lot(s) are sold.

**Monitoring and Reporting:** The Public Works Agency – Transportation Department will review the submittals. (TD – 6)

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

27a(3)-a. Future private roads or private access will meet the adopted private standards of the VCFPD as listed in the Ventura County Initial Study Assessment Guidelines. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of private access.

27a(3)-b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27a(4)-a. The proposed project road or access will comply with VCFPD adopted Private Road Guidelines (2014d). Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to tactical access.

27a(4)-b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)</b>								
<b>Will the proposed project:</b>								
1) Will the proposed project cause actual or potential barriers to existing or planned pedestrian/bicycle facilities?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Will the proposed project generate or attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

27b-1 and -2. The proposed project will not generate significant pedestrian and bicycle traffic. Although Burnham Road, which is the nearest County road to the project site, does not have pedestrian or bicycle facilities, it is not required to have pedestrian or bicycle facilities pursuant to the current applicable County road standard. Therefore, project-specific impacts relating to the supplementary addition of pedestrians and bicycles into the area will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to pedestrian and bicycle facilities/traffic.

27b-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27b of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27c-1. There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. In addition, the proposed project will not create a substantial increase in demand for bus transit facilities. Therefore, the proposed project will not have project-specific adverse impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to bus transit facilities/services.

27c-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27c of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27d. Transportation &amp; Circulation - Railroads</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

27d-1. There are no railroads within the vicinity of the project site with which the proposed project could interfere; the nearest railroad is located 6.4 miles away. The proposed project will not create additional demand for railroad facilities or operations. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to railroad facilities/operations.

27d-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27d of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s)**

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County-operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

27e-1. The proposed project site is not located within an airport sphere of influence. Furthermore, the proposed project involves a four lot subdivision, which will create the potential for new residential and, possibly, agricultural development; this type of development is not expected to generate complaints or concerns regarding interference with airports. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to airport facilities/operations.

27e-2. As stated in this Initial Study (above), the proposed project site is not located within the sphere of influence of a County-operated airport. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to airport facilities/operations.

27e-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27e of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

27f-1. The project site is not located adjacent to a harbor, will not affect the operations of a harbor, and/or will not increase the demands on harbor facilities. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to harbor facilities.

27f-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27f of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

27g-1. The County GIS Maps (2014c) indicate that there are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within close proximity to the project site; the closest pipeline is located approximately 7 miles from the project site. Therefore, the proposed project will not result in project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

27g-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27g of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

28a-1. The public water system which will serve domestic water to the proposed project is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. The design and construction of potential new development on the proposed lots must conform with applicable State and Building Code requirements pertaining to water systems. The proposed project will not have any project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding the quality of water supplied by the public water system.

28a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28a of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

28b-1. As discussed in Sections 2A-1 through -4 of this Initial Study (above), the VRCWD will supply domestic water service to the project site. Due to the supplementary water supplies that the Casitas Municipal Water District provides to the VRCWD, the VRCWD is considered to have the ability to provide a permanent supply of domestic water for the proposed project (Ventura County, 2013c, page 129, Water Supply Facilities Policy 4.3.2-1). Therefore, the proposed project will have a less-than-

significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to water supply.

28b-2. As discussed in Sections 2A-1 through -4 of this Initial Study (above), the proposed project, when combined with recently approved, current, and reasonably foreseeable probable future projects, will not introduce physical development that would adversely affect the quantity of water of the hydrologic unit in which the project site is located.

28b-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28b of the Ventura County Initial Study Assessment Guidelines.<sup>16</sup>

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								
<b>Will the proposed project:</b>								

<sup>16</sup> The ISAGs (page 185, § 28b) set forth the environmental water supply policies of the *Ojai Valley Area Plan* (§ 4.2.2) that must be evaluated as part of this Initial Study. The ISAGs do not require an evaluation of the proposed project's consistency with Water Supply and Distribution Policy 4.2.2-1. However, in order to approve the proposed project, the Planning Director must find that the proposed project is consistent with Water Supply and Distribution Policy 4.2.2-1 (as well as all other applicable policies of the Ventura County General Plan). [See the Ventura County Subdivision Ordinance (2011b) § 8205-5.5(a).] Water Supply and Distribution Policy 4.2.2-1 states:

*New discretionary development shall be required to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply. This policy shall be applicable until such time as a groundwater basin study is completed and it is found that the available groundwater, or other sources of water, could adequately provide for cumulative demand without creating an overdraft situation.*

Currently, there is no groundwater basin study for the Ojai Valley/Ventura River Watershed resources that will serve the proposed project, of which County staff is aware. [The Ojai Basin Groundwater Management Plan (Last Updated in 2012) does not encompass the project site or the groundwater resources of the Ventura County River Water District.] Therefore, the proposed project must not add any net increased demand on the existing water supply, in order to be consistent with Water Supply and Distribution Policy 4.2.2-1. As stated in Sections 2A-1 through -4 of this Initial Study (above), the proposed project will create a net increase in demand on the existing water supply (albeit a small amount of water relative to the Ventura County River Water District's total water supply) and, therefore, does not appear to be consistent with Water Supply and Distribution Policy 4.2.2-1. A full analysis of the proposed project's consistency with Water Supply and Distribution Policy 4.2.2-1 will be set forth in the staff report for the Planning Director hearing on the proposed project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

28c-1. As discussed in Section 18a of this Initial Study (above), a fire flow test (WREA 2011) indicates that adequate fire flow is available to the project site for the development of a single-family dwelling on the proposed lots. Furthermore, the Subdivider should be able to comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (2013a) and the Ventura County Fire Code (2013b). If the Subdivider is unable to comply with Federal regulations, State regulations, the Ventura County Building Code, or the Ventura County Fire Code due to site specific constraints, the Subdivider will be required to provide a Fire Protection Plan from a qualified fire protection consultant as approved by the VCFPD. Therefore, the proposed project will have a less-than-significant impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to fire hazards.

28c-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28c of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems (EHD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

29a-1. The proposed project will not utilize an individual sewage disposal system. The Ojai Valley Sanitary District (Correa, August 3, 2010) has indicated that adequate sewer capacity is available for this project.<sup>17</sup> The proposed project will not have any project-specific impacts, or make a cumulatively considerable contribution to a significant cumulative impact, related to on-site sewage disposal systems.

29a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29a of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
Will the proposed project:								

<sup>17</sup> The project site is partially located within the sphere of influence—but not the service area—of the Ojai Valley Sanitary District. Therefore, in order to receive sewer service, the Subdivider will need to apply for, and receive approval of, annexation of the subject property into the Ojai Valley Sanitary District service area. The Ventura County Local Agency Formation Commission (LAFco) must approve the annexation. Therefore, LAFco is a responsible agency (CEQA Guidelines § 15381) with regard to the approval of the proposed project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

29b-1. The proposed project will be connected to a public sewer. The Ojai Valley Sanitary District (Correa, August 3, 2010) has indicated that sewer is available for this project.<sup>18</sup> The proposed project will not have any project-specific impacts, or make a cumulatively considerable contribution to a significant cumulative impact, related to the Ojai Valley Sanitary District sewage collection system.

29b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29b of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

<sup>18</sup> See Footnote 18 (above).

29c-1. As required by California Public Resources Code (PRC) § 41701, the Ventura Countywide Siting Element (CSE) (2001) that is updated annually, confirms that Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the PRC, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to Ventura County's solid waste disposal capacity.

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities, to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by a project. The Public Works Agency, Integrated Waste Management Division's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final Zoning Clearance for use inauguration or occupancy, consistent with the Ventura County General Plan Goals, Policies and Programs Waste Treatment and Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, -4, and -6. In addition, the proposed project will be consistent with the Ojai Valley Area Plan Waste Treatment and Disposal Facilities Goals 4.3.1-1 and -2, and Policy 4.3.2-3. Therefore, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the Ventura County's General Plan goals and policies for solid waste disposal capacity.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

29d-1. The proposed project does not include a solid waste facility. The proposed project will not create any adverse project-specific impacts, and will not make a cumulatively considerable contribution to a cumulative impact, related to solid waste facilities.

29d-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29d of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

30a. The local area is currently served with electrical, gas, and communication facilities. There are no utilities located within the project site that would be disrupted or re-routed to accommodate the proposed project. Therefore, the proposed project will not result in project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

30b. Potential future development of the proposed lots will not increase demand on a utility, such that an expansion of an existing utility facility will be required. Therefore, the proposed project will not result in project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to secondary environmental impacts associated with utility development.



30c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 30 of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								
<b>Will the proposed project:</b>								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

31a-1. Live Oak Creek, a Watershed Protection District jurisdictional red line channel, flows southerly in a watercourse located approximately along the westerly side of the eastern third of the project site. The Hydrology/Hydraulic Study (MJ Widmann 2012) analyzed the characteristics of the watercourse with respect to future pad elevations. There is an existing flowage easement to the Watershed Protection District over the southerly reach of Live Oak Creek within the property. Based on the analysis set forth in the Hydrology/Hydraulic Study, no physical modifications are proposed that are not already included in the project design, and the project design mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will have a less than significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to red line channels under the jurisdiction of the Watershed Protection District.

31a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 31a of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

31b-1 thru -4. The proposed project will be subject to the requirements of the Grading Code and Uniform Building Code. Future project structures and construction will be required to detain on-site the difference between peak runoff for the existing condition and condition with the proposed project. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to drainage facilities not owned by the Watershed Protection District.

31b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

32a. The proposed project involves the potential for the development of eight additional dwellings (i.e., four single-family dwellings and four second dwelling units). This change in land use will not require additional personnel, equipment, or facilities of the Ventura County Sheriff's Department, in order to continue to provide law enforcement/emergency services to the project site. Thus, the proposed project will have a less than significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to law enforcement services.

32b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 32 of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33a. Fire Protection Services - Distance and Response (VCFPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

33a-1. The proposed project will be located within five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department. The nearest fire stations to the proposed project site are Station #22, 2.5 miles away via South La Luna Avenue, Highway 150, and Burnham Road; and Station #23, 2.9 miles away via Highway 33, Santa Ana Boulevard, and Burnham Road. Therefore, the proposed project will have no project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the distance to a fire station.

33a-2. The proposed project will not require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site. Therefore, the proposed project will have no project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to response times from fire stations.

33a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33a of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

33b-1.The proposed project will not result in the need for additional fire personnel. Therefore, the proposed project will have no project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the need for fire personnel.

33b-2.The magnitude of the proposed project and its distance from existing facilities do not require a new facility or additional equipment. Therefore, the proposed project will have no project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the need for facilities and equipment.

33b-3.The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33b of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing school facility?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

34a-1. The project site is not located adjacent to a school with which it could interfere; the nearest school, Santa Ana, is over 1,800 feet from the project site. Any additional demand created by the proposed project would be mitigated by payment of school fees pursuant to § 65996 of the California Government Code (2014b). Therefore, the proposed project will not result in project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing school facilities.

34a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 34a of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34b. Education - Public Libraries (Lib. Agency)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?		X						
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?						X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

34b-1. The proposed project will not be located adjacent to a public library facility and, therefore, will not interfere with the operations of an existing public library facility. Therefore, the proposed project will not have a project-specific impact on the operations of an existing library facility.

34b-2 The Ojai Library is the nearest library to the proposed project site. Upon consultation with the Ventura County Library (Griffin, September 10, 2014), the Ojai Library is considered overcrowded as it has less than one square foot per resident (5,051 square feet for 7,558 residents). However, the addition of an estimated 10 residents (approximately 2.5 residents per dwelling unit as per the Ojai Valley Area Plan) would have a less than significant project-specific impact on the current service level of the library.

34b-3. As stated in Item 34b-1 (above), the proposed project site is not located adjacent to a public library facility. Furthermore, there are no transportation facilities located on, or near the project site that afford access to a public library facility. Therefore, the proposed project would not have project-specific impacts with regard to access to existing library facilities.

34b-4. As stated in Item 34b-2 (above), the Ojai Library is currently overcrowded but the project would have less than significant impacts on overcrowding due to the limited number of additional residents the proposed project is likely to contribute relative to the existing population. When considered with other pending and approved projects near the proposed project site (above), the proposed project will not make a cumulatively

considerable contribution to a significant cumulative impact on overcrowding at the Ojai Library.

34b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 34b of the Ventura County Initial Study Assessment Guidelines.

### Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population;</li> <li>Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or,</li> <li>Regional Trails/Corridors - 2.5 miles per 1,000 population?</li> </ul>		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

35a and -b. The proposed four lot subdivision will allow for the development of eight additional dwellings (i.e., four single-family dwellings and four second dwelling units), which has the potential to increase the population and corresponding demand on recreational resources within the Ojai area. However, the proposed project will be conditioned to require the Subdivider to pay all Quimby fees as determined by the



General Services Agency – Parks Department, pursuant to Ventura County Ordinance Code (2014b, § 8297-4 et seq.) for the purpose of providing fees in lieu of land dedication for local park acquisition or development for the future residents of the subdivision.

Regional parks, trails, and corridors have been provided by Federal, State, County, quasi-public and local facilities such as the Los Padres National Forest, Santa Monica Mountains National Recreational Area, Channel Islands National Parks, and the recreational lakes of Piru and Casitas.

Therefore, the proposed project will result in less than significant project-specific impacts, and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

35c. The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. There are not parks/facilities and/or regional trails/corridors located on, or immediately adjacent to the proposed project site. The Ojai Valley Land Conservancy manages a network of public trails within the Ventura River floodplain, which are located to the northeast of the project site. However, the closest trail is located approximately 0.75 miles from the project site and, at that distance, development on the proposed lots will not have an adverse effect on the development, maintenance, or use of the trail. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to trails.

35d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 35 of the Ventura County Initial Study Assessment Guidelines.

### **Mitigation/Residual Impact(s)**

None.

**\*Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

**\*\*Key to Impact Degree of Effect:**

N – No Impact  
LS – Less than Significant Impact  
PS-M – Potentially Significant but Mitigable Impact  
PS – Potentially Significant Impact

## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

### Findings Discussion:


1. As stated above in Section B, Item 4 of the Initial Study, with the imposition of the recommended mitigation measures, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
3. As stated in Section B, with the imposition of the recommended mitigation measures, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

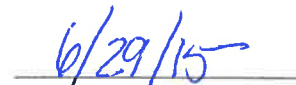
4. As stated in Section B, the proposed project will have at most a less than significant impact with regard to adverse effects, either directly or indirectly, on human beings.

## Section D – Determination of Environmental Document

Based on this initial evaluation:

<input type="checkbox"/>	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required</b> .

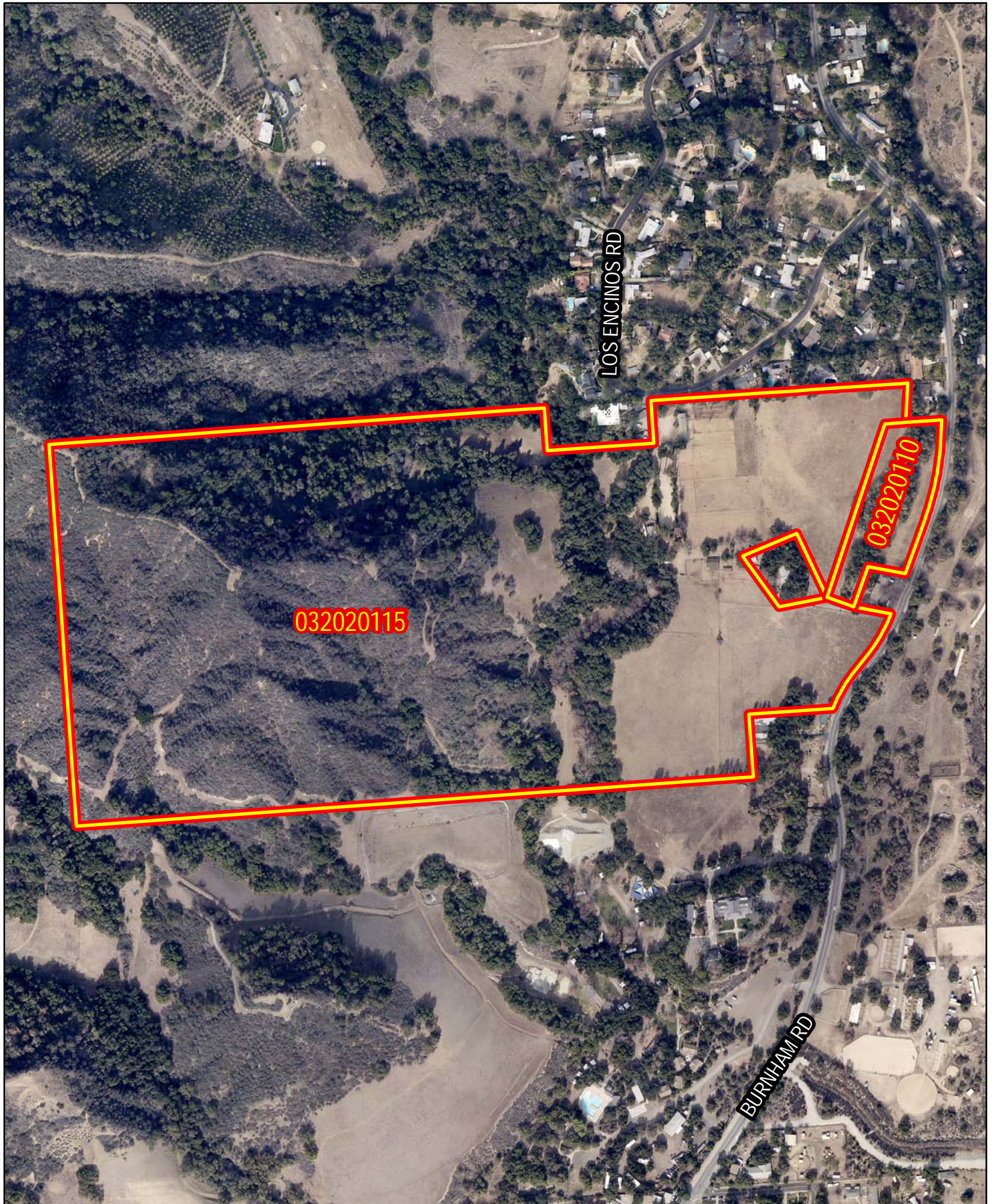
  
 Daniel Klemann, M.A., Manager  
 Residential Permits Section

  
 Date

### Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – Deed Restriction Area
- Attachment 4 – Ventura County Pending and Recently Approved Project Lists and Maps
- Attachment 5 – Initial Study Biological Assessment
- Attachment 6 – Photos of the Project Site and Vicinity
- Attachment 7 – Water Usage Calculations
- Attachment 8 – Comments, and Responses to Comments, on the Draft Mitigated Negative Declaration
- Attachment 9 – Works Cited





Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 10/22/2014  
Source: Pictometry, February 2014



County of Ventura  
Planning Commission Hearing  
SD12-0002 (TPM-5894)  
**Aerial Photography Map**  
**ATTACHMENT 1**

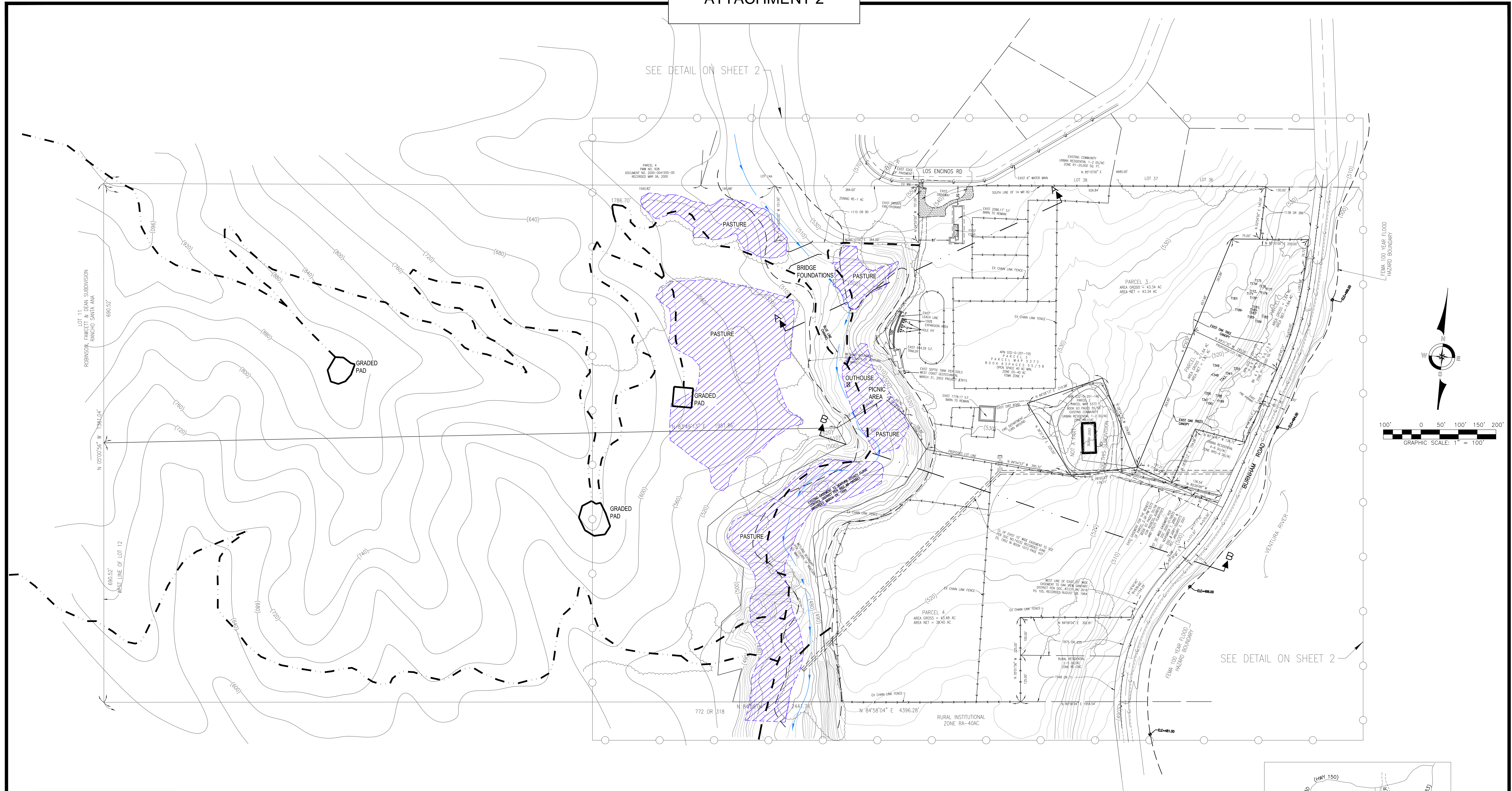
0 200 400 800 Feet

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 therein.





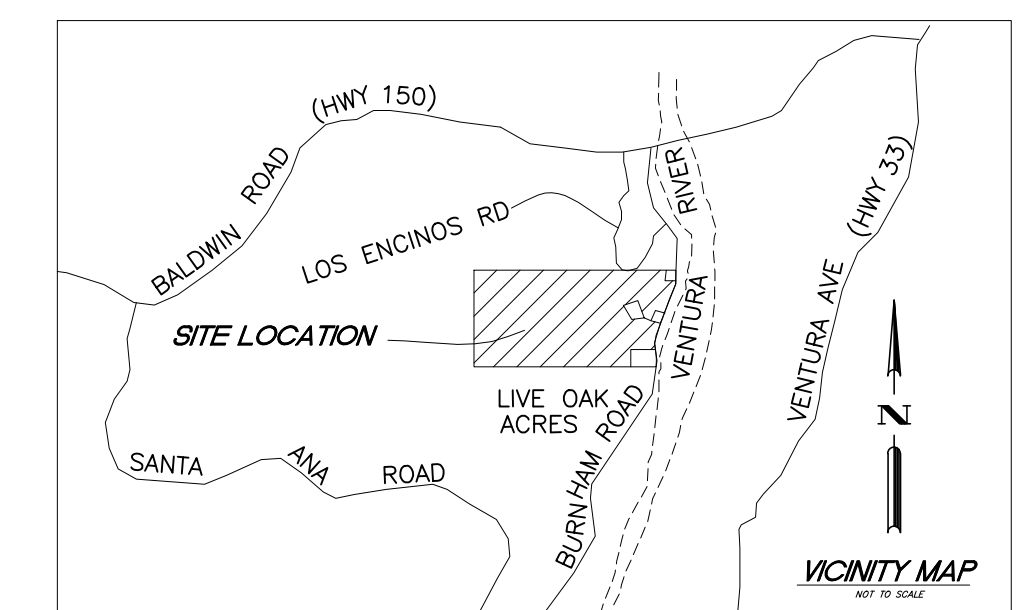
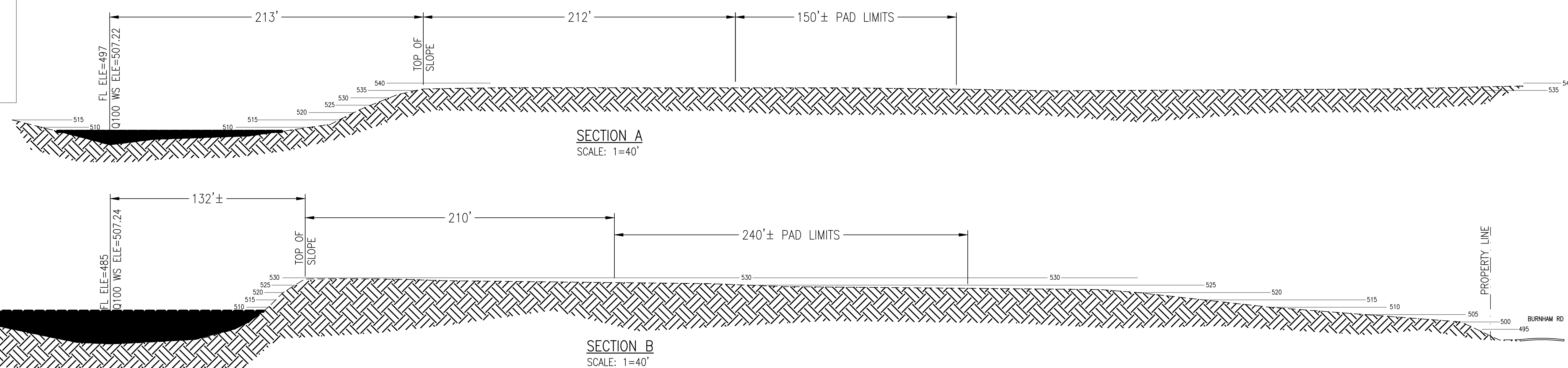
ATTACHMENT 2



ANNOTATION CHANGE. REPLACING MAP  
TITLE TO TENTATIVE TRACT MAP MADE BY  
SESPE CONSULTING, 10/23/14

VCWPD EASEMENT VERIFIED BY:  
GARRY SALMEN & ASSOCIATES LAND  
SURVEYING MARCH 2015

VCWPD EASEMENT VERIFIED BY:  
GARRY SALMEN & ASSOCIATES LAND  
SURVEYING MARCH 2015



TENTATIVE PARCEL MAP NO. 5878

APN 032-0-201-105/155  
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
PARCELS 1 AND 3, PARCEL MAP NO 5373, IN THE COUNTY OF VENTURA  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES PAGES 55 THROUGH 59  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
MARCH 13, 2013

PREPARED BY:

**CALIFORNIA CIVIL  
DESIGN GROUP, INC.**

133 LA VETA DRIVE  
CAMARILLO, CA. 93012  
(805) 379-9222  
FAX (805) 484-8635

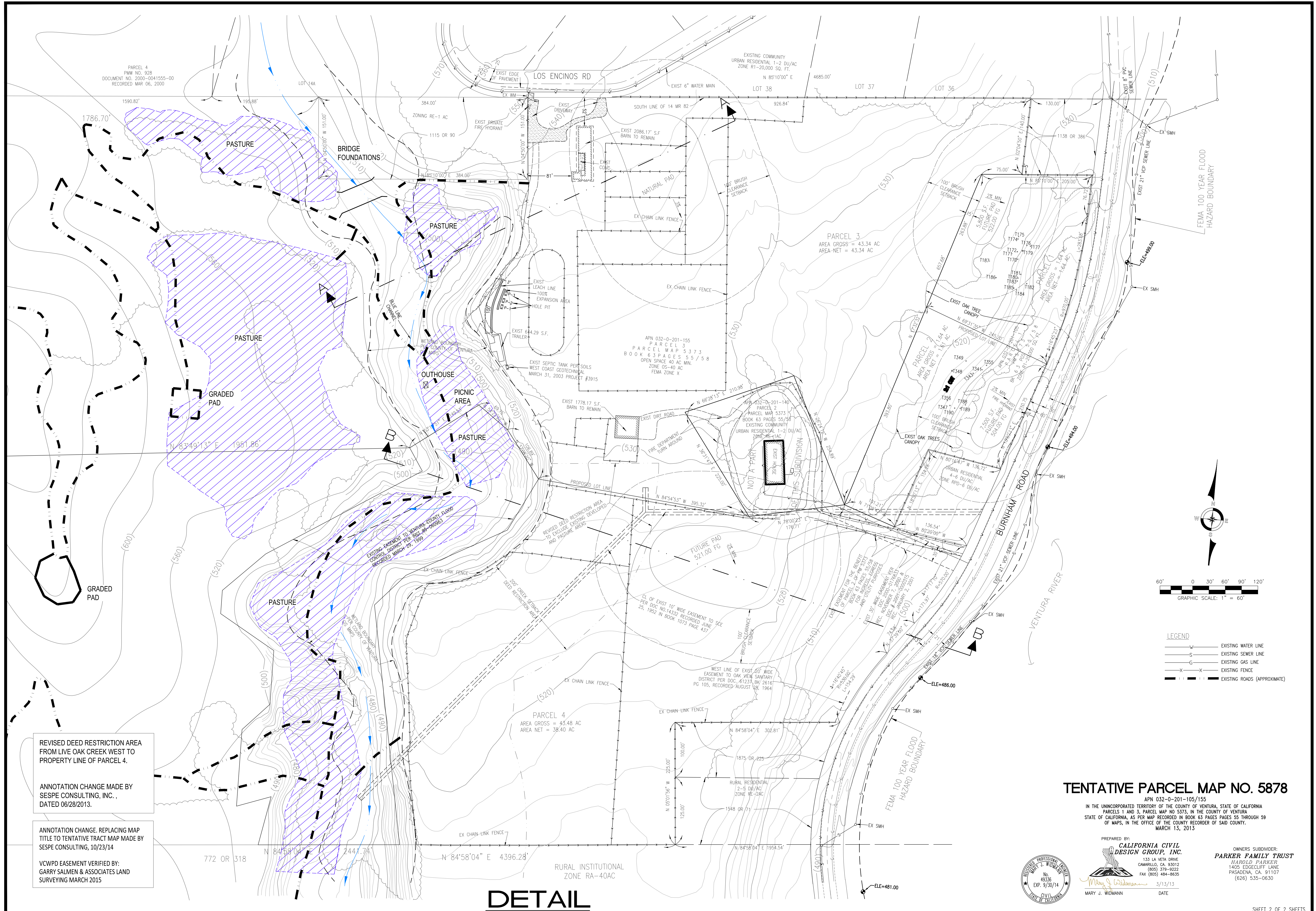
*Nary J. Widmann* 3/13/13

NARY J. WIDMANN DATE

OWNERS SUBDIVIDER:  
**PARKER FAMILY TRUST**  
HAROLD PARKER  
1405 EDGECLIFF LANE  
PASADENA, CA. 91107  
(626) 535-0630

SHEET 1 OF 2 SHEETS





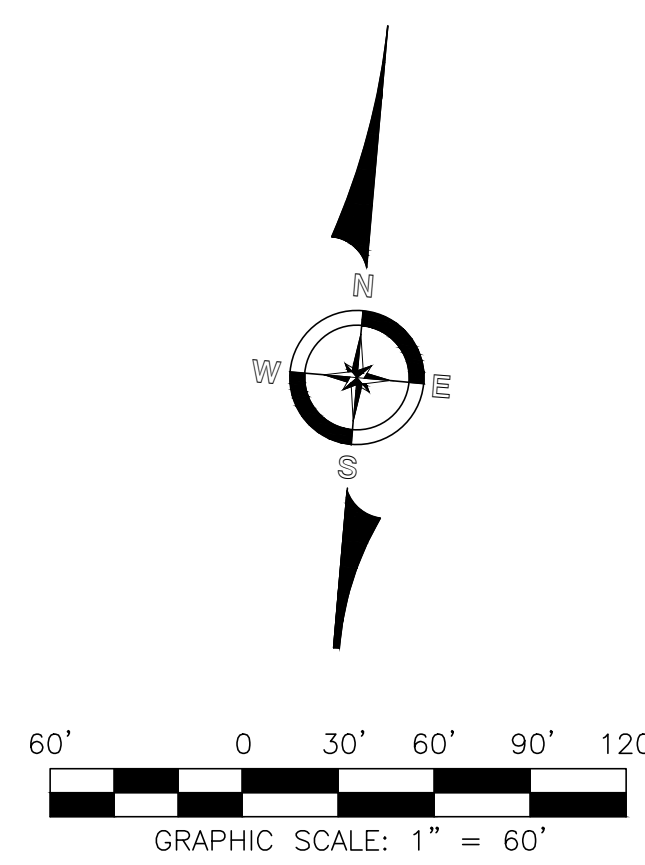
REVISED DEED RESTRICTION AREA  
FROM LIVE OAK CREEK WEST TO  
PROPERTY LINE OF PARCEL 4.

ANNOTATION CHANGE MADE BY  
SESPE CONSULTING, INC.,  
DATED 06/28/2013.

ANNOTATION CHANGE. REPLACING MAP  
TITLE TO TENTATIVE TRACT MAP MADE BY  
SESPE CONSULTING, 10/23/14

VCWPD EASEMENT VERIFIED BY:  
GARRY SALMEN & ASSOCIATES LAND  
SURVEYING MARCH 2015

# DETAIL



LEGEND	
—W—	EXISTING WATER LINE
—S—	EXISTING SEWER LINE
—G—	EXISTING GAS LINE
—X—X—	EXISTING FENCE
—	EXISTING ROADS (APPROXIMATE)

## TENTATIVE PARCEL MAP NO. 5878

APN 032-0-201-105/155  
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
PARCELS 1 AND 3, PARCEL MAP NO 5373, IN THE COUNTY OF VENTURA  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 55 THROUGH 59  
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
MARCH 13, 2013

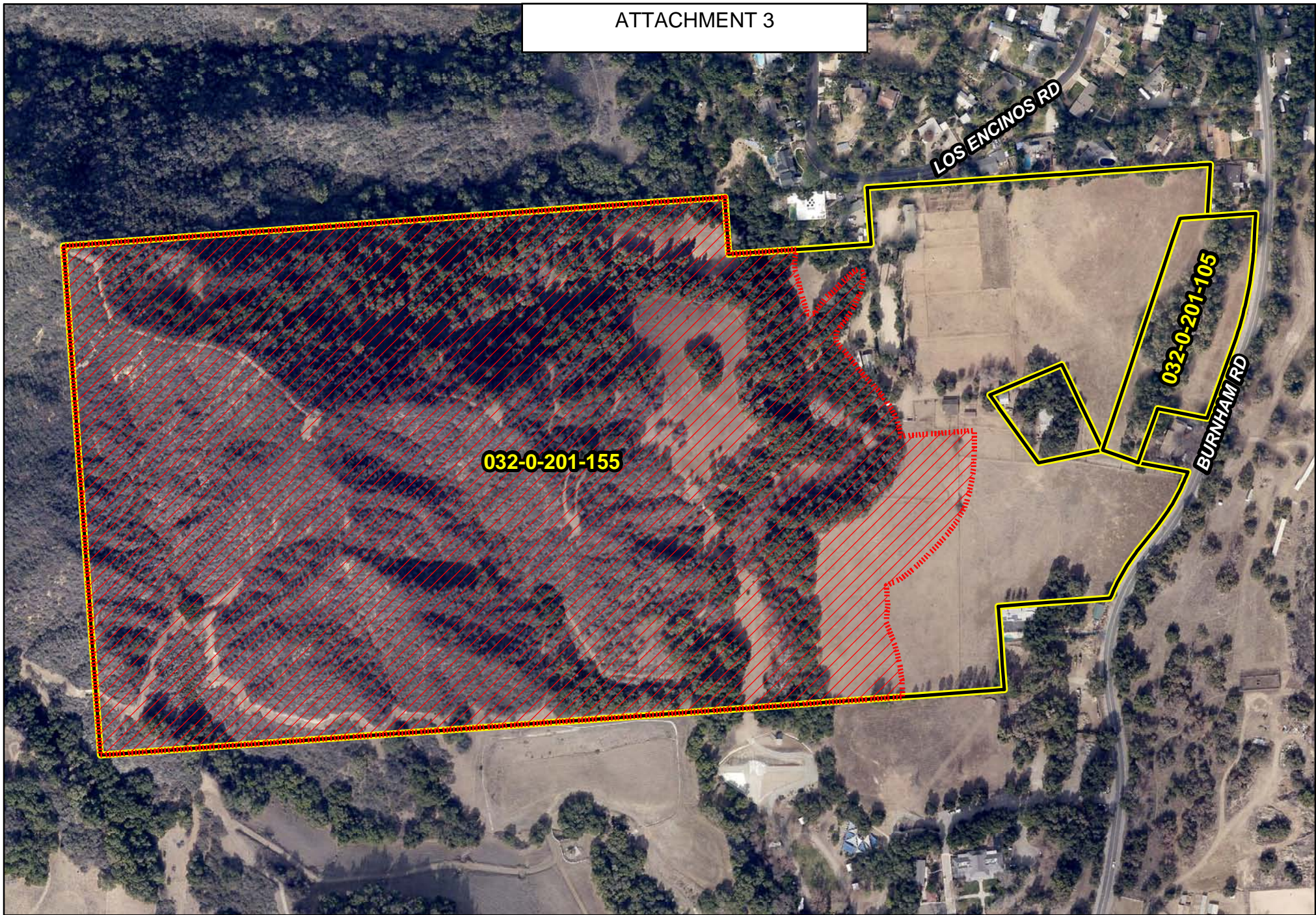
PREPARED BY:  
**CALIFORNIA CIVIL  
DESIGN GROUP, INC.**  
133 LA VETA DRIVE  
CAMARILLO, CA. 93012  
(805) 379-9222  
FAX (805) 484-8635  
MARY J. WIDMANN  
DATE 3/13/13

OWNERS' SUBVIDER:  
**PARKER FAMILY TRUST**  
HAROLD PARKER  
1405 EDGECLIFF LANE  
PASADENA, CA. 91107  
(626) 535-0630





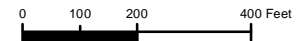
ATTACHMENT 3



Ventura County  
Resource Management Agency  
Information Systems Department  
Map created on 09/24/2014  
Source: Pictometry®, February 2014



**SD12-0002**  
**Deed Restriction**  
**Aerial Photography Map**



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KERN COUNTY

SANTA BARBARA COUNTY

Lockwood Valley

Source: Resource Management Agency, Planning Division, Accela Automation database  
Recently Approved Projects are defined as approved within the last 6 months  
Projects shown include Conditional Use Permits, Planned Developments, Variances, Subdivisions,  
Zone Changes, and General Plan Amendments

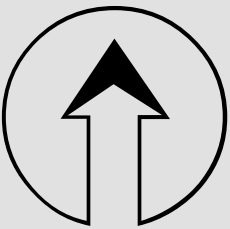
County of Ventura  
North Half

Pending & Recently  
Approved Projects

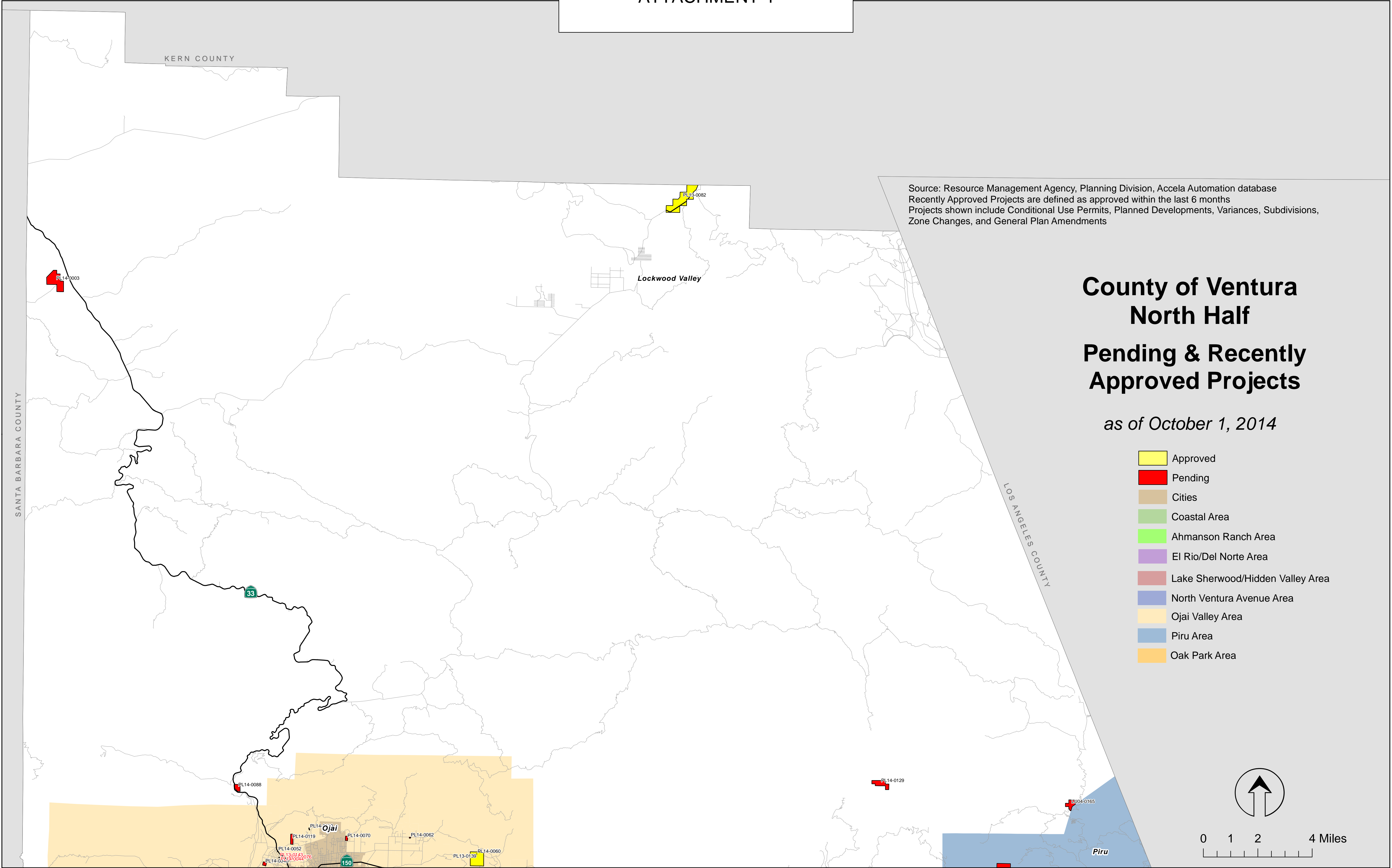
*as of October 1, 2014*

- Approved
- Pending
- Cities
- Coastal Area
- Ahmanson Ranch Area
- El Rio/Del Norte Area
- Lake Sherwood/Hidden Valley Area
- North Ventura Avenue Area
- Ojai Valley Area
- Piru Area
- Oak Park Area

LOS ANGELES COUNTY



0 1 2 4 Miles





# County of Ventura South Half

## Pending & Recently Approved Projects

as of October 1, 2014

- Approved

Pending

Cities

Coastal Area

Ahmanson Ranch Area

El Rio/Del Norte Area
- Lake Sherwood/Hidden Valley Area

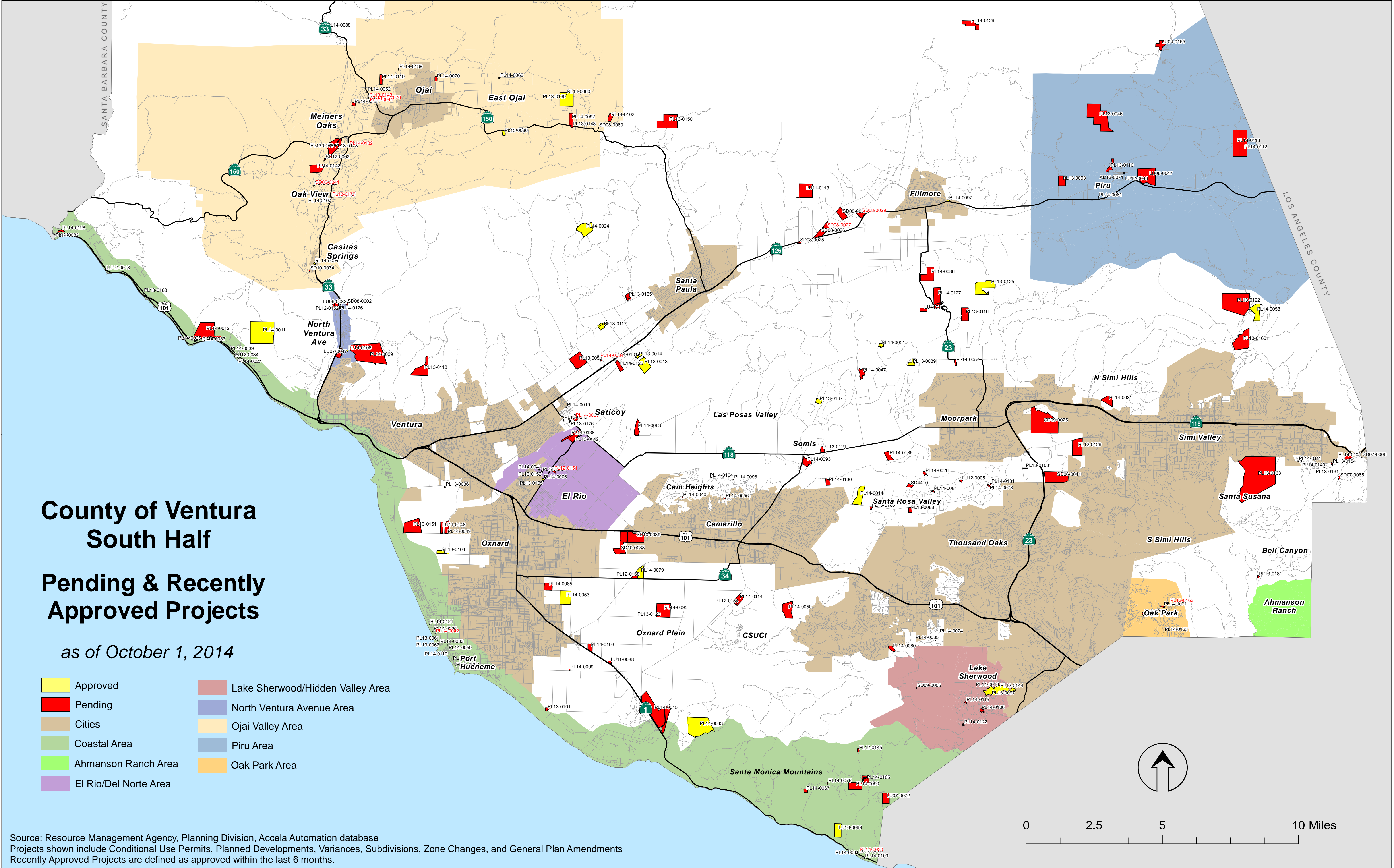
North Ventura Avenue Area

Ojai Valley Area

Piru Area

Oak Park Area

Source: Resource Management Agency, Planning Division, Accela Automation database  
Projects shown include Conditional Use Permits, Planned Developments, Variances, Subdivisions, Zone Changes, and General Plan Amendments  
Recently Approved Projects are defined as approved within the last 6 months.







# Pending Projects as of October 01, 2014

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

*Pending Projects include the following entitlement types with an "open" status: Conditional Use Permit, Land Conservation Act Contract, Conditional Certificates of Compliance, Continuation of Non-Conformity, Planned Development Permit, Permit Modification, Variance, Subdivision, General Plan Amendment and Zone Change. Source: Ventura County Planning Division Accela Database, as of 10/01/2014.*

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
AD12-0071	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	07/31/2012	Planned Development	In Review	Development Review Committee for the review of a 24-unit multi-family development in the RPD-12 du/acre zone district located at 4072 Center Street (APN 056-0-113-050) within the Piru Area Plan land use designation. The development will consist of of three residential buildings of 5,253 sq. ft. each housing eight rental units. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street with a 24 ft wide secondary access driveway via Market Street to the south. 45 parking spaces would be provided on-site. No native vegetation would be removed though five heritage sized pepper trees would be removed. Water would be provided by the Warring Water Service Inc. and waste water disposal would be provided by the Ventura County Sanitary District No. 16. Pursuant to the submitted preliminary hydrology and hydrolic calculations the majority of the surface water run off is proposed to be retained on-site. The submitted landscape plan associated with the project also proposes a vegetative screening between the project and the adjacent agricultural operation. The 1.38 acre project includes a density bonus, in order to provide affordable housings, is part of entitlment request to develop the site over the zone designated dwelling unit allowance of 12 du/acre to be 15 du/acre.	Winston Wright; (805)654-2468	CABRILLO ECONOMIC DEV CORP, 805-672-2577
AD12-0071	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	07/31/2012	Zone Change	In Review	Development Review Committee for the review of a 24-unit multi-family development in the RPD-12 du/acre zone district located at 4072 Center Street (APN 056-0-113-050) within the Piru Area Plan land use designation. The development will consist of of three residential buildings of 5,253 sq. ft. each housing eight rental units. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street with a 24 ft wide secondary access driveway via Market Street to the south. 45 parking spaces would be provided on-site. No native vegetation would be removed though five heritage sized pepper trees would be removed. Water would be provided by the Warring Water Service Inc. and waste water disposal would be provided by the Ventura County Sanitary District No. 16. Pursuant to the submitted preliminary hydrology and hydrolic calculations the majority of the surface water run off is proposed to be retained on-site. The submitted landscape plan associated with the project also proposes a vegetative screening between the project and the adjacent agricultural operation. The 1.38 acre project includes a density bonus, in order to provide affordable housings, is part of entitlment request to develop the site over the zone designated dwelling unit allowance of 12 du/acre to be 15 du/acre.	Winston Wright; (805)654-2468	CABRILLO ECONOMIC DEV CORP, 805-672-2577

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
LU04-0165	0160190090	5191 PIRU CANYON RD, VENTURA COUNTY UNINCORP	11/18/2004	Conditional Use Permit	Application Returned	The applicant has requested approval to construct and operate a telecommunications facility in the Piru area. The project would consist of installation and operation of a 55-foot tall monopine, 12 panel antennas, a Parabolic antenna, and equipment enclosed in a shelter. A 6' high chain-link fence would surround Verizon's lease area, and approximately 200' of trenching for underground conduit would occur. Closed case on March 15, 2006 due to inactivity by applicant.	Erik Nagy;	DELTA GROUPS FOR VERIZON, (949) 622-0333
LU07-0047	0630220110	2951 N VENTURA AV, VENTURA COUNTY UNINCORP	04/12/2007	Minor Modification	Completeness Rev In Progress	<p>The existing original Development Plan Permit 99 provided for an oil field pipe yard, crane and warehouse operation that included parking of trucks and oilfield equipment storage. In 1983, OST was approved to operate a truck washing facility for applicant-owned vehicles only on APN 068-0-040-020. In 1985 (Mod 6), applicant was approved for a 1,050 square foot addition to the main office; one 3,600 sf warehouse (phase I) and one 18,000 sf warehouse (phase I). At the time, existing facilities included the main office, two warehouses, a dispatch office, truck scales, and pipe storage yard.</p> <p>As of November, 2010, the applicant proposes to 1) legalize the operation of oilfield related contractor service and storage yards for two contractors (MJ Tank lines, KAG Tank lines); 2) legalize an existing 1,200 sf structure (Phase II warehouse) constructed without building permit on APN 068-0-040-13 which was originally shown on DP99-6 as located on another APN and proposed for 3,000 sf.; 3) modify and update the site plan to revise the permit boundaries down to 32.45 acres and lot coverage to be 25,581 square feet of total roof area of buildings; 4) modify and update the site plan to indicate relocation and size reduction of proposed phase 1 warehouse (4,800 sf), relocation of the existing dispatcher office to APN 068-0-040-13, relocation of the existing diesel fuel tank facility to 068-0-010-01; 5) relinquish PD 1992; 6) modify and update the site plan to remove the auto impound yard property (APN 068-0-040-120 and 050), bike path (APN 068-0-020-01), Towing yard (APN 068-0-040-08); and the truck wash area property (APN 068-0-040-02 portion) from the DP 99-7 boundary; 7) Removal of the previously approved under DP 99-6 Main office addition and Warehouse Phase I both not yet built; and 8) add fire hydrants, waterline for fire and detention basin. The existing uses which are to continue on the site are heavy drayage and transport and warehousing services through its fleet of trucks, cranes, forklifts and yard space with the base of operation through the main office and location of employee park without restrooms. The applicant has deleted the proposed addition to main office, and Phase I Warehouse proposed adjacent to the heavy repair shop. Merli Concrete Pumping, Morton Construction and Advanced Recycling operators are no longer proposed. Applicant showing on site plan the modified conex boxes used by contractors.</p> <p>The existing uses which are to continue on the site are heavy drayage and transport and warehousing services through its fleet of trucks, cranes, forklifts and yard space with the base of operation through the main office and location of employee park without restrooms.</p>	Nicole Doner; (805) 654-5042	ZERMANO RONALD-JULIE TR ET AL, 643-9963

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
LU07-0072	7000170300	9899 YERBA BUENA, VENTURA COUNTY UNINCORP	06/05/2007	Planned Development	Environmental Doc Prep	<p>Applicant proposes an approximately 15,000 sq. ft. single family dwelling (with basement), a four-car garage, motorcourt, raised deck, landscaping, and paved access roads. The following accessory uses and structures are also proposed:</p> <ul style="list-style-type: none"> <li>• accessory structures to a dwelling (a 700 sq. ft. second dwelling unit with a covered patio and a three-car garage, tennis court, pool, water feature and fountains)</li> <li>• farm animal (horses) uses and structures (one arena, one barn/stable, one corral, one round pen, one hot walk, and horse trailer parking) accessory to a dwelling. Number of farm animals not to exceed 25.</li> </ul> <p>The application was also submitted to address Planning Division/Code Compliance Violation Case No. ZV06-0048 involving unpermitted grading activities (in excess of 50 cubic yards) and vegetation clearance (in excess of 0.5 acres) within the Santa Monica Mountains. Applicant proposes to develop within and beyond the unpermitted graded areas. Water service will be provided by an existing, onsite water well and waste water will be discharged to a proposed onsite septic system. Access to the site is provided by Yellow Hill Road and Stagecoach Road. The subject property currently does not include any structures. Approximately 22,000 cubic yards of earth will be graded and moved.</p>	Chuck Anthony; (805) 654-3683	DICKINSON BRUCE-CHRISTINE TR, 213-590-3230
LU08-0047	0550210025	5164 E TELEGRAPH RD, VENTURA COUNTY UNINCORP	05/08/2008	Conditional Use Permit	Application Returned	<p>New Conditional Use Permit to include two phases of construction. Phase 1 includes the demolition of the existing unpermitted fruit stand and the construction of a 4,800 square foot large agricultural sales facility. Pumpkin patch and "pick your own crops" activities are also proposed to be used in conjunction with the large agricultural sales facility. Phase 2 includes the construction of a 14, 500 square foot accessory building; which will house the relocated Camulos Ranch office and also be used for storage.</p> <p>Zoning of Parcel is AE-40AC and AE-40AC/MRP. The site is also noted as a registered landmark.</p>	Kristina Boero; (805) 654-2467	CAMULOS RANCH, 521-1561
LU09-0082	0630040060	5753 N VENTURA AV, VENTURA, CA 93001	06/26/2009	Planned Development	Awaiting Resubmittal	<p>REVISED to add the following: The addition of 12,000 cubic yards of grading/river clean up and restoration is discretionary and is now a part of the CUP project as PWA identified during the review of the RV Storage facility CUP application. The project description will now include the grading permit. The grading within the recorded CCCPM Restrictive Covenant can be included in the environmental review for the CUP.</p> <p>Planned Development Permit LU09-0082 is to legalize outdoor storage of recreational vehicles. The subject property is 6.63 acres of which 2.74 acres is proposed for the development. The remaining 3.89 acres will be subject to a restrictive covenant for environmentally sensitive habitat preservation related to Conditional Certificate of Compliance SD06-0046. The proposal includes an asphalt parking lot that can accommodate 112 RVs. Recycled asphalt is the proposed surface for the parking lot which according to the soils and technical report is a permeable surface. The as-built grading plan indicates that the proposed parking lot area is at least one foot above the 100-year flood plain base elevations according to the local FEMA FIRM panel map. The project includes a 533 squre foot caretaker dwelling to be provided in a premanufactured home. Access is provided to the site by a 20-foot wide private driveway of crushed misc. base (CMB) via the intersection of N. Ventura Avenue and Cananda Larga Road. Water would be provided by the City of Ventura and waste water disposal would be provided by the Ojai Valley Sanitary District. A natural bio-swale is proposed along the western edge of the proposed parking lot culminating in a sand/oil seperator and energy dissipator. The facility would be screened from Ventura Avenue/any public viewing area with an existing 6' meshed, chain link fence atop a 3-foot earthen berm with landscaping to be planted in front once water is available.</p>	Becky Linder; (805) 654-2469	JOHN DEWEY, (805) 259-9499

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
LU11-0088	2180091120	3803 DUFAU RD, VENTURA COUNTY UNINCORP	07/22/2011	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for the operation of an agricultural preliminary packing and storage facility (over 20,000 square feet and under 100,000 square feet). The project includes: (1) continue to allow development on and use of the property as was previously permitted pursuant to Conditional Use Permit (CUP) Case No. 4842-2 and Variance 5249; and, (2) allow a new parking lot, office trailer, storage shed, cooling equipment, and storage containers that were never previously permitted on the property. Waste water is handled by an on-site private septic system.	Chuck Anthony; (805) 654-3683	MISSION PRODUCE INC, 805-981-3650
LU11-0103	0630220110		08/24/2011	Planned Development	Submittal In Progress	<p>DP 99-8</p> <p>The applicant requests that the DP 99-6 permit be modified to include the 2.74-acre property (i.e. the southerly portion of APN 063-0-220-110) upon which the current Aera Energy operations are conducted in a separate permit. Other than this modification of the permit boundary, no changes in the authorized uses or structures are proposed in this 2.74-acre area. The existing permit requirements and conditions of approval will remain applicable in this permit area.</p> <p>Note: OST may conduct certain uses under lease on the Aera Energy property (similar to other lease holders) in conformance with the DP99-6 (now known as DP99-8) permit. Such uses are currently authorized and are not part of the current permit modification application</p>	Nicole Doner; (805) 654-5042	
LU11-0118	0410140090	3500 TOLAND RD, VENTURA COUNTY UNINCORP	09/21/2011	Permit Adjustment	Submittal In Progress	Permit Adjustment to modify Condition 3i regarding direct haul and to modify Condition 71 regarding notification to commercial accounts and newspaper advertisement to the public.	Michelle D'Anna; (805) 654-2685	VENTURA REGIONAL SAN, 805-658-4674 Sally
LU11-0148	1380190500	4107 GONZALES RD, VENTURA COUNTY UNINCORP	12/16/2011	Major Modification	Awaiting Resubmittal	Major Modification, LU11-0148, for the ongoing operation of a greenhouse facility over 100,000 sq. ft. located at the northwest corner of the Gonzales Road and Victoria Avenue intersection on a 41.84 acre property with an AE 40 ac zone designation and an Agricultural General Plan Land Use Designation. The request includes changing the boundary of CUP 5042 to encompass additional 22.84 acres of land to the west that was developed with a greenhouse facility under CUP 4293 and remove 46 acres to the east that was under entitlement to build additional greenhouses under CUP 5042. The proposal includes the ongoing operation of a greenhouse facility for growing flowers, processing, storage, and shipping. Proposed modifications redefines the CUP boundary to align with the property lines to APN 138-0-190-500 & APN 138-0-190-52 (one legal lot). The site is developed with 6.26 acres of plant shelters/greenhouse buildings, a 2,100 sq. ft. of office, a 7,930 sq. ft. employee breakroom, a 1,415 sq. ft. single family dwelling, and the associated access roads, 81parking spaces, detention basins, and landscaped areas. The project proposes the construction of 11,000 sq. ft. of new greenhouse space and maintaining the right to construct approximately 208,000 sq. ft. of greenhouses that were entitled under CUP 5042 though not yet built. No new grading is anticipated and the applicant contends that existing detention basins can accommodate the existing runoff, any additional surface water runoff generated by the additional 11,000 sq. ft. of greenhouses proposed, and the runoff that would be generated by the yet to be constructed 208,000 sq. ft. of greenhouses. The property is serviced by private water wells and waste water disposal is handled by private septic systems.	Becky Linder; (805) 654-2469	ANTHONY VOLLLERING, 684-4695

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
LU12-0005	5160120095	3165 SUBIDA CR, VENTURA COUNTY UNINCORP	01/17/2012	Minor Modification	Prep for Hearing	Minor Modification, LU12-0005, for a 20-year time extension related to Conditional Use Permit no. 5193 (CUP) for agricultural accessory structures exceeding 2,000 sq. ft. on a 4.84 acre property with a Rural General Plan land use designation and a Rural Agriculture Zone Designation. CUP 5193 was originally approved for a 7,368 sq. ft. horse barn, 6,112 sq. ft. hay barn, and a 2,740 sq. ft. hot walker to exercise the horses. A maximum of 20 horses are on the property at any one time and one full time employee works at the property to clean the horse stables and feed the horses. Manure that is produced on site is disposed of in containers and hauled to an agricultural property to be spread on an avocado field. No additional development or grading is proposed. Water to the property is provided by the Camrosa Water District and waste water disposal for the project is handled by an on-site septic system. Access to the site is provided an existing decomposed granite road base driveway via Subida Circle.	Michelle D'Anna; (805) 654-2685	STEWART RUSSELL-KANDI K, 805-491-8327
LU12-0018	0600082425	6766 BREAKERS WY, VENTURA COUNTY UNINCORP	02/16/2012	Minor Modification	Coastal Comm Review	Minor Modification to PD 1016 to add CMU wall along northern property line within easement area to accommodate a raised walkway for the adjacent property owner. The subject property is developed with a two story single family dwelling addressed as 6766 Breakers Way and has a Local Coastal Plan land use designation of Residential High Density of 6.1-36 Dwelling Units Per Acre and a Residential Beach (RB) zone designation.	Michelle D'Anna; (805) 654-2685	LARRY GRAVES, 805-701-1510
LU12-0034	0600350385	3020 SOLIMAR BEACH RD, VENTURA COUNTY UNINCORPORATED, CA 93001	03/12/2012	Planned Development	Coastal Comm Review	A Planned Development Permit (Case No. LU12-0034) for the following remodel of an existing two-story single-family dwelling: a first floor dining room addition, a new roof over the existing first floor family room, a second floor master bedroom addition, and internal remodeling of the existing dwelling. After construction, the dwelling will include approximately 2,543 feet of gross floor area, a 447 square foot garage, and will be approximately 19 feet, 5 inches in height. The project includes the reduction of an existing six-foot, nonconforming courtyard wall to a maximum height of three feet in the 10 foot setback area adjacent to Solimar Beach Drive in order to comply with Section 8175-3.11 (Fences, Walls, and Hedges) of the Ventura County Coastal Zoning Ordinance. An existing private driveway directly off Solimar Beach Drive will continue to provide access to the site. Casitas Municipal Water District will continue to provide water and Ventura County Service Area No. 29 will continue to provide waste water disposal for the residential use of the property. Approximately 5 cubic yards of earth will be moved (by a small truck load hauled away from the project site) in order to construct new wall footing. No site grading or site topography changes will occur. No native vegetation or trees will be removed as part of the proposed project (Exhibit 3).	Chuck Anthony; (805) 654-3683	CARONE PAUL, 805-278-4025



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
LU12-0046	0550210100		03/29/2012	Minor Modification	Environmental Doc Prep	Permit modification and Zoning Ordinance Text Amendment for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The property owner and proprietor is EMT trained and the motocross track is utilized by the Community of Piru's Citizen's Emergency Response Team as an emergency response area. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handle by a private septic system. Customers are provided with 4 portable toilets. The applicant is requesting to amend the language of Section 8107-29.4 of the Non-Coastal Zoning Ordinance to allow the continued operation of an existing motocross facility in an area that was subsequently added to a County adopted Greenbelt area and to remove the prohibition against having a motocross facility within any area designated by the Fire Protection District as a High Fire Hazard Area.	Jay Dobrowalski; (805) 654-2498	KEVIN KEEHL, 805-521-1391
LU12-0046	0550210100		03/29/2012	Zoning Ordinance Amendment	Environmental Doc Prep	Permit modification and Zoning Ordinance Text Amendment for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The property owner and proprietor is EMT trained and the motocross track is utilized by the Community of Piru's Citizen's Emergency Response Team as an emergency response area. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handle by a private septic system. Customers are provided with 4 portable toilets. The applicant is requesting to amend the language of Section 8107-29.4 of the Non-Coastal Zoning Ordinance to allow the continued operation of an existing motocross facility in an area that was subsequently added to a County adopted Greenbelt area and to remove the prohibition against having a motocross facility within any area designated by the Fire Protection District as a High Fire Hazard Area.	Jay Dobrowalski; (805) 654-2498	KEVIN KEEHL, 805-521-1391



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
LU12-0055	0000000000		05/02/2012	Conditional Use Permit	Awaiting Resubmittal	New Conditional Use Permit to replace expired CUP 5018 for an existing wireless communication facility. Site is located at 6672 W. Old Pacific Coast Highway in Caltrans Highway 101 right-of way at the intersection of Ocean Avenue and Old Pacific Coast Highway, near the house on APN 060-0-082-59.	Jay Dobrowalski; (805) 654-2498	SYNERGY DEVELOPMENT SERVICES, (760) 803-6219
LU4171	5000090195		08/10/1998	Conditional Use Permit	Submittal In Progress	Sand and gravel quarry on APNs 500-0-050-41, and 500-0-090-19, -20, -21, and -22. The applications is for a time extension from 2000 to 2025, an increase in truck traffic from 460 ADT to 656 ADT, and the combination of CUP 4171 with CUP 3451 (an adjacent, small decorative rock quarry) into one permit. An EIR is in process.	Ebony McGee; (805) 654-5037	
PL12-0129	5000370285		09/07/2012	Parcel Map	Application Returned	A tentative parcel map request for the residential subdivision of an approximately 138.63 acre property into three residential lots of approximately 49.70 acres, 44.65 acres, and 44.27 acres. The subject property has an Open Space general plan land use designation and an Open Space 40-acre minimum parcel size zone designation and is located on the south side of Tierra Rejada Road immediately adjacent to the western boundary of the City of Simi Valley. The owner has proposed 4 building sites (one lot has two pads illustrated) on the tentative map. In order to develop the site as demonstrated, approximately 47,400 cubic yards of cut and 36,300 cubic yards of fill would be required, if the tentative parcel map is approved, for land clearing and grading. In addition, onsite access roads, drainage improvements, building pads, individual septic systems, and trenching for utilities would be developed/constructed after map approval. Water for the site would be provided by City of Simi Valley District 8 and waste water disposal would be provided by individual septic systems for each resulting parcel.	Chuck Anthony; (805) 654-3683	GLENN BAKER, 805-577-4174
PL12-0145	7010010145	8393 MIPOLOMOL RD, MALIBU, CA 90265	10/11/2012	Planned Development	Awaiting Resubmittal	Planned Development Permit for a 2,540 sq. ft. single family dwelling with an attached 767 sq. ft. attached garage in the Coastal Open Space zone and the Open Space Coastal Land Use Plan Designation. Water would be provided by a proposed private water well and waste water would be provided by an on-site septic system. An accessory propane tank would provide gas for the site and two 5,000 gallon water tanks would be provided for fire protection and domestic use. Grading to the prepare the site would include 1,633 cubic yards of cut, 48 cubic yards of fill, and 1,585 cubic yards of export and a series of retaining walls ranging from 2 to 6 ft tall are required to construct the private driveway and the fire department turn around. The fire department turnaround is partially located on the adjacent property to the east of the subject property. Access to the site is provided by a private dirt driveway via Mipolomol Road. Native vegetation would have to be removed within the required fire clearance area around the proposed single family dwelling.	Holly Harris; (805) 654-3136	CARY GEBNER, 818-591-7172
PL12-0151	1440010310		10/25/2012	Conditional Use Permit	Awaiting Resubmittal	New Conditional Use Permit for construction of a new packing and processing facility. Existing 13,600 sq.ft. box shed will remain. All other existing structures on site to be removed, including accessory ag buildings and produce stand. New structures include 1,325 sq.ft. shipping office, 1,760 sq.ft. receiving office, 2,900 sq.ft. engine room, 1,455 sq.ft. electrical room, 2,400 sq.ft. workshop, 1,800 sq.ft shipping office, 87,540 sq.ft. processing building and 58,000 sq.ft. attached open canopy. 160 auto, 34 truck spaces and 12 loading docks will be provided. Proposed grading includes 2,730 cubic yards cut and 30,100 cubic yards of fill. LCA contract 50-4.2 exists on the site but will not be renewed. Site is located on 16,30 acres of a 166.06 ascre parcel at 4324 E. Vineyard Avenue. Assessor Parcels 144-0-010-050/295 and 310 combined are one legally created parcel.	Kristina Boero; (805) 654-2467	JENSEN DESIGN LISA WOODBURN, (805) 633-2351

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL12-0152	0630040160	5721 N VENTURA AV, VENTURA, CA 93001	10/25/2012	Planned Development	Prep for Hearing	Planned Development permit for development of a contractor service yard on 7.7 acres of a 22 acre parcel located on Assessor Parcel Number 063-0-040-160, located west of the intersection of Canada Larga and Highway 33 between Brooks Institute and the City of Ventura water treatment plant. The site has a zoning designation of M-2 (Limited Industrial), a General Plan designation of Existing Community Urban Reserve and is located in the North Avenue Area Plan with a land use designation of Industrial. The storage facility is planned to be available to be leased to six individual tenants in separate yard. The sizes of the six lease areas are 1) 41,014 sq.ft, 2) 36,145, 3) 53,777, 4) 53,613, 5) 41,086 and 6) 68,024 sq.ft. 20 parking spaces will be provided. Five offices of 384 sq.ft. each will be provided for lease areas one through five. Proposed grading is 2,670 cubic yards of cut and 13,430 cubic yards of fill. An eight foot chainlink fence with wood slats is proposed on the site perimeter and each of the six lease areas. 8,613 sq.ft, of the site is proposed to be landscaped. Water would be provided by the City of Ventura and waste water disposal would be provided by the Ojai Valley Sanitation District. Access to the site will be provided from North Ventura Avenue by a new 24' wide private paved driveway.	Becky Linder; (805) 654-2469	RDK LAND LLC, (805) 259-9499
PL12-0154	2340050350	1750 - 1760 S LEWIS RD, CAMARILLO, CA 93033	10/31/2012	Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit (CUP) No. 4737 for a time extension and adjustment to the project boundaries for Casa Esperanza, located at 1750, 1756, 1758 and 1760 South Lewis Road. Casa Esperanza was approved in 1992 for the operation of a 75 room facility in seven buildings providing 24 hour support and rehabilitation to persons with mental illnesses. The facility is owner and operated by the County of Ventura. The size of all buildings is app. 36,623 sq.ft on a 55.7 acre parcel consisting of Assessor Parcels 234-0-050-340 & 350. This permit request will change the boundaries of CUP 4737 from including Assessor Parcels 234-0-0540-340 and 350 inlcude parcel 350 only. No additional improvements are proposed as part of the application.	Michelle D'Anna; (805) 654-2685	VENTURA COUNTY OF, (805) 981-3300
PL12-0158	0000000000		11/05/2012	Zoning Ordinance Amendment	Submittal In Progress	Revisions to CZO (Articles 1 through 14): Research, draft, review ordinance amendments related to landscaping, sensitive habitats, sea level rise, and tree protection. Address errors and inconsistencies within the Coastal Zoning Ordinance and bring standards in the ordinance up to date. Work with Coastal Commission staff to obtain input on proposed amendments. Develop and implement public outreach program (identify stakeholders, create outreach materials, prepare and hold public meetings). Review potential environmental impacts from the proposed amendments, evaluate potential impacts, prepare appropriate reports and documents, prepare and revise environmental documents as necessary.	Jennifer Welch; (805) 654-2465	VENTURA COUNTY, 805-654-2465

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL12-0163	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	11/28/2012	Planned Development	Environmental Doc Prep	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Kristina Boero; (805) 654-2467	CABRILLO ECONOMIC DEV CORP, 805-672-2577
PL12-0163	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	11/28/2012	Merger	Environmental Doc Prep	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Kristina Boero; (805) 654-2467	CABRILLO ECONOMIC DEV CORP, 805-672-2577

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL12-0168	2160054070	4524 E PLEASANT VALLEY RD, CAMARILLO, CA 93010	12/10/2012	Permit Adjustment	Application Returned	<p>Permit Adjustment to Conditional Use Permit (LU11-0111) for an Agricultural Contractor's Storage Yard to revise the amount and location of outdoor storage, to add a trash enclosure, add a heat treat chamber, add 2 storage containers that hold pallets that come out of the heat treat chamber and to add a 1,600 square foot shade structure over an existing concrete pad at the front of the property. The project description for LU11-0111 is as follows:</p> <p>Agricultural Contractor's Storage Yard for a pallet storage and delivery service to the agricultural community. Minor repairs of damaged pallets will occur on the site but not the manufacture of new pallets. Oxnard Pallet Company uses pre-cut, pre-sized lumber to refurbish pallets. The use is to be established in the existing structures collectively identified as the former Pleasant Valley Warehouse for the California Bean Grower's Association located at the N/E corner of Pleasant Valley Road and Fifth Street, Oxnard in an unincorporated area of Ventura County. The business was relocated from 531 Buena Vista Ave. in Oxnard and has 24 existing employees. The company utilizes 5 semi-trailers, three bobtail trucks, and one flatbed truck in their business. The permit also covers the existing produce processing operation.</p>	Jay Dobrowalski; (805) 654-2498	PLEASANT VALLEY LANDHOLDING, LLC, 805-207-4872
PL13-0036	1380060125	5100 OLIVAS PARK DR, VENTURA, CA 93003	03/20/2013	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit for temporary outdoor events within a 2 acre area on a 20 acre property in the Agricultural 40 acre minimum parcel size zone (AE-40) and the Agricultural General Plan land use designation addressed as 5100 Olivas Park Drive (APN 138-0-060-125). The request includes up to a maximum of 20 events each year, on Saturday and Sunday with wedding rehearsals and setup on Friday when needed. The events would be held between the months of April and September. There would be a maximum of 175 people at any any given event. There are 2 owner operators that manage the site, 2 employees are utilized to setup and break down when needed, and 1 on site caretaker is available for security and site management. Water is provided by the City of Ventura for fire suppression purposes and waste water disposal for the events would be provided by portable toilets. No guests are allowed in the on site buildings. The operator has prepared an on site circulation plan where guests could unload near the event area without having a cue backup onto Olivas Park and has prepared a parking plan for 110 onsite parking spaces. No new development or impervious area is being added to the site to facilitate the proposed project. Lighting would be provided by existing lighting fixtures including string lighting for the event area and pole lighting in the driveway. Guests are responsible for organizing catering, setup, and cleanup. The operator has a roll off trash container on site year round that is made available for guests as needed.</p>	Michelle D'Anna; (805) 654-2685	MARY MCGRATH, 805-644-1235
PL13-0043	1280022085		03/26/2013	Minor Modification	Awaiting Resubmittal	<p>Minor Modification to Planned Development Permit 1854 to change the use from a truss manufacturing and storage yard to a contractor service and storage yard related to the repair and storage of shipping storage containers. The subject property is located at 10998 Nardo Street. has an Industrial land use designation from the Saticoy Area Plan, and a M3-10,000 sq. ft. zone designation. All storage and repair woud be outside within a fenced yard as there are no buildings on the property. Repair includes using welding equipment that is stored onsite and painting with water based paints where less than 50 gallons of paint is stored on site at any given time. Water is provided by the City of Ventura and portable toilets are provided for the employees' for sanitation. Access to the site is provided by a two gates via Nardo Street. In addition to the change of use, the applicant is requesting to change the maximum height of storage from 10 feet tall to 17 feet tall to accommodate double stacking of the shipping containers and the removal of a permit expiration date.</p>	Nicole Doner; (805) 654-5042	GEOFF FARGO, 805-896-5084

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0046	0550060010		04/03/2013	Conditional Use Permit	On Appeal	<p>Major Modification to CUP LU08-0100 for exploratory oil drilling operation.The project is a request for a Major Modification to Conditional Use Permit LU08-0100, which involves the drilling of three test oil wells at two existing sites to determine the commercial viability of reactivating the Modelo Area of the Piru Oil Field. The project involves two existing well pads; 1) an upper one (1) acre pad that was the location of former Well Crocker 1-D where one new well will be drilled and, 2) a lower one and a half (1.5) acre pad that was the location of former Well Crocker Fee 16 where two new wells will be drilled and temporary production facilities will be set. A production fluids pipeline will run from the upper pad to the lower pad. This Modification request is for expansion of the lower pad only, by approximately 3,000 square feet for pad area (total of 8,361 sf) and approximately double the grading limit area (total of 20,246 sf). No other changes to the previously reviewed and approved permit and plans will occur. Additionally, no exploratory drilling or operational changes are proposed as part of this Modification.</p> <p>Ventura County granted a Conditional Use Permit LU08-0100 for this project on March 1, 2012. On December 10, 2012, DCOR submitted a revised lower pad grading plan to Ventura County, and a revised Biological Assessment Report was submitted on December 14, 2012 (updated on February 13, 2013) to evaluate the impacts of the proposed change. The original lower pad Grading Plan proposed a level pad that consists of cut and fill operations and construction of a 1:1 gradient cut slope to a maximum height of approximately 33 feet. The grading plan was revised to minimize the height of the 1:1 gradient cut slope to approximately seven feet. The dimensions of the pad site have been changed from 70.7' X 171.0' (original expanded proposal) to 51.8' X 161.5' (revised proposal). The revised grading plan will require some native vegetation to be removed in previously disturbed areas.</p> <p>Access Roads – The existing maintained dirt access road from Piru Canyon to Modelo Canyon is 12 feet wide. This access is required to be graded and improved to a minimum of 20 feet wide. This impact has already been analyzed as part of the original project approval.</p>	Jay Dobrowalski; (805) 654-2498	ANDREW PRESTRIDGE, 805-535-2029
PL13-0058	0900051085	12375 W TELEGRAPH RD, SANTA PAULA, CA	04/30/2013	Conditional Use Permit	Awaiting Resubmittal	<p>A Conditional Use Permit (PL13-0058) is granted to authorize the installation and operation of a new wireless communication facility (WCF). The WCF is designed as a 70-foot faux monopine located within a 950-square foot lease area. The faux monopine will be 70 feet tall. It will support three sectors with four panel antennas per sector for a total of twelve panel antennas. The twelve 8-foot tall panel antennas and ancillary equipment will be mounted on the faux pine tree. An 8-foot tall chain link fence with an access gate will be installed around the perimeter of the lease area. The lease area will contain a 230-square foot prefabricated equipment shelter and a backup generator. Two equipment cabinets will be located in the equipment shelter.</p> <p>The lease area will be screened from public viewing locations by the surrounding avocado trees. The WCF will be unmanned and operate 24 hours a day for 365 days per year.</p>	Hai Nguyen; (805) 654-5193	JIM DASTEE, 949-929-9695
PL13-0061	2060233220	3347 OCEAN DR, OXNARD, CA 93035	05/02/2013	Planned Development	Environmental Doc Prep	Planned Development Permit for the construction of a three story single family dwelling and attached 360 square foot garage located in the Residential High Coastal Land Use Plan designation and the Residential Beach Harbor coastal zone designation on a a vacant 2625 square foot lot addressed as 3347 Ocean Drive in the Hollywood Beach area. The subject property includes vegetation which will be cleared in order to construct the project. The removal of vegetation also requires a PD permit. Access to the site is provided by a 16-foot wide concrete driveway via Ocean Drive. Water and sewer service will be provided by the Channel Islands Beach Services District. A matt foundation system (not a deepened foundation consisting of piles) will be used for the dwelling. The entire subject property will be graded.	Chuck Anthony; (805) 654-3683	STEPHANIE VITACCO, 818-363-8313

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0062	2060233210	3349 OCEAN DR, VENTURA COUNTY, CA 99999	05/02/2013	Planned Development	Environmental Doc Prep	Planned Development Permit for the demolition of a 2,715 square foot two story single family dwelling with an attached 600 square foot garage and the construction of a 3,855 square foot single family dwelling with an attached 360 square foot 2-car garage located in the Residential High Coastal Land Use Plan designation and the Residential Beach Harbor coastal zone designation on a 2,625 square foot lot addressed as 3349 Ocean Drive in the Hollywood Beach area. Access to the site is provided by a 16-foot wide concrete driveway via Ocean Drive. Water and sewer service are provided by the Channel Islands Beach Services District. A matt foundation system (not a deepened foundation consisting of piles) will be used for the dwelling. The entire subject property will be graded.	Chuck Anthony; (805) 654-3683	STEPHANIE VITACCO, 818-363-8313



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0088	5200180195	10350 SANTA ROSA RD, VENTURA COUNTY UNINCORP	06/11/2013	Minor Modification	On Appeal	<p>Minor Modification to allow a 5-year time extension for Conditional Use Permit LU09-0069 for "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events, birthday and anniversary celebrations, non-profit and charity events, family reunions, corporate events, and similar temporary events. Temporary events would be limited to 4.3 acres of the subject property as indicated on the site plan, with up to 400 guests for a maximum of 60 days within the calendar year. The hours of operation for temporary outdoor events will be Saturday and Sunday from 8:00 am to 11:00 pm. Vendors are permitted to arrive at 8:00 am to set up for events. All guests and vendors will have departed the property by 11:00 pm. One event rehearsal is permitted the day before each event, and shall not last more than two hours. The event rehearsal was originally approved to allow Friday evenings rehearsals to start after 7:00pm. As part of the Minor Modification request the applicant is requesting to add events on Friday starting before 3:15 PM to conclude by 10:00 PM with Thursday rehearsal. Attendance at the event rehearsal shall be limited to the wedding party. No food, drink, music, or other entertainment is allowed during the event rehearsal.</p> <p>The catering staging area is located at the northwest corner of the subject property, adjacent to the parking area. All food and beverage service on site will be provided by self-sufficient, licensed catering services. Dishes, flatware and glasses will be provided by the caterer or a delivery rental company. Catered food will be prepared off site and transported to the event site for each event. Food service provided will have a permit to operate from the Ventura County Environmental Health Division.</p> <p>Guest parking is located along the northern portion of the property, near Santa Rosa Road, and will be comprised of about 1.7 acres of the event site. There will be a total of 208 parking spaces. The main parking area consists of 142 spaces with an overflow area that will accommodate another 51 spaces for guests and catering/delivery vehicles. An additional 15 spaces can be accommodated along the main access road on the interior of the project site, if necessary. Access for catering is provided from a secondary driveway located on the northwest corner of the property, approximately 300- feet west of the main entrance. This exit can also be used in the event of an emergency.</p> <p>There is gated access to the property and an access road from Santa Rosa Road to the parking area. Parking attendants will be present during temporary events to provide traffic control, and valet parking can also be accommodated at the request of the event host. No parking is proposed on Santa Rosa Road or shoulder right-of-way.</p> <p>Portable restrooms will be provided by a local vendor and will be required as part of the contract for any event to be held at the site. An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with Environmental Health Division regulations. The bathrooms serving the main residence are prohibited from being used for temporary events.</p>	Michelle D'Anna; (805) 654-2685	MIMAKI BRYAN-DONNA TRUST, 805-732-4122
PL13-0093	0550110175		06/17/2013	Lot Line Adjustment	Completeness Rev In Progress	<p>Parcel Map Waiver- Lot Line Adjustment, 2 lots Normans Nursery Fillmore</p> <p>LCA contract R and R of 3 and 1 NNR.</p> <p>055-0-160-36 is the priomary parcel where all of the structures are located as shown on the exhibits</p>	Winston Wright; (805)654-2468	NORMAN CHARLES R-CAROLINE TR, 626-285-9795
PL13-0101	2310040315	6859 ARNOLD RD, OXNARD, CA 93033	06/28/2013	Major Modification	Environmental Doc Prep	<p>Major Modification to CUP-5001-1 for a time extension related to a Composting and Soil Amendment Facility which includes adding an anaerobic digestion compost operation to the existing facility and to extend time to match the lease agreement date to May 2017. Water is supplied to the site by the Port Hueneme Water Agency.</p>	Michelle D'Anna; (805) 654-2685	BILL CAMARILLO, 805-485-9200

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0109	0000000000		07/25/2013	General Plan Amendment	Prep for Hearing	Text amendments to Non-Coastal Zoning Ordinance, General Plan, and Area Plans (Thousand Oaks and Ojai) regarding wireless communication facilities.	Aaron Engstrom; (805) 654-2936	ANNIE SHIM, 805-654-2936
PL13-0109	0000000000		07/25/2013	Zoning Ordinance Amendment	Prep for Hearing	Text amendments to Non-Coastal Zoning Ordinance, General Plan, and Area Plans (Thousand Oaks and Ojai) regarding wireless communication facilities.	Aaron Engstrom; (805) 654-2936	ANNIE SHIM, 805-654-2936
PL13-0110	0560020300		07/26/2013	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit No. 4803 for a twenty year time extension for Warring Water Services. No additional development is proposed.</p> <p>Warring Water Services, Inc., water distribution system is located approximately 30 miles east of Ventura, California, in the community of Piru. The water system is located adjacent to the Piru Creek and slightly sloped to the southeast. To the south of Piru lies the Santa Clara River. Water to the Warring Water Services distribution system is supplied by three water wells (Wells 1, 2 &amp; 4). All three wells are located south of the intersection of Camulos Street and Church Street. Well 1 has a 75-hp motor and a 500-gpm well pump. Well 2 includes a 60-hp motor and a 200-gpm well pump (Currently out of service for repairs). Both of these wells were constructed in the 1920s. Well 4 was constructed in 2003 and has a 150-hp motor and a 1500-gpm pump.</p> <p>Piru is comprised primarily of residential water users and agricultural water users. Only a small portion if utilized for commercial and industrial usage. The current population of the water consumption area is 2,100 people, representing 485 active domestic connections and 12 commercial and irrigation connections. All three wells are chlorinated using sodium hypochlorite. The groundwater supply source is designated as the Piru Basin, and is recharged by the runoff from Piru Creek and Santa Clara River in addition to the Piru Recharge Spreading Basin. This basin is part of the AB3030 Groundwater Management Plan which is overseen by the Groundwater Management Council.</p> <p>The distribution system is comprised of 5,170 linear feet (LF) of 12-inch PVC pipe, 13,900 LF of 10 PVC pipe, 16,325 LF of 8-inch asbestos-cement pipe (ACP), 9,100 LF of 6-inch ACP, 11,600 LF of 4-inch ACP, 6,200 LF of 3-inch PVC &amp; ACP pipe and 2,700 LF of pipelines under 2-inch in size. The existing distribution system was constructed in phases between 1958 and 1965 with additional main line installations in 1990, 1995, 1999, 2003 &amp; 2009. Water from the wells is discharged into a 1.1 million-gallon steel storage tank (total volume) located on north of Center street along Warring Wash Road below the Ventura County Watershed Protection District's Debris Basin. The tank is protected by a chain link fence with a locked gate. The elevation of the reservoir is adequate to provide all customers with a minimum static pressure of 20 psi.</p> <p>The water storage reservoir can adequately supply water for the fire protection based on a 1,7500 gpm, two-hour duration fire flow (180,000 gallons) along with meeting the maximum day demand for all of our domestic customers. An emergency generator was added to the system in 2011 to allow for continued operation during power outages. Water records for 2012 show that residential demand accounted for approximately 36%, commercial accounted for 8%, and irrigation accounted for 56% of the water consumed. The goal of Warring Water Service is to keep the percentage of water lost below 10%.</p>	Nicole Doner; (805) 654-5042	HOLLEE KING, (805) 901-2261



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0116	5000100055		08/08/2013	Major Modification	Environmental Doc Prep	<p>This proposed modification to the existing CUP4571-5 would authorize several changes that will allow the land owner/mine operator to continue to develop the property's natural resources into commercial products. The requested changes in the permit include:</p> <ol style="list-style-type: none"><li>Changes to the permit boundary including the expansion of sand and gravel mining areas. The permit boundary would be expanded from 80 to 200 acres and the excavation area would be expanded from approximately 48 acres to 134 acres.</li><li>Extension of the life of the CUP to 2043 (30 years). The existing permit was scheduled to expire in 2012. It remains in effect while the operator diligently processes a CUP modification application.</li><li>Continued operations at existing facilities including the processing of materials by such means as crushing, grinding, washing, dry screening, wet screening, flotation, mechanical separation and batch plant.</li><li>Allow an increase in sand and gravel mining and plant throughput production rate from 270,000 tons/year to 700,000 tons/year.</li><li>Allow 24-hour onsite operations.</li><li>Establish Truck Traffic Limits as follows: Average daily trips (ADT) of 240 and max. peak of 300 one way trips on any one day. Of the 240 average daily trips, 186 trips per day (avg.) will be for delivery of sand and gravel products and 54 trips per day (avg.) will be for the import and export of recyclable materials and the products derived from them.</li><li>Allow import and storage of recyclable asphalt, inert C&amp;D materials, concrete and clean fill dirt for processing and reuse or resale in bulk or in bags.</li><li>Allow for overnight parking of 20 trucks to reduce the traffic burden of off-site truck staging.</li><li>Aggregate extraction, in limited areas, below the final reclamation surface as shown on sheet 12, and detail 'N' sheet 14.</li><li>Bulk sampling.</li><li>Production and sale of ready mix concrete, concrete products, asphalt plant mix, sand soil mix, crushed and Natural base mix including the importation of such supplemental materials as aggregate, asphalt, ground rubber, and related admixtures.</li><li>Accessory structures which are necessary and appurtenant to the above described uses.</li></ol>	Ebony McGee; (805) 654-5037	JONES BRETT-LAURIE ET AL, 805-529-1355
PL13-0118	0640090051	0 SEXTON CANYON	08/19/2013	Lot Line Adjustment	Completeness Rev In Progress	<p>A 2 lot PMW-LLA to seperate the ag from the cattle operation, each proposed lot will be 507 acres and the zoning is OS160ac., the address is 2977 Sexton Canyon Road, Ventura. There are existing structures built by Texaco for an existing oil CUP and ther are structures used by the cattle operation that will require permits as listed below in the violations , a storage container, mobile home, ag office and shade structures.</p> <p>This LLA will facilitate the abatement of these violations: ***See CV13-0169, 0185, 0186 for all enforcement entries*** Firewood and wood grinding business Contractors service and storage yard</p>	Winston Wright; (805)654-2468	DABNEY-LLOYD LLC, 818-444-7177
PL13-0121	1100390045	6497 LA CUMBRE RD, SOMIS, CA 93066	08/22/2013	Parcel Map	Awaiting Resubmittal	TPM 5910 to subdivide a 17.88 acre parcel into 4 -1 acre parcels and a developed 13.49 acre remainder parcel. Will serve letter for domestic water from WWD 19 and Callegas, on site septic soils reports submitted and grading topo shown on the TPM.	Chuck Anthony; (805) 654-3683	PIERCE JAMES E-JANICE TRUST, 805-431-0264

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0122	6150060195		08/22/2013	Conditional Use Permit	Prep for Hearing	Condtonial Use Permit for Oil and Gas Exploration to entitle the drilling of 12 oil and gas exploratory wells on a 4 existing well pads on a site that is approximately 4.8 miles north of the Highway 118 and Tapo Canyon Road intersection above Tapo Canyon Park at the terminus of the improved portion of Tapo Canyon Road. The project is located on a 447.25 acre parcel within the AE-40 Zone District and the Open Space General Plan land use designation (APN 615-0-060-195) which is part of a larger land holding commonly known as Big Sky Ranch. Access to the pads is provided by an existing dirt roads off of Tapo Canyon Road with secondary access provided by the Salt Creek Fire Road. Three of the four well pads will be improved to accommodate the drilling rigs: Pad "2X alt." is proposed to be 33,600 square feet and requires 3,000 cubic yard cuts and 2,525 cubic yards of fill; Pad "5x" is proposed to be 36,259 sq. ft. and will require 6,480 cubic yards of cut and 5,600 cubic yards of fill; and Pad "16" is proposed to be 20,570 sq. ft. and will require 7,000 cubic yards of cut and 7,000 cubic yards of fill. Pad "15" will not require additional grading and will be utilized in its current size and configuration. Three new oil wells and an emergency flare are proposed to be located on Pad "2X-alt". Three new oil wells and an emergency flare are proposed for Pad "15." Four new oil wells, 3 oil stock tanks, a flow treater, 1,000 bbl produced water tank, a L.A.C.T. unit, a tranfer pump, a containment berm around the tanks, and an emergency flare are proposed to be located on Pad "5X." All of the wells would be connected by a flow line leading from the wells to the tanks located on Pad "5X." Any water necessary for proposed use would be trucked in.	Becky Linder; (805) 654-2469	BOB BOOHER, 707-399-7835
PL13-0123	2180042380		08/27/2013	Modification	Awaiting Resubmittal	Minor Modification to extend Conditional Use Permit 4262 (CUP 4262) for an addtional 10 years. CUP 4262 is a wireless communication facility located on a AE-40 Zone DistriCUP 4262 is a wireless communication facility which includes a 150 ft tall monopole tower with: 1) 5 panel antennas mounted on the tower with a 152 ft RAD center elevation (tip154'/150' toe); 2) a whip antenna mounted at a 144 ft RAD center elevation (tip 150'/toe 140'); 3) a 10' diameter microwave dish mounted at a 145 ft RAD center elevation (tip 150'/toe 140'); 4) a 10' diameter microwave dish mounted at a 45 ft RAD center elevation (tip 50'/40' toe); and 5) a 10' diameter microwave dish mounted at a 20 ft RAD center (tip 25'/15' toe).	Kristina Boero; (805) 654-2467	

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0131	6470063220	6647 CLEAR SPRINGS RD, SIMI VALLEY, CA 93063	09/11/2013	Variance	Prep for Hearing	Variance request to allow construction of an approximately 214 square foot, 9 feet-high detached, covered carport in the front setback area. The request includes allowing the residence to have only one dedicated parking space on the lot. The variance request concerns an existing, 1,362 square foot, two-story dwelling. Pursuant to Section 8108-4.7 (Table of Parking Space Requirements by Land Use) of the Non-Coastal Zoning Ordinance, two covered parking spaces are required. The variance is being requested, as detailed in the applicant's application, based on the size of the lot, the topography of the site, and the placement of the dwelling towards the front of the lot constructed in circa 1930 that prevents the construction of a two covered spaces outside of setbacks. In addition, the neighbor's access easement and driveway run across the subject property, further reducing the amount of development area. The applicant purchased the subject property with an existing violation and must process this violation and obtain all required County permits to abate the violation. The entitlement request includes approval of an existing unpermitted lower floor structural addition located under the main upper floor, and approval of existing unpermitted structural additions located on the main upper floor. A request to permit an existing unpermitted balcony of approx. 122 square feet and to remodel the interior are also included. The applicant proposes to demolish an upper floor enclosed deck (including section of roof, windows, etc.), external stairs, equipment enclosure, chimney, and a portion of unenclosed balcony. Fences will be reduced to meet Non-Coastal Zoning Ordinance height requirements. No altering, felling, or removal of existing oak trees are included in the proposal. No change to the existing grading will occur. Digging is limited to areas of new pad footings in accordance with building plans. No new landscaping is proposed. Water to the site is provided by Ventura County Water Works District 8 and waste water is accommodated by an existing on-site septic system. Access to the site is provided by a private driveway from Clear Springs Road that runs across the neighbor's property to the ease. The 4,350 square foot property is in the RE-10,000 sq. ft. Zone District, has an Existing Community General Plan land use designation, and is addressed as 6647 Clear Springs Road.	Chuck Anthony; (805) 654-3683	CHRIS GEREAU, 805-218-9493
PL13-0133	6850051040		09/12/2013	Minor Modification	Prep for Hearing	Minor Modification for a 30 year time extension request for Conditional Use Permit 1776 for the Brandeis Bardin Campus located on a 2,558 acre property located at 1101 Peppertree Lane adacent to the City of Simi Valley and the Santa Susanna Knowles Area. The campus is located within the Rural Agricultural Zone District and the Rural General Plan land use designation. The Brandeis Bardin Campus includes the following assembly and camp uses: educational centers, meeting halls, two dining halls, two outdoor dance pavilions, cabins and cottages for guests, barns and stables for guest use, staff housing, sports fields, tennis courts, basketball courts, an adventure course, a private cemetary, and associated infrastructure. Access to the site is provided by the two lane asphalt private road known as Peppertree Lane which commences at the Guardian Road and Tapo Canyon Road intersection. Water to the site is provided by the Calleguas Municipal Water District and waste water disposal is provided by the City of Simi Valley. The water provided by Calleguas is feed into two onsite reservoirs which are utilized for domestic and fire suppression via the Brandeis Mutual Water Company. No physical changes are proposed to the campus grounds.	Kristina Boero; (805) 654-2467	SAM LEVITT, 805-582-4450

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0142	1280040310	6029 VINEYARD AV, OXNARD, CA 93036	09/30/2013	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit for the continued operation of a Stand Alone Batch Plant. Continue operations authorized by CUP 2006-2 with the following changes: extend the permit for forty years with subsequent ten-year permit renewals subject to approval by the Planning Director, increase average and peak day truck trips by 50-trips per day, revise 21-day vehicle trip moving average calculation to a 365-day moving average, and remove annual status reporting requirement. Please see the detailed Project Description dated September 25, 2013 (as revised) submitted by the applicant for additional information.</p> <p>Staff Report/CEQA/Notice PD: The applicant requests that a Minor Modification of Conditional Use Permit (CUP) 2006 (as amended by LU05-0028, LU05-0078, LU11-0027 and LU12-0193) be granted to authorize the continued operation of existing concrete and asphalt batch plants for an additional 30-year period and an increase in the allowable daily truck traffic volume by 50 non-peak hour trips. (Case No. PL13-0142).</p>	Ebony McGee; (805) 654-5037	BRIAN FERRIS, 818-553-8813

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0148	0370012555	12727 HWY 150, OJAI, CA	10/08/2013	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit to construct a new single story, approximately 7,400 sq. ft. fire station with an 1,100 sq. ft. garage and 60 foot tall radio tower. The facility will provide an office/reception area, a fitness and daytime use area, a kitchen and dining facility, dorms to accommodate 4 employees in 3 shifts/day. A 50 foot-long hose drying rack is also proposed. An apparatus bay will house 2 fire trucks and a proposed garage will accommodate a variety of vehicles/equipment including wildland fire equipment.</p> <p>The subject property is located in the Open Space Zone District, Open Space Ojai Valley Area Plan land use designation, and Open Space General Plan land use designation. Fire stations are a permitted use with a Planning Director-approved Conditional Use Permit. The 2.39 acre site, APN 037-0-012-555 is currently undeveloped and zoned Open Space – 20 acres. The property does not have a street address, but is located approximately 200 feet west of Chumash Road along Ojai/Santa Paula Road/Highway 150.</p> <p>The proposed station will replace an existing fire station located at 150 Summit Trail intersection approximately one half of a mile east of the site. The existing site and structure will be sold as is. The Fire Department will no longer use that facility.</p> <p>The proposed project is Circulation on site will be one way entering the site from the east side of the site, and one way out back to the highway on the west side of the site. A right-turn pocket or deceleration lane is proposed for vehicles approaching the station from the west.</p> <p>The frontage to Ojai/Santa Paula Road will be planted with fire-resistant demonstration garden, and a monument sign will be installed. A sand storage area for easy access for sand bag use is proposed adjacent to the trash enclosure. Vehicle parking available to the public or visitors is proposed to include one regular parking space and one van-accessible handicap space.</p> <p>Public access portions of the site will be separated from the private use areas by rolling gates. Employee parking within the private area consists of eight employee spaces to the west of the dorms, and in front of the proposed garage area.</p> <p>The site is currently traversed by an unnamed drainage from the northeast corner diagonally across to the southwest corner. It appears to accept drainage from north of the highway through a culvert.</p> <p>Grading of the site to accommodate development will total approximately 70 cy of cut and 5,875 cy of fill. A drainage report has been prepared for the project and is included with this submittal.</p> <p>Water to the project site is provided by the Casitas Municipal Water District and waste water disposal by an individual onsite septic system.</p>	Becky Linder; (805) 654-2469	TODD JESPERSON, 805-650-1033

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0150	0400010260		10/10/2013	Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit 3344 (CUP) entails renewal of the CUP with the current boundary and current operations, including the existing wells operations, for another 30 years for a site located north of Thomas Aquinas College. The majority of the project area is within the Open Space 160 acre minimum Zone District and the Open Space General Plan land use designation though a smaller portion of the project area is within the Agricultural 40 acre minimum Zone District and Agricultural General Plan land use designation. The modification also includes the renewal of the term for drilling, testing, production and maintenance of 18 previously approved wells as illustrated on the project plans. Drilling period for the remaining approved 18 wells which expired on October 29, 2011 is requested to be extended for the same time period as the CUP, to Feb 7, 2045.</p> <p>All of the undrilled wells will be drilled on the existing four Drill Sites, as approved. No new grading or removal of vegetation outside of the existing Drill Sites is required to effectuate the proposed modifications.</p> <p>Vintage will not use hydraulic fracturing for the undrilled wells unless and until regulations addressing potential hydraulic fracturing impacts are adopted and in place.</p> <p>Gross production from the existing wells is transported out of the CUP boundary via existing pipelines and seperated and stored off site. It is anticipated that these existing pipelines will be sufficient to accommodate production from the remaining approved 18 wells for transportation of produced fluids off the CUP boundary. Thus no new pipelines leading off the CUP are proposed. The installation of pumping units, gathering lines, electrical connections and ancillary equipment will be necessary to operate the remaining wells.</p> <p>Access to the project site is provided by a private gated all weather surface driveway that forks off of the common drive that leads to Thomas Aquinas College at 10,000 Ojai Santa Paula Road (HWY 150).</p> <p>Additional project details have been provided by the Permittee in the application package.</p>	Jay Dobrowalski; (805) 654-2498	JIM ROBINSON, 661-869-8151
PL13-0151	1380090225	5519 W GONZALES RD, OXNARD, CA 93036	10/11/2013	Minor Modification	Environmental Doc Prep	<p>Minor Modification for Conditional Use Permit 5322 to allow the ongoing operation of a Cold/Preliminary Produce Packing Facility located at 5701 West Gonzales Road in the AE-40 ac. min. Zone District and the Agricultural General Plan land use designation for an additional 20 years. The applicant also proposes a one room office addition of 135 square feet to be located internally within Building B. A maximum of 30 employees are proposed in peak season. In addition, an 80 square foot equipment enclosure located 6 feet north of Building B. An expansion of the CUP boundary is proposed to allow a truck staging area located outside of the western boundary of the existing CUP that is within the Coastal "CA-40ac" zoning area. The hours of operation will be extended from 5:30p.m. to 2a.m. 7 days a week during the peak season (12 weeks a year) and during the non-peak season, the hours of operation will be 6 days a week from 9a.m. to 7p.m. Parking spaces will be increased from 59 spaces to 60 spaces for purposes of allowing a proposed staging area and landscaping.</p>	Nicole Doner; (805) 654-5042	JOHN MATHEWS, 805-988-9886



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0154	6480250020	1248 ROCKY RD, SIMI VALLEY, CA 93063	11/01/2013	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit for Temporary Outdoor Events located in the Open Space General Plan Land Use Designation and the Open Space 160 Acre minimum parcel size Zone District (OS 160) on a 4.64 acre property addressed as 1241 &amp; 1248 Rocky Road in the Santa Susanna area. Water is provided by the City of Simi Valley.</p> <p>Each wedding/event will be limited to a maximum of 250 people, which will include bridal parties, guests and organizers. Only one wedding/event shall take place at one time and each will take place between the hours of 10 a.m. until 10 p.m. No more then 60 events will take place in one year, including setup days as event days. Events will take place on the outside grounds only, and no existing buildings on the property will be used. Portable restroom facilities will be available on the grounds for guests and organizers. Currently there is on-site parking for 125 cars, with a surplus for 25 additional cars.</p> <p>Event Area: Events will be located on approximately 3.75 acres of the project site, with additional on-site parking on an approximately 4 acre lot at 1241 Rocky Road. Arna Vodenos, the owner of 1248 Rocky Road, is the prime leaseholder of 1241 Rocky Road, which will be left vacant and for her own personal use. There is a one-family residence and Guest Cottage on the project site and these will not be used for events.</p> <p>Proposed hours of operation for temporary outdoor events will be Monday through Sunday from 10 a.m.to11: 30 p.m. for a maximum of 60 days within the calendar year. Vendors are allowed to arrive at 10 a.m. to set up for events. No lights can be seen off-site and all guests and vendors will be off-site by 11:30 p.m.</p> <p>Catering: Food and beverage service on site will be provided by self-sufficient, licensed catering services. The caterer or a delivery rental company will provide dishes, flatware and glasses. Catered food will be prepared off site and transported to the event site for each event.</p> <p>Parking: Guest parking will be located to the north, northwest and northeast of the Main Residence, and will be comprised of 150 parking spaces. If the number of guests exceeds 40, then valet parking will be provided. Staff/vendor parking for 20 will be designated within one of the parking areas. No parking will occur on Santa Susana Pass or Rocky Road.</p> <p>Sound: Applicant hired licensed and registered acoustic engineers who submitted an attached study and recommendations to eliminate any noise impact to adjacent property owners. A professional sound system was installed and tested to insure that no amplified sound from events can be heard more then fifty feet from any subject property border.</p> <p>DJ's and bands are contractually restricted from bringing any amplifiers</p>	Michelle D'Anna; (805) 654-2685	ARNA VODENOS, 310-614-5352

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
						<p>or speakers onto the property. The existing installed amplifier and speakers have been installed so that -- at peak volume -- no impactful amplified sound will reach nearby properties.</p> <p>Restrooms: Portable restrooms will be purchased and installed as a condition for the granting of the Conditional Use Permit and will be required for all events. Restrooms will be located against the south wall of the reception and ceremonial lawn area. There will be a full bath in the Main Residence, which will be restricted to use only by the bridal party. An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with the Resource Management Agency, Environmental Health Division's regulations. The bathrooms serving the Main Residence and Guest Cottage will be prohibited from being used for temporary events.</p> <p>Exterior Lighting: No permanent lighting will be installed for the temporary events. Exterior lighting will be provided within the proposed project site around walkways, temporary restrooms and dining tables, as well as in designated parking for safety and security. Temporary dance lights will be limited.</p>		
PL13-0160	6150060185		11/08/2013	Minor Modification	Environmental Doc Prep	Minor Modification to Conditional Use Permit 5324 to allow a time extension for the Conejo Valley Archers Club that maintains archery fields without night lighting and holds periodic outdoor sporting events in the form of tournaments within the Tapo Canyon Park. The existing facility includes archery lanes and connecting trails, a practice range, and an informal 125 parking space lot. The applicant is proposing a 3-acre Federation of International Target Archery certified archery range and an associated 165 space gravel parking area at the southwest corner of Tapo Canyon Park and to and accessed by Bennet Road. The new range will require 24,000 cubic yards of grading to be balanced onsite. There would 10 tournaments a year held at the athletic fields with a maximum of 400 attendees including participants and their guests. The tournaments can last two to three days. Ongoing club training at the site would occur year round. Membership for the club is open to the public and the facility is open to the general public on Saturdays under club member observation after safety training. Water to the property is provided by the City of Simi Valley and portable toilets would be provided during tournaments.	Jay Dobrowalski; (805) 654-2498	ROBERT BOMBARDIER, 805-217-8896
PL13-0165	0380130385		11/14/2013	Lot Line Adjustment	Prep for Hearing	Lot line adjustment with northerly portion of 038-0-130-38 and the merged lot PL13-0164 PMW-Merger 097-0-060-190 and 038-0-130-38 southerly portion	Winston Wright; (805)654-2468	PENFIELD EVELYN TR, 619-980-2298

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0166	1630140160	8620 SANTA ROSA RD, CAMARILLO, CA 93012	11/22/2013	Minor Modification	Prep for Hearing	<p>Minor Modification to Conditional Use Permit LU08-0060 (CUP) for a 10 year time extension, to add bride and groom changing rooms, and minor condition language clarification. CUP LU08-0060 was approved with the following description:</p> <p>Conditional Use Permit to allow "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events, birthday and anniversary celebrations, non-profit and charity events, family reunions, corporate events, and similar temporary events. Temporary events shall be limited to 300 guests for a maximum of 60 days within the calendar year.</p> <p>Parcel A (APN 163-0-140-160) is a 4.45 acre parcel and will be be where wedding ceremonies and receptions (or similar temporary events) would take place. The temporary events will be located on approximately one (1) acre (garden and terrace areas immediately adjacent to and south of the existing residence), known as Maravilla Gardens. The caterer's preparation area is located southwest of the existing residence, adjacent to the reception area. (See Exhibit "3", Site Plan). No new permanent structures (i.e. outdoor lighting and accessory structures) are to be constructed for temporary events; the use of a temporary tent may be used for inclement weather. The single-family residence is restricted to the owner's use and will not be leased out. The on-site agricultural sales building and related structures shall not be leased out for any events.</p> <p>Parcel B (APN 163-0-140-170) is 1.12 acres and is vacant. This area would be designated as an overflow parking area when the primary guest parking area on APN 063-0-140-160 is full. Access to this lower parking area is directly from the main guest parking lot. Guest parking on Parcel A (APN 063-0-140-160) is located in the northeast corner of the property (See Exhibit "3"). There are currently 50 parking spaces. Guest parking on Parcel B (APN 163-0-140-170) provides a total of 100 parking spaces. If the number of guests exceeds 100 people, valet service shall be required as part of the contract between Maravilla Gardens and the lessee to ensure the additional parking and circulation thereof is managed and efficient. A total of fourteen (14) parking spaces are designated for staff parking and are located on the western portion of Parcel A (APN 063-0-140-160). Access for staff employees is from a service driveway located on the northwest corner of the property. No parking is proposed on Santa Rosa Road or shoulder right-of-way.</p> <p>Portable restrooms shall be provided by a local vendor (i.e. Mission Valley Sanitation or similar company) and shall be required as part of the contract for the event to be held at Maravilla Gardens. The portable restrooms shall be located east of the designated reception/cocktail area. The public restroom serving the Agricultural Sales Building and the bathrooms serving the main residence are prohibited from being used for temporary events.</p> <p>Maravilla Gardens shall not install any permanent lighting for the purpose of temporary special events. Temporary exterior lighting shall be provided in the parking areas for safety and security purposes. Temporary dance lights would be limited to the area reserved for the dance floor. Other temporary lighting shall be for ceremony ambiance and dinner tables. All temporary lighting shall be removed from the site after the event has ended. Any lighting in excess of 150 watts shall not result in direct illumination on adjacent properties. Any exterior lighting in excess of 150 watts shall be hooded and/or directed downward onto the subject parcel to prevent spill-over onto adjacent parcels. All lights will be dimmed by 10:00 pm and completely turned off by 11:00 pm. The proposed hours of operation for temporary outdoor events will be Monday through Sunday from 1:00 pm to 11:00 pm for a maximum of 60 days within the calendar year. (See applicant's description for further details)</p>	Michelle D'Anna; (805) 654-2685	JO MARAVILLA, 805-432-7488

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0178	0320070070	534 BALDWIN RD, OJAI, CA 93023	12/13/2013	Minor Modification	Prep for Hearing	<p>Minor modification to CUP 4408 to allow 10 year time extension for the continued operation of the Ojai Valley Organics Recycling Facility, as permitted in CUP 4408, Modification #2. The existing facility is located at 534 Baldwin Road on an 11.70 acre portion of a 112.23 acre parcel (APN ). The property is zoned OS-40 ac, (Open Space, 40 acre minimum parcel size) and is designated Open Space in the Ojai Valley Area Plan and County of Ventura General Plan.</p> <p>This operation was first approved on April 7, 1988 for a municipal refuse transfer station, recycling center and Bottle Bill Redemption Center for a five year time period. A permit adjustment to CUP 4408 was approved June 5, 1990 to allow for the expansion of the operation to include the addition of an oil-based and water-based paint recycling area, battery recycling area and motor oil recycling area. On December 16, 1993, CUP 4408-1 was approved and consisted of a time extension of five (5) years and a reduction of the operation to green waste recycling only, with the provision that the operation could continue for an additional 5 years with the approval of the Planning Director. On July 20, 1998, the Planning Director approved the additional 5 year time extension, allowing the operation to continue until December 16, 2003.</p> <p>CUP 4408, Modification #2 was deemed complete on December 16, 2003 to allow an additional 10 year time extension to operate the facility to continue “windrow composting” and “low level composting”. To preserve flexibility for use at the site, the operator also received approval for “chip and ship” operations that meet the State permitting requirements and the proposed introduction of in-vessel composting at a future date.</p> <p>This modification application is to permit the operation of an Organic Recycling Facility to continue, as is, for an additional 10 years. No changes are requested. There is one employee working on site. The hours of operation will continue to be 7 days a week, 7:30 am to 5:00 pm, or ½ hour before dusk, whichever is later. The facility consists of “windrow composting”, “low level composting”, “chip and ship” operations and the introduction of in-vessel composting at a future date. The site will continue to be limited to a maximum of 4,000 cubic yards of material on-site and accepts no more than 150 cubic yards of material per day with a maximum number of truck trips at 40 round trips per day.</p> <p>The facilities approved in CUP 4408, Modification #2 include:</p> <p>a) The existing “low level” and windrow composting operation including bins for hauling material, skip loaders, a tub grinder and an excavator (equipment);</p> <p>b) A portable sanitation facility (existing);</p> <p>c) A 96 s.f. portable gatekeepers shelter (existing);</p>	Michelle D'Anna; (805) 654-2685	NELSON SOMERS, 805-857-4277
PL13-0181	8500032105	38 SADDLEBOW RD, WEST HILLS, CA 91307 40 SADDLEBOW RD, WEST HILLS, CA 91307 36 SADDLEBOW RD, WEST HILLS, CA 91307 30 SADDLEBOW RD, WEST HILLS, CA 91307	12/19/2013	Lot Line Adjustment	Completeness Rev In Progress	A four lot, lot line adjustment, 4 legal developed parcels, 4 seperate owners, no violations at this time.	Winston Wright; (805)654-2468	DENNIS PLATT, 818-974-9880

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL13-0188	0600100385		12/31/2013	Permit Adjustment	Completeness Rev In Progress	Site Plan Adjustment to Planned Development Permit No. 1246 for construction of a 373 sq.ft. fitness room addition to an existing 5,895 sq.ft. Fire Station No. 25 located at 5674 W. Pacific Coast Highway in Rincon Beach. Planned Development Permit was approved on August 30, 1988 for removal of an existing fire station and construction of a new fire station.	Craig Malin; (805) 654-2488	VENTURA COUNTY OF, (805) 653-5800
PL14-0003	0010190110		01/07/2014	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit for a wireless communication facility located on an 180 acre property within the Open Space 180 acre minimum parcel size Zone District and the Open Space General Plan land use designation addressed as 31541 State Highway 33 in the Maricopa Valley. The proposed facility is a 120 ft. tall monopine with 12 panel antennas in 3 sectors with the top of the antennas mounted at 110 ft on the monopine. The associated equipment is located at the base of the monopine within a 50 ft by 50 ft lease area with the equipment screened within a concrete block wall. Some amount of grading is required to construct the facility. Access to the site is provided by an existing dirt road via Highway 33. An emergency back up generator is proposed to be located within the equipment area. No water is required to operate the unmanned facility.	Becky Linder; (805) 654-2469	DAVID DOWNS, 916-217-7513
PL14-0012	0600380030	3945 W PACIFIC COAST HY, VENTURA, CA 93001	01/21/2014	Modification	Awaiting Resubmittal	Minor Modification to Conditional Use Permit 4776 for a ten year time extension related to wireless communication facility located in the Coastal Open Space 10 ac Zone District and the Coastal Open Space Area Plan Land Use Designation in the Faria Beach Area. Conditional Use Permit 4776 was originally approved as two 30 foot tall towers with the associated telecommunication equipment located in 196 sq ft. equipment enclosure within a 18' X 36.6' fenced lease area at the base of the towers. The current proposal is requesting to remove the two towers and replace them with a faux palm tree with the top of the antennas at 35 feet tall. The size of the equipment shelter and enclosure is not proposed to change. This unmanned facility does not require water to operate. No vegetation is proposed to be removed. New batteries are proposed for emergency back up electricity.	Kristina Boero; (805) 654-2467	CELLULAR ONE, 949-233-0988
PL14-0013	6950072180	330 E DAVID LN, WESTLAKE VILLAGE, CA 91361	01/22/2014	Lot Line Adjustment	Completeness Rev In Progress	Lot Line Adjustment, 2 legal lots, one vacant one developed with a SFR and assessorly structures, LLA for setback requirements and to match the fence line.	Winston Wright; (805)654-2468	WOOD DAWN E TR, 805-402-7979
PL14-0015	2340110460		01/23/2014	Modification	Prep for Hearing	Request for a 10 year time extension to an existing Verizon Wireless Communications facility, CUP LU04-0017 at the corner of Wood Rd. and and Hwy 1. No change in equipment, one 50 foot tall mono tree, 12 panel antennas, equipment shelter and microwave dish. No batteries, change to emergency generator in 2008 LU08-0130.  INSTALL AND OPERATE AN UNMANNED WIRELESS ANTENNA COMMUNICATIONS FACILITY CONSISTING OF A "Mono tree" ANTENNA.  Resubmitted and awaiting hearing on August 5, 2004	Kristina Boero; (805) 654-2467	CHRISTINA SONG, CORE COMMUNICATIONS/ VERIZON, 714-333-4441
PL14-0025	0600380190	3945 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	02/18/2014	Permit Adjustment	Coastal Comm Review	Permit Adjustment to replace existing VERIZON equipment, replace 4- 4' x 11" panel antennas with 4- 6' x 11" panel antennas, same locations , add 4 RRU behind the panel antennas, new 1 fiber junction box, 2 new hyberflex and 1 new RET cable, all located within an existing monopalm pole. Lease area and height of tower unchanged. Co-location on previous permit.  Operator: Verizon Wireless Permittee: American Tower apns 060-0-380-030, 190, 205, 305	Jay Dobrowalski; (805) 654-2498	CHJRISTINA SONG, 714-319-0370

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0026	5160040255	3362 N CAJON CR, CAMARILLO, CA 93012	02/20/2014	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for a dog kennel located on a 8.28 acre property in the Rural Agricultural-5 acre minimum lot size Zone District (RA 5 ac) and the Rural General Plan land use designation addressed as 3362 Cajon Circle. The kennel would have a maximum of 50 dogs at any given time and would operate within an approximately 8,000 square foot area within the property including space within the existing dwelling on the property for kenneling the animals indoors, a play yard for outdoor exercise, and a garage that will be converted to an indoor kennel. Parking for kennel customers is proposed to be located within the existing driveway and on the street with a request for a parking waiver pursuant to sections 8108-2, 8108-4.6, and 8108-4.8.1.e of the Non-Coastal Zoning Ordinance. Two additional parking spaces (to replace the garage parking for the ongoing residential use of the property) is proposed to located northeast of the residence. Water to the property is provided by the Camrosa Water District and domestic wastewater disposal is provided by an on-site private septic system,	Hai Nguyen; (805) 654-5193	JOHN GRAHM, 805-529-3644
PL14-0029	0640080045	1800 SCHOOL CANYON RD, VENTURA, CA 93003	03/04/2014	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for a wireless communication facility that was originally permitted under Conditional Use Permit 4595. The facility includes a 40 ft tall lattice tower with an AT&T industrial repeater panel antenna mounted at the top of the tower and a WiFi data modem antenna mounted at 22 feet on the tower. The associated equipment for the facility is located within a 12' 8" X 8' 6" concrete block building adjacent to the tower. The wireless communication facility receives electricity from an above ground power lines adjacent to the facility. The tower was previously approved with microwave antennas which have been removed and subsequently replaced with the equipment described above. Aside from the antennas and equipment upgrades detailed above no physical change to the tower or equipment shelter is proposed. The wireless communication facility is solely utilized by the oil company that operates in the area and transmits data from oil field operations to a central office located at 1800 School Canyon Road.	Kristina Boero; (805) 654-2467	RANDY PONDER, 661-665-5350
PL14-0030	7000110385	11827 ELLICE ST, MALIBU, CA 90265	03/05/2014	Permit Adjustment	Application Returned	Site Plan Adjustment to an existing condominium approved in Planned development Permit 797 for interior remodel and 175 sq.ft. addition in unimproved basement to abate violation CV13-0354. Modifications include legalization of unpermitted storge and closet expansion, utility room expansion, installation of heating unit in bedroom, modification of electrical and plumbing systems, replacement of windows, sliding door replacement. Site located at 11827 Ellice Street in Malibu.	Chuck Anthony; (805) 654-3683	CLIVE DAWSON, (310) 589-1921
PL14-0031	6150150245	2801 MADERA RD, VENTURA COUNTY UNINCORP	03/05/2014	Permit Adjustment	Completeness Rev In Progress	Request for Permit Adjustment to Conditional Use Permit (CUP) LU07-0048 for the Simi Valley Landfill and Recycling Center to adjust the approved buffer area for the landfill to accomodate the shooting range proposed by the Simi Valley Police Department (CUP PL13-0132).	Michelle D'Anna; (805) 654-2685	MIKE SEDELL, 805-583-6772
PL14-0039	0600340185	3128 SOLIMAR BEACH DR, VENTURA, CA 93001	03/10/2014	Parcel Map	Environmental Doc Prep	Tentative Parcel Map to divide an one 8,368 sq. ft. lot into two lots (4,098 sq. ft. and a 4,270 sq. ft respectively) and a Planned Development Permit to demolish an approximately 1,600 sq. ft. single story single family residence and construct two single family residences on the resulting two lots (one SFR per lot). The new single family residence on Parcel 1 is proposed to be two-story and 3,798 sq. ft. of habitable space with a 380 sq. ft. two-car garage. The new single family residence on Parcel 2 is proposed to be two stories to have 3,822 sq. ft. of habitable space with a 400 sq. ft. two car garage. Each residence includes a series of garden walls and other outdoor amenities that are included in the request. Each resulting residence would have a private access driveway that directly connects to Solimar Beach Drive. Water for the project is provided by Casitas Municipal Water District and sewer wastewater disposal is provided by the County of Ventura Community Service District 29.	Kristina Boero; (805) 654-2467	JAMES SANDEFER, 805-207-4894



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0039	0600340185	3128 SOLIMAR BEACH DR, VENTURA, CA 93001	03/10/2014	Planned Development	Environmental Doc Prep	Tentative Parcel Map to divide an one 8,368 sq. ft. lot into two lots (4,098 sq. ft. and a 4,270 sq. ft respectively) and a Planned Development Permit to demolish an approximately 1,600 sq. ft. single story single family residence and construct two single family residences on the resulting two lots (one SFR per lot). The new single family residence on Parcel 1 is proposed to be two-story and 3,798 sq. ft. of habitable space with a 380 sq. ft. two-car garage. The new single family residence on Parcel 2 is proposed to be two stories to have 3,822 sq. ft. of habitable space with a 400 sq. ft. two car garage. Each residence includes a series of garden walls and other outdoor amenities that are included in the request. Each resulting residence would have a private access driveway that directly connects to Solimar Beach Drive. Water for the project is provided by Casitas Municipal Water District and sewer wastewater disposal is provided by the County of Ventura Community Service District 29.	Kristina Boero; (805) 654-2467	JAMES SANDEFER, 805-207-4894
PL14-0040	1520102030		03/13/2014	Minor Modification	Prep for Hearing	<p>The request for a 25-year renewal to Conditional Use Permit (CUP) 4858, prior to expiration on August 2, 2014, This Application requests a Minor Modification of existing Crestview Mutual Water Company CUP 4858 for an extension of 25 years (minimum).</p> <p>Crestview Mutual Water Company (CMW), formed in the year 1950, serves an area that includes about 600 services in Unincorporated Ventura County near the City of Camarillo.</p> <p>CMW currently holds CUP 4858 (attached to APN 159-0-032-065) which expires August 2, 2014. CUP 4858 was initiated and approved in 1994 and granted an extension of ten years in 2004.</p> <p>In 2006, a Permit Adjustment was approved to allow a request for a time extension of up to 25 years. In accordance with said Permit Adjustment, this application requests a 25 year extension of the existing CUP 4858.</p> <p>In an effort to conform to the current County application requirements for mutual water systems we are submitting documentation of system infrastructure as well as supporting certifications and permits as required.</p> <p>No Changes Proposed</p> <p>This Application does not propose any changes to the existing system; any new construction or upgrade of infrastructure, any expansion of service area or system capacity.</p> <p>Compliance with Current Regulatory Requirements</p> <p>CMW meets all the requirements of the current Ventura County Waterworks Manual as well as Certified Unified Program Agency - Hazardous Materials Program.</p> <p>Water System Description</p> <p>The infrastructure system incorporates five separate property sites with above-ground facilities. (Please see attached System Map.) They are as follows:</p> <p>Well #4... 6 Alviso Dr. - APN 152-0-332-165</p> <p>Well #5, Booster Station, Treatment Plant (inactive) ...602 Valley Vista Dr. - APN 159-0-032-065</p> <p>Well #6...241 Crestview Ave. - APN 152-0-190-285</p> <p>Reservoir #1...Via Zamora – APN 152-0-410-165</p> <p>Reservoir #2, Office/Yard...328 Valley Vista Dr. – APN 152-0-102-030</p> <p>Note: Well #6 is within the City of Camarillo jurisdiction</p>	Kristina Boero; (805) 654-2467	CRESTVIEW MUTUAL WATER COMPANY, 805-850-9998
PL14-0042	2060242280	3555 SUNSET LN, OXNARD, CA 93035	03/13/2014	Parcel Map	Environmental Doc Prep	A tentative parcel map (TPM5929) for a condominium conversion of an existing permitted duplex at 3555 and 3557 Sunset Lane, Hollywood Beach, Oxnard, both units water and sewer service is provided by the Channel Islands Beach Community Services District. No new development is proposed with this condo map. A Coastal Planned Development Permit is also required for this permit.	Nicole Doner; (805) 654-5042	MICHAEL DE DOMINICO, 805-985-1290

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0042	2060242280	3555 SUNSET LN, OXNARD, CA 93035	03/13/2014	Planned Development	Environmental Doc Prep	A tentative parcel map (TPM5929) for a condominium conversion of an existing permitted duplex at 3555 and 3557 Sunset Lane, Hollywood Beach, Oxnard, both units water and sewer service is provided by the Channel Islands Beach Community Services District. No new development is proposed with this condo map. A Coastal Planned Development Permit is also required for this permit.	Nicole Doner; (805) 654-5042	MICHAEL DE DOMINICO, 805-985-1290
PL14-0044	0170090470	106 E EL ROBLAR DR, OJAI, CA 93023	03/18/2014	Planned Development	Awaiting Resubmittal	Planned Development Permit to replace an expired Conditional Use Permit for an existing 4,003 square foot commercial building with 6 tenant spaces located in the Commercial Ojai Valley Area Plan land use designation and the Commercial Planned Development Zone District addressed as 100, 102, 104, 106, 108, and 110 East El Roblar Drive. The subject property 15,575 square feet and includes 24 parking spaces, a 25 access driveway on El Roblar Drive and a 25 foot wide driveway on Lomita Avenue. One 1,006 square foot tenant space is dedicated to a restaurant which has a 470 square foot outdoor eating area and the other five tenant spaces are occupied by other commercial uses. The Planned Development request includes the allowance to have tenant changes in the existing commercial spaces through a Zoning Clearance as long as the replacement use is permitted by a Planned Development Permit as detailed in County of Ventura Non-Coastal Zoning Ordinance Section 8105-5 (Permitted Uses in Commercial and Industrial Zones) and the replacement use has the same parking requirement as the use it is replacing. A sign program has been submitted as required by the Ojai Area Plan. Water to the site is provided by the Meiners Oaks Water District and waste water is handled by the Ojai Valley Sanitary District. The building and site improvements were originally approved by Conditional Use Permit 3786 which has subsequently expired. No new development is proposed.	Franca Rosengren; (805) 654-2045	ROBERT SMITH, 805-558-6322
PL14-0047	1100060605	7840 BALCOM CANYON RD, SOMIS, CA 93066	03/20/2014	Lot Line Adjustment	Completeness Rev In Progress	PMW-LLA 4 lots and an associated LCA contract recission and re-entry.	Holly Harris; (805) 654-3136	JEFFERSON FARMS L P, 805-379-0020
PL14-0048	0170160175	319 S LA LUNA AV, OJAI, CA 93023	03/21/2014	Zone Change	Completeness Rev In Progress	Zone Change and Tentative Parcel Map to change the zone district from Rural Agriculture 10-acre minimum parcel size to Rural Agriculture 5-acre minimum parcel and subdivide a 10.2 acre parcel into a 5.01 acre lot (Lot 1) and 5.19 acre lot for a property located within the Rural Residential 5 to 10 acre minimum parcel size Ojai Valley land use designation currently addressed as 319 South La Luna. The project site includes 3 dwelling units. The subdivision would result in Lot 1 having 2 dwellings (a principal dwelling and a second dwelling) and Lot 2 would have 1 principal dwelling. To avoid an increase in traffic impacts the applicant is proposing to voluntarily restrict Lot 2 from developing a second dwelling unit. No grading or development is required to facilitate the proposed subdivision. Access to the project site is provided by an existing private driveway entering the site on Lot 2 with a proposed easement running through the property over Lot 2 for the benefit of Lot 1. This private driveway is existing. Water to the project is provided by the Meiners Oak Water District and public sewer is provided by Ojai Valley Sanitation District.	Michelle D'Anna; (805) 654-2685	BRENT LAMO, 805-204-1605

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0049	1380190510		03/24/2014	Major Modification	Awaiting Resubmittal	Major Modification to Conditional Use Permit No. 5042 to split the entitlement into a two individual Conditional Use Permits, with their own conditions, to match the current property line configuration and to request an additional 20 years for the entitlement. The subject 40.16 acre property is located at the northwest corner of Gonzales Road and Victoria Avenue within the Agricultural Exclusive 40 Acre Minimum Zone and the Agricultural General Plan Land Use Designation. Conditional Use Permit 5042 was approved by the Planning Commission on March 25, 1999 and entitled the subject property to 917,744 sq. ft. of greenhouse structures, a 52,480 sq. ft. office and packing building, a 18,240 sq. ft. refrigerated storage and boiler building, a 24,000 maintenance building, and a 1,782 sq. ft. farmworker dwelling. The current request is to retain the entitlement, as approved by the Planning Commission under Conditional Use permit 5042, for an additional 20 years and to construct the currently undeveloped site as approved. The project is related to LU11-0148 which represents the adjacent project that has been mostly developed in accordance with CUP 5042. The current request includes the ability to install a small employee bathroom in place of the caretaker dwelling at an intial phase of development and replace it with the farmworker dwelling described above at a later phase. The subject property has been screened from Victoria Avenue and Gonzales Road in accordance with CUP 5042 with landscaping and two detention basins have been developed at the northern property line. The detention basins contain runoff from the adjacent Bailard Landfill and the subject property. The developer of the project proposes that runoff from the proposed facility will also be accommodated by the existing detention basin as originally required by CUP5042. The water tank for shared domestic and a water tank for shared fire facility are located on the subject property. Required parking will be provided by 112 onsite parking spaces. Access to the site is provided by an existing private 25-foot private driveway. Water is provided by a shared water well for domestic and fire fighting purposes. A separate shared well provides water for agricultural purposes.	Becky Linder; (805) 654-2469	FRED VAN WINGERDEN, 805-382-1467
PL14-0050	2340060120	2052 HOWARD RD, CAMARILLO, CA 93012	03/27/2014	Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit 2045 for the Conejo Mountain Memorial Park & Funeral Home at 2052 Howard Road in Camarillo Springs to allow a phased 6 acre expansion of Non Urban and Built Up Land comprised of Unique, Prime Farmlands to be developed for additional cemetery use including burial grounds, a 25' wide access drive and five new community mausoleums (three at 1,845 sq.ft. and two at 2,712 sq.ft.) adjacent to the existing facility. Additional request includes an thirty year time extension for operation of the facility. Existing structures include 14,940 sq.ft. funeral home, 4,600 sq.ft. chapel, 414 sq.ft. office, 3,200 sq.ft. maintenance, and two mausoleums of 2,620 and 2,008 sq.ft. and a 60,000 gallon water tank on the developed 23.5 acre portion of the total 119.71 acre parcel. Water to the project site is provided by the Camrosa Water District.	Nicole Doner; (805) 654-5042	STEVEN GEOFFRION, 805-988-0912
PL14-0056	1510040555		04/08/2014	Parcel Map	Completeness Rev In Progress	A tentative parcel map for a subdivision, PM5930, to create 2 lots, proposed Parcel 1 will be 20,000 sf and proposed Parcel 2 will be 20,366sf Parcel 1 has an existing 3100 sf SFR and garage. The parcel currently utilizes an on site sewage disposal system and water service is from the Pleasant Valley Mutual Wate Company.	Nicole Doner; (805) 654-5042	JAMES JOHNSON, 805-208-9903

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0057	5000210165	11952 BROADWAY RD, MOORPARK, CA 93021 11952 BROADWAY, VENTURA COUNTY UNINCORP	04/09/2014	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit for the keeping of wild animals, both inherently dangerous and not. The following description was provided by the applicant:</p> <p>The Wildlife and Environmental Conservation (WeC) center is home to many species of owls, hawks, eagle and falcons and also exotic felines. There are a variety of services provided by the center:</p> <p>1. Rehabilitation – The WeC receives sick, injured and orphaned wildlife from members of the community, law enforcement, animal rescues, veterinarians, etc. These animals are treated through the critical care process by licensed veterinarians that work together with our staff and volunteers. Invasive surgery procedures are performed at veterinary hospitals. The animals are either transferred to other facilities, released or remain at the WeC center for further rehabilitation and placed in zoos and other educational facilities. On average the WeC take in between five and ten animals (either felines or raptors) per year.</p> <p>2. Educational Programs – WeC offers conservation outreach programs to our community schools, churches, libraries and other organizations in and around our area. Our volunteers travel off site with raptors only to meet with these groups at their required venues. No felines are a part of the offsite educational programs.</p> <p>3. Conservation Education (on site) – WeC is not open to the public. Our mission is to maintain a small, exclusive, private home base for our animal ambassadors that represent their counterparts and their natural habitats throughout the world as described in the WeC’s agreement with the Captive Breeding Program (see attached). We accept visitors by invitation or appointment only. We cater to small groups representing existing and future benefactors and our sister conservationists from other parts of the globe. These groups range in numbers from two to ten people and there are approximately three to five visits per month of these small groups throughout the year.</p> <p>The maximum number of children that the WeC program is able to accommodate is between fifteen and thirty, depending on age and number of chaperones. These children come from our local schools, boy scouts, girl scouts and other organized groups, primarily during the spring months of March through June. A maximum of three school classes or organized groups of children may visit per month. All visitors park inside the property. The number of vehicles ranges generally from one to three cars with the exception of school visits. In these cases the parents usually transport the children in SUVs or minivans in approximately five to six vehicles. In the rare case that a bus is used for transport, there is room for a bus to park inside of the property.</p> <p>4. WeC is primarily a volunteer organization. There are between seven and twelve volunteers in total. These individuals contribute varying numbers of hours and days, depending on their time availability and are rotated according to the needs of the WeC. There are five paid, independent contractors that are brought in on an “as needed” basis. They include: bookkeeping, repairs and maintenance, and animal care and training. The hours of operation are generally Monday through Friday, 7:00am – 3:30pm. However, treatment, care and observation are provided twenty four hours a day, seven days a week. Visitors are welcome on weekdays between the hours of 10:00am – 3:30pm by appointment only.</p> <p>Water to the facility is provided by the County of Ventura Waterworks District #! and waste water discharge from the dwellings on the property is handled by a private septic systm.</p>	Jay Dobrowalski; (805) 654-2498	PATTY PERRY, 805-517-1074

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0059	2060204045		04/15/2014	Planned Development	Completeness Rev In Progress	Planned Development Permit for a second dwelling unit located at 295 Sunset Drive in the Residential Beach Harbor (RBH) Zone District, the Residential High Density Coastal Area Plan Land Use Designation, and the Existing Community General Plan Land Use Designation. The project entails the construction of a 2,555 square foot single family dwelling with an attached 470 square foot accessory second dwelling unit on the first floor. The required 3-car parking is accommodated by an attached garage also on the first floor. Direct access to the site is provided by a private driveway via Sunset Drive. Water and sewer service is provided by the Channel Islands Community Service District. Less than 50 cubic yards of grading is required to prepare the site for the development. No native vegetation or specimen trees would be removed to develop the property.	Craig Malin; (805) 654-2488	KEN RICHARDSON, 513-310-7171
PL14-0061	0560200160	3523 E TELEGRAPH RD, FILLMORE, CA 93015	04/25/2014	Conditional Use Permit	Prep for Hearing	The applicant requests the issuance of a Conditional Use Permit that would authorize the operation and maintenance of a firewood sales and storage operation. The proposal includes a limited amount of firewood stored at the front of property in bins within a 20 foot by 20 foot storage area screened by a row of shrubs. A new 6 foot tall fence (outside of the front setback) with additional storage located at the rear of the property is also proposed. The project site is adjacent to Highway 126, which is designated as a Local Scenic Road by the Piru Area Plan, therefore a sign program has been submitted for the project that complies with the area plan requirements. In this case, signage is limited to a 5 foot tall by 10 foot wide onsite freestanding advertising sign at the front of the property adjacent to the Highway 126 right-of-way. Two gravel surfaced customer parking spaces are provided on site located by the wood bin area for loading of the firewood. No splitting of firewood is proposed as the project entails the sale and storage of firewood only. No new development or impervious area is proposed. No removal of native vegetation is required for the project. Water to the property is provided by Warring Water and waste water disposal is handled by the County of Ventura Service District 16.	Kristina Boero; (805) 654-2467	SYNDI SOUTER, 805-695-0046
PL14-0062	0290020020	4166 THACHER RD, OJAI, CA 93023 4230 THACHER RD, OJAI, CA 93023	04/28/2014	Lot Line Adjustment	Completeness Rev In Progress	Project revised to 3 lots on May 15, 2014, new exhibits submitted.  An application for a 2 lot- PMW-LLA to match existing fence line. Both parcels are developed with residential uses, and individual septic disposal systems. Apn 029-0-020-02 is a listed historic site of merit	Winston Wright; (805)654-2468	JONATHAN CUTLER, 323-969-9904
PL14-0063	1090031175	1021 CENTER RD, SOMIS, CA 93066	04/28/2014	Modification	Awaiting Resubmittal	Minor Modification to a Conditional Use Permit (CUP 5339) related to a 10-year time extension for an existing wireless communication facility located in the Agricultural Exclusive Zone District and the Agricultural General Plan land use designation located on a 51.20 acre property addressed as 1021 Center Street in the Somis Area. The wireless communication facility tower is designed as a 70-foot tall faux pine tree and has antennas mounted at 63 feet. The associated telecommunication equipment is located in a 10' X 16' prefabricated equipment shelter at the base of the tower. No water is required to run this unmanned facility. No emergency back up generator exists at the facility. Access to the site is provided by a secured agricultural road via Center Street. No new development is proposed as the request is limited to a time extension.	Thomas Chaffee; (805) 654-2406	SEAN SCULLY, 818-426-6028
PL14-0064	1330031010	300 MONTGOMERY AV, OXNARD, CA 93036	04/29/2014	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment by Dave's Truck Service to Conditional Use Permit 3597 to change the back area of the site from parking spaces and a contractors yard to a truck yard with a detached loading dock and realignment of parking spaces. Site located at 300 Montgomery Avenue in El Rio.	Hai Nguyen; (805) 654-5193	SUN JONG T-IN S, (805) 642-1514



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0066	0900110310	11201 COUNTY DR, VENTURA, CA 93004	05/08/2014	General Plan Amendment	Environmental Doc Prep	General Plan Amendment and Zone change for Saticoy Area Plan update.	Shelley Sussman; (805) 654-2493	VENTURA COUNTY OF, 8056542493
PL14-0066	0900110310	11201 COUNTY DR, VENTURA, CA 93004	05/08/2014	Zone Change	Environmental Doc Prep	General Plan Amendment and Zone change for Saticoy Area Plan update.	Shelley Sussman; (805) 654-2493	VENTURA COUNTY OF, 8056542493
PL14-0067	7000010425		05/13/2014	Permit Adjustment	Prep Decision Letter	Site Plan Adjustment to Planned Development Permit LU07-0123 which originally approved a 3,375 sq. ft. three story single family dwelling with a 560 sq. ft. two car garage located on a 10 acre property in the Coastal Open Space Zone District and the Open Space Coastal Plan land use designation. The proposed permit modification will shift the orientation of the dwelling to take advantage of coastal views, move the building footprint approximately 20 ft southward, increase the square footage of the dwelling to 3,787 with an attached 441 sq. ft. two car garage (representing a 7.45% increase in gross floor area and a 5.31% increase for a building coverage for the entire dwelling). A new swimming pool is proposed immediately adjacent to and southwest of the dwelling. Water to the project is provided by an existing onsite well and a new septic system will be utilized for waste water disposal. Access to the site is proposed to provided by an existing drive via Deer Creek Road. The permit modification includes of an update to condition of approval number 25. Stormwater Quality Urban Impact Mitigation Plan Compliance (NPDES) originally required by the Watershed Protection Agency.	Michelle D'Anna; (805) 654-2685	FRED HOWSER, 949-566-9155 X 11
PL14-0070	0280010090	1175 GRAND AV, VENTURA COUNTY UNINCORP 1215 GRAND AV, VENTURA COUNTY UNINCORP	05/13/2014	Lot Line Adjustment	Completeness Rev In Progress	PMW-LLA to adjust 2 of the previously adjusted parcels. Both are vacant legal lots from a previous LLA.  SD08-0032 previous lot line adjustment of 3 legal lots and voluntary restrictive covenants included for wetland setback and open space preservation	Winston Wright; (805)654-2468	MARGARET VANDERFIN, 805-448-7672
PL14-0071	8010310015	6100 E DOUBLETREE RD, OAK PARK, CA 91377	05/15/2014	Minor Modification	Prep for Hearing	The applicant requests a Minor Modification to Conditional Use Permit 4550 to authorize the continued operation and maintenance of a church for an additional 50-year period. No new development is proposed. The original CUP was approved by the Planning Commission on November 30, 1989 for the construction of a 15,980 sq. ft. church facility with a detached 50-ft. tall spire for a 25 year period ending on August 31, 2014. In addition to the 15,980 assembly building, the site is developed with an approximately 300 sq. ft. storage building for grounds maintenance, 197 parking spaces, and the associated landscaping. Water to project site is provided by the Oak Park Water Service and waste water disposal is accommodated by the Triunfo County Sanitation District.	Kristina Boero; (805) 654-2467	KYLE HARRIS, 805-574-1550
PL14-0074	6730210010	544 VENTU PARK RD, NEWBURY PARK, CA 91320	05/20/2014	Lot Line Adjustment	Completeness Rev In Progress	Three lots, lot line adjustment, 2 lots developed with SFR one vacant,	Winston Wright; (805)654-2468	DE DOMENICO JOHN T J, 805-498-4215



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0075	7000010275		05/21/2014	Planned Development	Environmental Doc Prep	Planned Development Permit for the construction of a single-story 1,336 sq. ft. single-family dwelling with an attached 624 sq. ft. 2- car carport and 434 sq. ft. of attached covered patios on an 1.08 acre property in the Coastal Open Space (COS-10 ac-sdf/M) Zone District and the Open Space Coastal Plan Land Use designation. The applicant is also requesting to abate a violation case (ZV07-0228), that was initiated by a previous property owner, related to major vegetation removal by proposing a landscape plan that contains native drought resistant vegation as mitigation. The project requires grading of 950 cubic yard of cut and 120 cubic yards of fill with 830 cubic yard of export to prepare the site for the proposed development. Access to the project site is proposed to be provided by a new 12-foot wide compacted crushed shale driveway via Pacific View Drive. Water to the site is provided an existing on-site private well and waste water discharge is proposed to be provided by an on-site alternative septic system in the form a 1,500 gallon tank with seepage pits and a sand filter leach field.	Chuck Anthony; (805) 654-3683	MICHAEL PARRIS, 805-901-2138
PL14-0078	5190190015		05/30/2014	Major Modification	Awaiting Resubmittal	Major Modification to Tract 5175 (a 23 lot subdivision) to modify the approved mitigation measures and Condition no. 15 to allow the private homeowners us of 30' of land measured from the top of the slopes in the rear yards to install solar photovoltaic systems and planting of landscaping.	Franca Rosengren; (805) 654-2045	SANTA ROSA HIGH HOMEOWNERS ASSOCIATION, (805) 642-0995
PL14-0080	6680080060	2700 WHITE STALLION RD, WESTLAKE VILLAGE, CA 91361	06/04/2014	Planned Development	Awaiting Resubmittal	Planned Development Permit for construction of a 1,752 sq.ft. bedroom addition and a new 1,385 sq.ft. solid roof patio cover at an existing dwelling located at 2700 White Stallion Road in a Scenic Resource Protection overlay zone. Improvements are located on the north side of the dwelling. Project also includes interior remodeling of the main dwelling and legalization of an existing unpermitted 633 sq.ft. second dwelling unit. Parcel contains existing 15,983 sq.ft. one-floor single family dwelling, swimming pool and spa	Holly Harris; (805) 654-3136	ED O'NEILL, (805) 368-1603
PL14-0081	5160150425	11230 E LAS POSAS RD, CAMARILLO, CA 93012	06/04/2014	Lot Line Adjustment	Completeness Rev In Progress	A 2 lot- Lot Line Adjustment, same owner 1 vacant lot one lot developed with a single residence and pool, there are 2 legal parcels: Parcel 3 and Parcel 4 of 19PM87 both are within one APN number at 11,230 East Las Posas Road, Santa Rosa Valley, the Proposed Parcels will be "A" 2.07 acres and "B" 1.88ac.	Winston Wright; (805)654-2468	ERIC WIDMER, 805-4970102
PL14-0082	0080170355	8134 PUESTA DEL SOL, VENTURA COUNTY UNINCORP	06/05/2014	Planned Development	Environmental Doc Prep	Coastal Development Plan to legalize additions to an existing single family located at 8134 Puesta del Sol, in the North Coast Community at the North County Line. According to the applicant all of the construction that is proposed to be legalized is within the existing footprint of the original dwelling which was constructed in 1940. The additions were accomplished by enclosing what was covered deck areas into habitable areas. The development on the site includes a 2,095 square foot dwelling, an approximately 200 square foot detached storage and hobby room, and associated landscape improvements. The property represents a .25 acre lot in the Coastal Residential 1-7,000 sq. ft. minimum lot size zone district and the Residential Medium 2.1-6 DU/AC Coastal Plan land use designation.. The project also includes converting the 400 square foot garage from illegally converted habitable space back to garage space, demolitioning approximately 44 square feet of illegally added garage space, demolitioning approximately 50 square feet of illegally constructed storage space connected to the detached storage building, and dismantling and removing a 100 square foot detached gazebo. The project site is within the mapped floodway of Rincon Creek. Water to the site is provided by the Casitas Municipal Water District and waste water discharge is handled by the Carpinteria Sanitation District via a newly constructed sewer line.	Holly Harris; (805) 654-3136	HOLLEE KING, 805-901-2261

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0084	0900070080	12908 W TELEGRAPH RD, SANTA PAULA, CA 93060	06/09/2014	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for an Agriculural Constructor's Service and Storage Yard at a 9.42 acre property located at 12908 West Telegraph Road in the Santa Paula area. The subject property is in the Agricultural Exclusive Zone District with a 40 acre minimum parcel size and the Agricultural General Plan land use designation. The site is developed with a single family dwelling, animal husbandry, and orchards. Approximately 2.5 acres of the property is proposed for the storage of agricultural trucks, trailers, and agricultural equipment. The conditional use permit is proposed to abate violation case number CV13-0493.	Becky Linder; (805) 654-2469	JOSE GONZALEZ, 805-338-6762
PL14-0085	2170011315	1933 E WOOLEY RD, VENTURA COUNTY UNINCORP	06/10/2014	Zoning Ordinance Amendment	Completeness Rev In Progress	Prescreening request for a zoning ordinance text amendment in order to allow the ongoing operation of a Non-Conforming Class II commercial disposal facility for oil field waste water that is set to expire in 2018. The request includes: (1) An analysis for a proposed modification to a Conditional Use Permit No. 531 for an existing oil well and Class II commercial disposal facility for oil field waste. This use is under an amortization schedule which is scheduled to end in the year 2018.; and (2) A Non-Coastal Zoning Ordinance (NCZO) Text Amendment which would add language to Section 8107-5.6.4 of the NCZO as follows: "A commercial, non-hazardous, Class II disposal facility for liquid oilfield waste, that already has wells existing on disturbed ground, on 3 acres or less, where access to the facility is adjacent to an improved city or county road, may be allowed within a permitted oilfield operational areas.	Jennifer Welch; (805) 654-2465	SALLY COLEMAN, 805-981-4053
PL14-0086	5000050075	1700 GRIMES CANYON RD, FILLMORE, CA 93015	06/10/2014	Minor Modification	Completeness Rev In Progress	<p>The applicant is proposing to modify the conditions of CUP 4913 as follows: 1) That the project be extended for an additional 30 years of operation, 2) to increase the maximum daily truck trips from 300 one-way trips per day to 372 one-way trips per day, 3) to increase the number of operating days from 180 days per year to 250 days per year. 4) and to change Condition No. 61b.1, 61c.1, 61c.3 related to reporting requirements to the County of Ventura Public Works Geologist.</p> <p>No changes are proposed to the permit or reclamation plan boundary and no structures exist on site or are proposed. Water to the subject property is provided by an onsite well with a 20,000 gallon reservoir. Access is provided via Grimes Canyon Road by an all weather access gated road with a secondary gated access road also to Grimes Canyon Road. Temporary toilets are provided to employees.</p>	Ebony McGee; (805) 654-5037	CHARLES TEAGUE, 805-525-2831
PL14-0088	0090090165		06/11/2014	Permit Adjustment	Completeness Rev In Progress	<p>Proposed project includes revising CUP 3489-2 to include the following (in accordance with the ChannelKeeper-Mosler Rock Settlement Agreement):</p> <ol style="list-style-type: none"> <li>1. Increase capacity of upper detention basin from approx. 400,000 gallons to 1,000,000 gallons</li> <li>2. Pave the haul road from the entrance to the the upper detention basin (approx 1.2 acres)</li> <li>3. Replace lower detention basin with several weir tanks</li> </ol> <p>Proposed project also includes a minor revision to RPCA 3489-2 (Rec Plan) shall be revised to allow the paved haul road to remain post reclamation.</p>	Ebony McGee; (805) 654-5037	GRALAR LLC, 805-432-3580

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0090	7000140040	12220 COTHARIN RD, VENTURA COUNTY UNINCORP	06/18/2014	Planned Development	Completeness Rev In Progress	<p>PROPOSED 3 lot- Lot Line Adjustment in the Santa Monica Mountains, 3 legal nonconforming lots (existing developed Lot 1- 37.1 acres zoning CRE 40, vacant Lot 2- 77.9 acres COS-M sdf zoning,sdf minimum lot size 100 ac and vacant Lot 3- 80.00ac COS-M sdf zoning, sdf minimum lot size 100 ac.. The proposed LLA will adjust the lot lines and result in 2 developed lots (Lot 1 and 3) and Lot 2 will remain a vacant lot. The proposed parcels will be Lot 1- 39.9 acres, Lot 2- 55.2 acres and Lot 3- 99.9 acres all will remain non-conforming for lot size.</p> <p>Restrictive Covenant exists on parcel 701-0-030-10: Biological. Use the Document tab at the parcel level to view the entire Restrictive Covenant.</p> <p>EXISTING USES and PERMITS Coastal Planned Development Permit (LU11-0061) to legalize an existing garage conversion, upgrade existing electrical and appliances in basement, and construct a new 420 square foot, two car garage. The garage conversion consists of legalizing the converted space to a two bedrooms and two bath habitable space. These structures and enhancements are located in the southwest corner of the parcel and part of the main house area. This Coastal Planned Development Permit is being processed concurrently with Conditional Use Permit No. LU10-0108, Pursuant to Section 8174-4 &amp; 8174-6 of the Ventra County Coastal Zoning Ordinance. This Section of the Code requires a Coastal Planned Development Permit as these uses are considered minor developments but are located in a Sensitive Area (Santa Monica Mountains). No grading is proposed with this project. Access to the site is via two private driveways off Cotharin Road. Water is provided by a private well that will service the camp area and the main house. An existing septic system will service the camp area and the main house.</p>	Kristina Boero; (805) 654-2467	ALEX GLASSCOCK, 310-457-3369
PL14-0092	0300070035	11999 OJAI-SANTA PAULA RD, OJAI, CA 93023	06/23/2014	Lot Line Adjustment	Completeness Rev In Progress	<p>TWO LEGAL LOTS WITHIN 1 APN, A 2 LOT- LOT LINE ADJUSTMENT TO CREATE PARCEL A 23.06 AC GROSS, NET 22.0 AC AND PARCEL B 20.08 AC NET/GROSS.</p> <p>THER ARE NUMEROUS EXISTING STRUCTURES ON PROPOSED PARCEL A, SEE FILE FOR ASSESSOR RECORDS AND SITE PLAN.</p>	Winston Wright; (805)654-2468	HALL KEMPTON B SURV TR EST, 805-217-9415

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0093	1610040040	3756 SOMIS, CA	06/24/2014	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit 4495 to extend the permit time frame for an additional 20 years, to eliminate the previous entitlement to construct a 98,720 sq. ft. greenhouse, and to remove the conversion of an existing 52,095 sq. ft. greenhouse to a warehouse. The existing 52,095 sq. ft. greenhouse will continue to operate as a greenhouse.</p> <p>The applicant provided the following project description:</p> <p>The project is a request for a Modification to Conditional Use Permit 4495, to extend CUP 4495 for an additional 20 years (from November 30, 2019 to November 30, 2039) to continue the agricultural operation that involves the growing, harvesting, as well as import of flowers and other plants to be sold and utilized as ornamentals. The proposed horticultural operation involves the use of flowers and plants that are dyed, infused with fragrance, dried and assembled into bouquets and various other arrangements for bulk sale to outside vendors. The proposed project will reverse the previous modification to construct an approximately 98,720 square foot (s.f.) building (referred to as building 8-14), which was previously proposed as a greenhouse, and this building is no longer a part of the project. Likewise, the proposed conversion of the 52,095 sf Building B-8 from a greenhouse to a warehouse will also be removed from the CUP. All stored items previously indicated as a violation have been removed from the site, and there are no administrative office functions onsite (all have been relocated to a facility in the City of Ventura). The existing structures onsite will remain per the Building Legend indicated on the site plan. No housing other than one existing caretaker residence will continue to be provided onsite. No compositing operations are proposed as part of the project. The Conditional Use Permit (CUP) boundary includes approximately 48.62 acres of the subject property.</p> <p>The proposed project will not alter the existing maximum number of 99 full time equivalent ("FTE") employees nor does the Permittee propose to exceed a total of 99 employees daily or during the hours of operation. The employees working on site as full-time permanent employees, contract employees, and seasonal and part-time laborers engaged through labor agencies will not exceed the total of 205,920 hours per year. No trees or native vegetation are to be removed as a result of this CUP modification.</p> <p>Water to the project site will continue to be provided by Ventura County Waterworks District 19. Sanitation is to be provided by portable restrooms and an individual sewage disposal system.</p> <p>We also request that the County remove or modify any conditions related to stormwater runoff and onsite detention due to the removal of the detention basin from the project and the lack of new impervious area.</p>	Nicole Doner; (805) 654-5042	ED IVES, 805-386-5717

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0095	2300071135	645 LAGUNA RD, VENTURA COUNTY UNINCORP	06/25/2014	Permit Adjustment	Awaiting Resubmittal	<p>Permit Adjustment to Conditional Use Permit CUP to legalize the construction of 43,580 square feet of buildings: 1) a 202 sq. ft. storage equipment and 2) 17,441 sq. ft. breakroom/packing/storage building. The project also include the conversion of 25,595 sq. ft. of greenhouse to storage and the acknowlegment of already constructed and permitted electrical buildings (4) total 544 sq. ft. on the approved site plan.</p> <p>The following description has been provided by the applicant for this project:</p> <p>Lighting: There is no new lighting proposed at this time.</p> <p>Parking: Houweling's proposes to remove the two additional, unnecessary handicap spaces, and all spaces will be restriped.</p> <p>1. Structures added to site plan/CUP: The new structures have been added to the site plan, including the irrigation equipment storage building, the altered Greenhouse 6 interior storage area/mezzanine, the Greenhouse 5 storage area/mezzanine/break room, and 4 small, block wall-construction electrical buildings. Please refer to the site plan for further detail.</p> <p>The cart shade structure and metal storage buildings adjacent to Greenhouse 6 have been removed.</p> <p>We request to add a total of 25 storage containers to the CUP, which are relocated regularly around the site as needed.</p> <p>2. Farmworker units: The farmworker unit mentioned in the NOV has been removed from the site, out of the state.</p> <p>3. Pavement and materials outside the eastern CUP boundary: An easement is being pursued from the neighboring property owner to use this land for paving and equipment storage, and this area will be added to the CUP when the easement is completed. The easement term will match the CUP time limit term.</p> <p>The debris located in the drainage ditch is not from Houweling's operations. The ditch is located on the adjacent parcel to the east.</p> <p>4. Signs: The sign on the eastern side of the entrance will be removed. The sign on the western side of the entrance will remain, and it is 5'10" wide x 4' tall (23.32 sq ft) and is currently 4' off the ground, making it 8' to the top of the sign. The posts will be shortened and the sign will be lowered to 5' total height in order to conform to the sign ordinance (see attached sign exhibit). The sign area is already consistent with the ordinance at 23.32 sf.</p> <p>5. Storage/packing house/break room: This comment refers to the original, existing, and still operations packinghouse. This structure has always been used as a packinghouse for Greenhouses 1 and 2, as well as a cooler, break room, small office, and recently added storage area. The uses contained therein have not changed, so the designation of the entire area as storage is in error. The site plan has been revised to reflect the existing configuration.</p> <p>Groundwater use related to additional fixtures:</p> <p>Each individual employee uses approximately 25 gallons per person per</p>	Kristina Boero; (805) 654-2467	HOUWELING NURSERIES, 271-5105

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
						<p>day. Since there is no increase in employees or personnel, and previously the Greenhouse 5 and 6 employees were using portable toilets with wash basin water coming from the well, the only additional water demand comes from the toilets. Therefore, the 16 additional toilets create an additional water demand of 2,050 gallons per day. This calculation is based on 320 employees using the toilets, which is 1 toilet per 20 employees, and assuming that each employee uses the toilet an average of 4 times per day, and each toilet requires 1.6 gallons per use.</p> <p>Since the total water demand of the site is almost entirely agriculture-related, and fluctuates between 500,000 gallons and 1,000,000 gallons a day, the additional 2,050 gallons used by the toilets is not a significant additional extraction from the well. When seasonal water use fluctuations are considered, the additional use is even less significant.</p>		
PL14-0098	1550180045		06/30/2014	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit for an existing wireless communication facility originally approved as Conditional Use Permit 5311 on October 23, 2003. CUP 5311 has subsequently expired and PL14-0098 will replace it.</p> <p>The current request includes the following:</p> <p>The applicant, Sprint-Nextel, pursuant to conditional of approval No. 2a, (expired on October 23, 2013) of Conditional Use Permit No. CUP 5311, approved on October 23, 2003, is requesting a new Conditional Use Permit to replace said permit for the continual use of its unmanned Wireless Telecommunications Facility for an additional 10 (ten) year period. There are no proposed modifications being made to the site at this time.</p> <p>Project Scope</p> <p>The applicant, Sprint-Nextel, proposes to maintain an unmanned, Wireless Telecommunications Facility (WTF) on an existing water tank that is 300 feet north of the intersection of East Highland Drive and Highland Hills Drive on a 38,279 square feet (.88 acres) lot that is currently owned by the Pleasant Valley Mutual Water Company. The existing WTF consist of three (3) panel antennas mounted on pipe mounts on the façade of the water tank; nine (9) remote radio units (RRU), three RRU's below each panel antenna; six (6) outdoor equipment cabinets consisting of: 1) Battery back-up cabinet 2) AC power cabinet 3) Telco cabinet 4) Fiber junction cabinet 5) Modcell cabinet 6)TWC Boxer cabinet. All equipment is within a 4' high, CMU three-sided wall enclosure that measures 21'-8" x 11'-11".</p>	Becky Linder; (805) 654-2469	SPRINT, 800-357-7641
PL14-0099	2320080265		06/30/2014	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit for construction of a 60' monopine on the application of Verizon Wireless at 2463 E. Hueneme Road. Monopine contains 12 8' LG panel antennas (4 per sector), six RRU's, 6, six TMA's, two GPS antennas, and three equipment cabinets mounted within the existing building. Parcel contains an existing 11,465 sq.ft. Verizon telephone switching building.</p>	Thomas Chaffee; (805) 654-2406	DAVID DOWNS, (916) 217-7513
PL14-0101	0990060045		07/23/2014	Lot Line Adjustment	Completeness Rev In Progress	<p>Lot Line Adjustment between two M2 Zoned Properties located in the Mission Rock Road area of Ventura involving APNs 099-0-060-045, 099-0-060-165, 099-0-060-495, 099--060-505, 099-0-060-515, 099-0-060-525. Existing Parcel 1 is 212,511 square feet in size and the existing Parcel 2 is 125,699 square feet in size. Proposed Parcel A is 303,219 square feet in size and proposed Parcel B is 34,991 square feet in size. Parcel A is developed with a waste water facility which has no buildings, only wall structures and a sewer line pipeline intake. Parcel B is developed with an oil well and oil tanks, but no buildings.</p>	Elias Valencia; (805) 654-3635	BEN TURNER, 805-525-6400



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PL14-0102	0400220185	12179 KOENIGSTEIN RD, SANTA PAULA, CA 93060	07/24/2014	Lot Line Adjustment	Prep for Hearing	Lot Line Adjustment between Lot 4, 5, and 6 of Parcel Map No. 5311 known as Assessor Parcel Numbers 040-0-220-185 (Parcel 1 of LLA), 040-0-220-195 (Parcel 2 of LLA), and 040-0-220-205 (Parcel 3 of LLA) respectively. The subject properties are addressed as 12179, 12288 and 12507 Koenigstein Road in Upper Ojai. Parcel 1 is currently 26.91 acres in size, Parcel 2 is currently 20.50 acres in size, and Parcel 3 is currently 20.50 acres in size. The LLA would result in Parcel 1 being 22.46 acres in size, Parcel 2 being 21.72 acres in size, and Parcel 3 being 23.73 acres in size. All of the lots involved in the LLA are within the Open Space General Plan land use designation, the Open Space Ojai Area Plan land use designation, and in the Open Space 20-acre minimum parcel size zone district. As numbered lots of a previously recorded parcel map in June of 2002, all of the subject lots are conforming legal lots. All resulting lots would remain as conforming lots that are over 20 acres in size.	Winston Wright; (805)654-2468	DAVIS JOHN R TR, (805) 640-1551

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PL14-0103	2320062030	3214 ETTING RD, VENTURA COUNTY UNINCORP	07/24/2014	Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit CUP 4384 (as modified by LU05-0086) for on-going Oil Exploration and Production at the Naumann Drillsite located in the Oxnard Plain east of the Etting Road and Highway 1 intersection and west of Naumann Road. The request includes 5 revisions to the existing entitlement:</p> <p>1. Permit approval to remove the existing crude oil storage tanks and produced water storage tank and construct new tanks in a new containment area. Current crude oil storage is 1000 barrels in two 500 barrel tanks. The proposed crude oil storage is 2000 barrels in two tanks. The current produced water storage is 500 barrels. The proposed produced water storage is 1000 barrels. All three of the new proposed tanks are 1000 barrel tanks which are 21’ in diameter and 16’ tall. The first new crude oil tank and the new produced water tank will be constructed prior to drilling additional wells from the Project Site. The second new crude oil tank would be constructed following drilling. The new tanks will serve to replace the existing old tanks.</p> <p>2. Permit approval to re-configure various pieces of existing equipment on the Project Site as shown on the “To-Be” site plan. Equipment that will be reconfigured are: water tank, oil tanks, firewater tank, vapor recovery, loading rack, light post, LACT skid, and the emergency gas flare. The containment area for the new water tank and oil tanks will be 30’x80’x3’. The reconfiguration will provide room on the drillsite for additional wells.</p> <p>3. The existing permit allows for the existing well plus one additional new well. The applicant requests approval to drill four additional wells on the Project Site, for a total of five wells. The four new wells are to be designated #2, #3, #4, and #5. The proposed surface location for each of these wells is shown on the “To-Be” Site Plan. It is proposed that pumping units will be installed on each of these four wells and that the pumping units will be similar to the existing pumping unit in operation at the Naumann Drillsite.</p> <p>4. Current condition A-19 limits tanker trucking from the Project Site to “Monday through Saturday, between 7:30 am and 6:30 pm, of the same day.” It is requested that condition A-19 be revised to allow for the transportation of crude oil and waste water from the Project Site at all times. The Project Site is a central processing facility for RenPet’s Cabrillo Oil Field operations and currently also serves RenPet’s Rosenmund Drillsite. No residential streets are involved.</p> <p>5. Reset the CUP expiration date to be 30 years from the date of this Minor Modification approval. Applicant also requests that existing condition A-2 be amended to remove time limits on the drilling phase for these additional wells; this would be consistent with other land use permits issued to RenPet (i.e. LU08-0117).</p>	Hai Nguyen; (805) 654-5193	MARC TRAUT, 661-324-9901

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						No additional grading or expansion of the existing pads is required.		
PL14-0104	1550270165		07/29/2014	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit for the ongoing operation of a Private Water Purveyor with reservoir facilities located on Assessor Parcel Number 155-0-270-165 within the Open Space General Plan land use designation and the Open Space 10-ac Zone District in the Camarillo Area. Conditional Use Permit (CUP) No. 4573 was originally approved in 1989 to construct an above-ground steel reservoir tank with a 400,000 gallon to supplement an existing 580,000 gallon resevoir tank that provides storage for the California-American Water Company (CAWC) Las Posas Service Area north of Camarillo. CUP N. 4573 subsequently expired and this permit is being processed to replace the expired entitlement.</p> <p>The Las Posas community served by the system is comprised primarily of residential and agricultural land uses. The current population of the water consumption is approximately 2,400 people, representing 620 service connections, with two irrigation connections for Mars Farms and the Las Posas Country Club. There are currently ten lots approved under 27 PM 63 that could be developed. The system relies solely on imported water from Calleguas Municipal Water District to meet all of its customers demand.</p> <p>The service area boundary is roughly bounded by properties on Fairway Drive and Callado Street at the north, the properties Ramona Drive at the west, onNo new development is proposed and the service area boundary is not being expanded, the properties on Camino Concordia and Calle Aurora at the south, and the properties on Old Coach Drive at the east side.</p>	Hai Nguyen; (805) 654-5193	MATTHEW LASECKI, 916-275-4740
PL14-0105	7010030100	12220 COTHARIN RD, MALIBU, CA 90265	07/30/2014	Minor Modification	Completeness Rev In Progress	Minor Modification to CUP No. LU10-0108. The applicant requests the granting of a Minor modication to CUP No. LU10-0108 in order to change the existing exercise room into a cabin for guests of of the Ranch at Live Oak fitness and wellness facility. The only exterior alteration includes the removal of an existing door and glass wall from the eastern side of the existing exercise room structure. A 2-foot by 6-foot wall will be installed in place of the door and walls. Interior alterations include: construction of interior walls (non-structural), two bathrooms and two separate bedrooms. The total number of guests will not increase from what was approved with the CUP (32 guests). There will be no increase in water or wastewater usage. The proposed 5th cabin will utilize the existing water tank for water usage and package wastewater treatment plant for sewage disposal purposes. No changes in the square footage or elevation of the structure are proposed.	Kristina Boero; (805) 654-2467	RANCH AT LIVE OAK, 310-457-3369
PL14-0106	6920040020	2784 CS QUEENS GARDEN CT, THOUSAND OAKS, CA 91361	07/30/2014	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment to Conditional Use Permit 5162 (CUP 5162) in order to add a generator to a wireless communication facility located at 2784 Queens Garden Court above the Lake Sherwood Community. CUP 5162 is a wireless communication facility located on a property with a Rural Residential land use designation and an RE-5 ac/SRP zoning designation. The facility consists of one sector of 3 whip antennas standing at 14 feet and 6 inches and one microwave dish standing 9 feet and six inches tall. The associated telecommunication equipment is located in six equipment cabinets adjacent to antennas. The unmanned facility requires no water to operate and is accessed by an access road via Queens Garden Court. The proposed antennas would be located within the existing lease area on an existing concrete pad.	Jay Dobrowalski; (805) 654-2498	VERIZON WIRELESS, (714) 319-0370

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0107	0610080110	501 N VENTURA AV, VENTURA COUNTY UNINCORP	07/31/2014	Minor Modification	Awaiting Resubmittal	<p>Minor Modification to Conditional Use Permit No. LU05-0023 to request a 20-year time extension and to modify certain conditions of approval of LU05-0023 to allow the on-going operation of an automobile repair business located at 501 North Ventura Avenue in the Commercial land use designation of the Ojai Valley Area Plan and the Commercial Planned Development Zone District . Conditional Use Permit LU05-0023 originally approved the front building and front portion of the property to operate an used car dealership and the building and rear portion of the property to be used as a automobile repair business. Previous to LU05-0023 the site was developed as a gas station in front with associated automobile repair to the rear of the site in the early 1950s prior to the need for a Planning Division entitlement.</p> <p>Subsequent to the approval of LU05-0023, the front portion of the property changed use such that the automobile repair business took over the entire property. This business is commonly known as Ojai Valley Muffler. This particular automobile repair business specializes in muffler repair and installation. No oil changing or handling of liquid waste is proposed or anticipated. The hours of business operations are proposed to remain the same as 8:00-5:00 Monday-Friday and 9:00-5:00 Saturday. No new development or impervious area is proposed for the site.</p> <p>Through this modification the applicant is requesting to reconfigure and adjust the number of parking spaces from 10 outdoor spaces to 8 outdoor spaces (2 of which would be fenced to allow the temporary staging of vehicles that are being worked on), relocate a trash enclosure, change the landscape scheme from was original approval, and to allow the front automobile bays to have car lifts. In addition to the 8 outdoor parking spaces, the site has 4 interior vehicle bays to work on and store vehicles that are being worked on.</p> <p>Water to the site is provided by Casitas Municipal Water district and waste water disposal is handled by the Ojai Valley Sanitation.</p>	Kristina Boero; (805) 654-2467	JAMES CLARK, 805-649-1891
PL14-0109	7000240225	11964 E WHALERS LN, MALIBU, CA 90265	08/05/2014	Permit Adjustment	Coastal Comm Review	Site Plan Adjustment to Planned Development Permit No. 355 for the construction of a 252 sq.ft. addition in an existing under-floor crawl space at 11964 Whaler's Lane in Malibu.	Matthew Sauter; (805) 654-2492	ERIC LIND, (805) 389-6644
PL14-0110	2060173045	2333 ROOSEVELT BL, VENTURA COUNTY UNINCORP	08/05/2014	Variance	Completeness Rev In Progress	Variance and Minor Modification to Planned Development Permit No 795 to legalize the change of use from a take out restaurant and beauty salon to a sit down restaurant located in the Commercial Coastal Area Plan land used designation an the Coastal Commercial Zone District addressed as 2333 Roosevelt Boulevard in the Silverstrand Area. The variance request is to eliminate the required on-site parking to add outdoor seating. This variance and minor modification is to abate ZV01-0160 and CV11-0544.	Becky Linder; (805) 654-2469	ROBERT MATOLA, 805-526-3916
PL14-0110	2060173045	2333 ROOSEVELT BL, VENTURA COUNTY UNINCORP	08/05/2014	Minor Modification	Completeness Rev In Progress	Variance and Minor Modification to Planned Development Permit No 795 to legalize the change of use from a take out restaurant and beauty salon to a sit down restaurant located in the Commercial Coastal Area Plan land used designation an the Coastal Commercial Zone District addressed as 2333 Roosevelt Boulevard in the Silverstrand Area. The variance request is to eliminate the required on-site parking to add outdoor seating. This variance and minor modification is to abate ZV01-0160 and CV11-0544.	Becky Linder; (805) 654-2469	ROBERT MATOLA, 805-526-3916

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0111	6450051020	1304 GONZALES RD, SANTA SUSANA, CA 93063	08/05/2014	Lot Line Adjustment	Completeness Rev In Progress	Parcel Map Waiver/Lot Line Adjustment (PMW/LLA) to adjust two adjacent parcels in the Santa Susana Knowles area in the Unincorporated Area of Ventura County. Parcel A is commonly known as Assessor Parcel Number (APN) 645-0-051-030 and is 9,306.4 square feet in area and Parcel B is commonly known as APN 645-0-051-020 and is 9,543.2 square feet in area. The PMW/LLA would result in Parcel A being 8,850.6 square feet in area and Parcel B being 9,999.0 square feet in area. The associated parcels are currently vacant.	Winston Wright; (805)654-2468	ROBERT MARION, 805-240-9233
PL14-0112	0550140035		08/06/2014	Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit No. 4261 for the ongoing operation of an oil and gas exploration and production facility on an oil lease covering most of Assessor Parcel Number 055-0-140-035 within the Ramona Field east of Piru in the Open Space General Plan land use designation and the Open Space 160 Acre Zone District. Conditional Use Permit 4261 was approved on 1985 for the continued production, reworking, and maintenance of 14 oil and gas wells, and a tank farm, pump house and heater treater and energy office, and the employment of production and transporting operations, facilities equipment, and other appurtenances accessory thereto. The only processing operations permitted at the well site are the separation of produced water and natural gas from crude oil and those processing operations for injection purposes and for the transportation of production products from the site. The current request is for a minimum of 30 years or until one year following the cessation of production. No additional wells or grading is proposed. No hydraulic fracturing, acid well stimulation, or other well stimulation treatments per Public Resources Code Section 3150 seq. are proposed.	Jay Dobrowalski; (805) 654-2498	JEFF BESENBURG, 818-407-0401
PL14-0113	0550140025		08/06/2014	Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit No. 4271 for the ongoing operation of an oil and gas exploration and production facility on an oil lease covering approximately half of the western portion of Assessor Parcel Number 055-0-140-025 within the Ramona Field east of Piru in the Open Space General Plan land use designation and the Open Space 160 Acre Zone District. Conditional Use Permit 4271 was approved in 1985 for the continued production, reworking, and maintenance of 9 oil and gas wells, and a tank farm, and the employment of production and transporting operations, facilities equipment, and other appurtenances accessory thereto. The only processing operations permitted at the well site are the separation of produced water and natural gas from crude oil and those processing operations for injection purposes and for the transportation of production products from the site. The current request is for a minimum of 30 years or until one year following the cessation of production. No additional wells or grading is proposed. No hydraulic fracturing, acid well stimulation, or other well stimulation treatments per Public Resources Code Section 3150 seq. are proposed.	Jay Dobrowalski; (805) 654-2498	JEFF BASENBURG, 818-407-0401
PL14-0114	2340050340	1728 LEWIS RD, VENTURA COUNTY UNINCORP	08/07/2014	Major Modification	Completeness Rev In Progress	Permit Adjustment to Major Modification to Conditional Use Permit 4736 (CUP) for minor changes to the building sizes and layouts and additional parking. CUP 4736 was approved for a time extension and expansion of the residential care facility commonly known as Casa Pacifica. Casa Pacifica was originally approved on a 22-acre County owned property to include four residential cottages housing 15 children per cottage and an infant care facility capable of housing 25 infants/toddlers. Phasing of the project envisioned the ultimate development of up to 8 cottages enabling the facility to provide housing for a total of 205 children with a support staff of 302. The approval included a dining/kitchen facility, multi-purpose building, and an administration building with a total of 72,767 sq. ft. of development in 14 buildings. Several modifications to the original entitlement occurred since approved. Complete details of the approved uses are listed in the Conditions of Approval for CUP PL12-0117.	Michelle D'Anna; (805) 654-2685	CASA PACIFICA, 805-477-1994

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0115	6950280135		08/07/2014	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment to Conditional Use Permit LU11-0133 to eliminate large golf tournaments from the Sherwood Country Club entitlement, to reduce the allowance of special events that were permitted to have up to 1,000 attendees down to 900 attendees, and to remove and/or edit conditions related to the need for additional parking and a traffic control plan associated with the holding of these large events.	Hai Nguyen; (805) 654-5193	LEONARD FISHER, 805-267-4507



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0116	6950280135		08/07/2014	Permit Adjustment	Submittal In Progress	<p>Renewal of Conditional Use Permit 4375 for the Lake Sherwood Golf Course and Country Club to allow for additional 25 years and separate the Golf Course and Country Club Conditional Use Permit boundaries and condition obligations from the residential developer commonly known as the Sherwood Development Company. The request includes adding limited accessory assembly uses to the Golf Course and Country Club.</p> <p>PROJECT DESCRIPTION:</p> <p>Renewal of Conditional Use Permit 4375: Currently, Sherwood Country Club is governed by Conditional Use Permit CUP 4375 which is set to expire on November 19, 2012. Per condition #3, the permit [CUP 4375] may be renewed for an additional 25 year period upon the filing of a renewal application 18 months prior to the expiration of the permit. On May 19, 2011, the Ventura County Resource Management Agency approved a Permit Adjustment (LU11-0062) allowing the applicant to submit the request for a renewal within 12 months of the CUP expiration date instead of 18 months.</p> <p>Sherwood Country Club is submitting this CUP application for the permit to remain in effect for an additional 25 years. Further, Sherwood Country Club requests the Conditional Use Permit to identify Sherwood Country Club as the sole permittee omitting all references and conditions assigned to the Lake Club.</p> <p>All previously approved entitlements on file with Ventura County Resource Management Agency and as indicated on the attached site plan will continue to remain in effect. No new development is proposed at this time.</p> <p>Non-Golf Related Special Events: Sherwood Country Club requests up to 175 days per year for member and non-member special events. Special events include weddings, charity and fundraiser events, political forums, holiday parties, corporate events, funeral receptions, family celebrations, and similar special occasions. Below is a description of the special event venue.</p> <p>Event Area: The temporary events would be located at the Golf Clubhouse, Tennis/Swim Clubhouse, and adjacent outdoor patio, lawn areas, and tennis courts. Special event areas are indicated on the attached site plan.</p> <p>Number of Guests: Out of the 175 special event days in a calendar year, the following maximum attendees would be allowed to use one or both clubhouse areas:</p> <p>Up to 200 guests would be permitted 100 of the 175 special event days;</p> <p>Up to 400 guests would be permitted 50 of the 175 special event days;</p> <p>Up to 600 guests would be permitted 20 of the 175 special event days;</p> <p>Up to 1,000 guests would be permitted 5 days out of the 175 special event days for the purpose of larger events (.i.e. World's Fair, Exotic Car Show, College Tennis Tournament, CHP Foundation, etc.).</p> <p>Operation of Events: The proposed hours of operation for indoor special events will be Monday through Sunday from 8:00 am to 1:00 am. Lights will be dimmed at 12:45 am and all guests and vendors will be required to depart the property by 1:00 am and the site completely vacated and lights off by 1:30 am. The proposed hours of operation for outdoor special events will be Monday through Sunday from 8:00 am to 11:30</p>	Hai Nguyen; (805) 654-5193	LEONARD FISHER, 805-267-4507

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
						<p>pm. Lights will be dimmed at 10:30 pm and all guests and vendors will be required to depart the outdoor areas by 11:30 pm. Vendors will be permitted to arrive the day before and on the day of the event at 8:00 am to set up.</p> <p>Food &amp; Beverage Service: All food and beverage services on site will be provided by Sherwood Country Club or a self-sufficient, Ventura County Environmental Health Division licensed catering service. Dishes, flatware, and glasses will be provided by Sherwood Country Club or designated rental company specified by either Sherwood Country Club or the Event Planner.</p> <p>Restrooms: Restrooms are provided at the clubhouses and portable restrooms would be brought onsite for larger events as needed in accordance with County standards.</p> <p>Golf Tournament Special Events: Sherwood Country Club requests app</p>		
PL14-0119	0100170025	455 FAIRVIEW RD, OJAI, CA 93023	08/12/2014	Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit No 5234 to extend the entitlement for an additional 10 year term for the ongoing operation of the Camp Ramah Retreat located on a 21 acre property with an Open Space General Plan land use designation, an Open Space Ojai Valley Area Plan land use designation, and in the Open Space 40 Acre Minimum Zone District addressed as 455 Fairview Road, in the Ojai Area. The retreat was approved with sleeping facilities. The retreat is approved for persons over 18 years old with: 1.) up to 4 six-week formal sessions limited to no more than 18 over-night guests and two residential employees; 2.) up to 12 weekend adult sessions from Friday to Sunday; and 3.) up to 12 introductory one-day sessions with no residential guests. The maximum number of people on the site within any 24-hour period shall not exceed 38. A maximum of 18 guests and 2 employees may stay over night. The activities are conducted in a manner that is detailed in the conditions of approval of CUP No. 5234. The facility includes an existing single family dwelling that is used as the main retreat, parking for 17 cars, and the associated access road and landscaping. A subsequent modification in 2011 added a rope challenge course that is used by the retreat attendees. A previous sports court was entitled via CUP 5234 though it was not constructed. In place of the sports court the retreat planted a vegetable garden and plans on replacing the paved sports court with a grass turf activity area in an area that was previously orchard. The Permittee is proposing to address condition number 26 of CUP 5234 by relocating a grassland restoration area on the site where the sport court was anticipated to be constructed. No new buildings or impervious areas are proposed. The permittee does not propose to modify any of the conditions of approval aside from the designed location of the grassland restoration area. The grassland restoration was proposed for the rear of the property to the northeast and is proposed to be relocated to the front of the property to the southwest. Was is provided by the Casitas Municipal Water Company and waste water is handled by the Ojai Valley Sanitation District.	Becky Linder; (805) 654-2469	JANE CARROLL, 805-646-6459
PL14-0121	2060264070	3921 OCEAN DR, OXNARD, CA 93035	08/14/2014	Permit Adjustment	Coastal Comm Review	Site Plan Adjustment to Planned Development Permit No. 1035 for a 193 sq.ft. addition to an existing 2,137 sq.ft. three floor split-level single family dwelling at 3921 Ocean Drive in Hollywood Beach. Project will include interior remodeling.	Matthew Sauter; (805) 654-2492	JOHN WORTHY, (805) 983-7411

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0122	6920030110	437 W CARLISLE RD, WESTLAKE VILLAGE, CA 91361	08/14/2014	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to CUP 5076 for the ongoing keeping of wild animals that are both inherently dangerous and not inferently dangerous on a 2 acre property in the Open Space land use designation and the Open Space 20-acre minimum parcel size zone district addressed as 437 West Carlisle Road within the Lake Sherwood Area Plan. Access to the site is via private driveway from West Carlisle Road. Water is provided by two existing water wells with a 10,000 gallon holding tank and a pressure pump. An additional 5,000 gallon water tank is onsite with a fire hydrant providing for fire protection services. Domestic waste water is handled by an on-site septic system. The animals that are kept on site are permitted by the United States Department of Agriculture, California Department of Wildlife, the original Conditonal Use Permit and include the following:</p> <p>MAMMALS 2 Bobcats 1 Canada Lynx 3 dogs 2 house cats</p> <p>BIRDS 1 Sulfur Crested Cockatoo (medium) 2 Yellow Nape Amazon Parrot 1 Umbrella Cockatoo 20 chickens 10 pigeons</p> <p>REPTILES (non-venomous) 1 King snake 1 Reticulated python 6 Milk snakes 2 Carpet pythons 2 Green tree pythons 1 Boa constrictor</p> <p>REPTILES (venomous) 10 Rattlesnakes 5 Cobras 1 King Cobra 2 Gaboon vipers 1 Puff adder 2 Cottonmouths 2 Copperheads 3 Eyelash vipers 4 Gila monsters</p> <p>CROCODILIANS 15 Alligators 1 Crocodile 1 Caiman</p> <p>The Department of Fish and Wildlife has permitted a wider range of animals that can be kept on the property through a Restricted Species Permit and the owner is requesting to maintain the full range of animals that would be allowed under Restricted Species Permit. The owner often rescues and shelters exotic animals that are on the Restricted Species Permit. No large predator cats or larger mammals are on the Restricted Species Permit and the applicant is not requesting to keep these types of animals on his property or entitle their keeping through this request.</p>	Jay Dobrowalski; (805) 654-2498	BROCKETT JIM-GINA A TR, 805-379-3141

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0123	8000143105	5998 E CONIFER ST 84, OAK PARK, CA 91377	08/15/2014	Permit Adjustment	Submittal In Progress	Permit Adjustment to Conditional Use Permits 4848 and LU09-0062 for a one time use of the Synagogue on August 31, 2014 to accommodate a dedication of a new Torah. Approximately 100 persons are estimated to attend for the 3 hour service. Site is Chabad of Oak Park at 5998 Conifer Street in Oak Park.	Jay Dobrowalski; (805) 654-2498	CHABAD OF THE CONEJO INC, (818) 991-0991
PL14-0125	0990050095	600 TODD RD, SANTA PAULA, CA 93060	08/19/2014	Permit Adjustment	Submittal In Progress	Permit Adjustment of CUP No. 4735-2 be granted to authorize the construction of a 20,000 SF evidence storage building at the Todd Road Jail.	Brian Baca; (805)654-5192	VENTURA COUNTY OF, 805-654-2022
PL14-0126	0630060150	5438 N VENTURA AV, VENTURA, CA 93001	08/20/2014	Permit Adjustment	Prep Decision Letter	<p>Permit Adjustment to Conditional Use Permit PL13-0129 to add a 39 foot silo to an existing concrete batch plant located a t 5438 Norht Ventura Avenue. The silo contains fly ash that will be added to the concrete mix and will be blended such that it substitutes for cement. This blending will not result in additional finished concrete rather provide a different blending oppurtunities in order to incorporate recycled fly ash. The approved conditional use permit is described as follows:</p> <p>Conditional Use Permit (CUP) for an existing concrete batch plant on a 2.55 acre property in the M3 Zone District and the Industrial North Avenue Area Plan land use designation located at 5438 North Ventura Avenue. The batch plant was originally approved via CUP 4340 which has subsequently expired. The batch plant includes one cement silo, admixture tanks for non-hazardous fluids to be added to the concrete, color mixture shed with associated computer controls and piping to add color to the concrete, a 560 sq. ft. dispatch office which contains a computer control for the mixing facility, a 800 sq. ft. metal maintenance building, four 1,200 gallon water tanks for the concrete mixing, aggregate/material storage bunkers, a truck washout with settling ponds, and parking for 12 concrete mixer trucks. The site includes perimeter fencing and landscaping. A .73 acre area on the property has been set aside undeveloped.</p>	Kristina Boero; (805) 654-2467	JOHN HOLLIDAY, 909-982-1553
PL14-0127	5000050345	8867 GRIMES CANYON RD, MOORPARK, CA 93021	08/25/2014	Permit Adjustment	Submittal In Progress	timing modification for UIZI conditions of approval	Ebony McGee; (805) 654-5037	FORD ROCKS LLC ET AL, 8056720200
PL14-0128	0080160450	8320 BATES, CARPINTERIA, CA 93013	08/28/2014	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit for Verizon Wireless for a wireless Communication Facility located on a 10.05 acre property in the Coastal Agricultural Zone District and the Agricultural Coastal Plan land use designation addressed as 8310 Bates Road above Rincon Point at the North County Line. The facility is located at the southwest corner of the subject property near Bates Road and designed as a 45-ft. tall faux pine tree. The associated telecommunication equipment is located at the base of the mono-pine within a 35' X 35' fenced lease area. In addition to the telecommunication equipment a emergency backup generator is proposed within the fenced lease area. No grading is required to develop the project and no native vegetation must be removed. No water is necessary to operate the unmanned facility and only requires periodic maintenance. Access to the site is provided by a dirt driveway via Bates Road. Site number PSL#177707.	Kristina Boero; (805) 654-2467	TRICIA KNIGHT, 805-448-4221

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0129	0160130030		09/02/2014	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit 3588 to comply with the terms of Condition No. 18 to allow the Seneca Resources Corporation (Seneca) to rework three (3) existing oil and gas wells: “Thornbury-Geis” 1A-29 (aka T.&amp;G. 1), “Thornbury-Geis” 52-29 and “Thornbury-Geis” 62-29, located on two well pads within the boundaries of existing Conditional Use Permit (CUP) 3588 as modified in 1981. The project sites are located on APN 016-0-130-030, Sect. 29, T. 05N; R. 19W; north of Fillmore, with access from Goodenough Road to Squaw Flat Road.</p> <p>The proposed well reworking is necessary to maintain production from the lease to efficiently use the existing facilities and infrastructure. Seneca will not use hydraulic fracturing or other well stimulation treatments covered under Senate Bill 4 (SB4) for the proposed wells unless and until regulations addressing potential hydraulic fracturing impacts are adopted and in place.</p> <p>No new grading is necessary to accommodate the drill rig derrick and all the temporary rig appurtenances because the existing wells are proposed for reworking within the existing pads. Wells “Thornbury-Geis” 52-29 and “Thornbury-Geis” 62-29 are located on pad 2; well “T &amp; G” 1 is located on pad 1. Please see Attachment 3 for a Map of the CUP Boundaries and the Pads for the Proposed Project. The site plans of the existing well pads are provided in Attachment 4.</p> <p>The rig derrick is exempt from building permit requirements. After the reworking project the same or similar pumping units will be placed on the three wells as currently exist.</p> <p>CUP 3588 is granted for a period of 50 years, ending November 3, 2027, or until production from the wells on the site ceases for more than one (1) year. All applicable conditions of the CUP are currently complied with by Seneca, and will continue to be complied with throughout the proposed project. CUP Condition Compliance is provided in Attachment 5.</p> <p>To satisfy the County's Ordinance (Sec. 8107-5.5.2) the wells will be reworked using industry best practices and access to the site will be via existing roads. The flow lines and facilities are already in place to transport the produced oil. Reworking of each well will be done 24 hours/day, for approximately seven (7) days per well.</p> <p>There are no protected trees within the pads, thus no protected trees will be impacted. Specimen oak trees surrounding the well pad areas have been mapped on the surveyed site plans (see Attachment 4).</p>	Hai Nguyen; (805) 654-5193	KELLY ERISMAN, (661) 391-3551
PL14-0130	1630010755	6750 WORTH WY, CAMARILLO, CA 93012	09/02/2014	Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit 4242 for a 10-year time extension to allow the on-going use of an existing approximately 1,800 farm worker dwelling unit that does not meet the Standards for Ministerial Farmworker and Animal Caretaker Dwelling Units due to the amount of amount of agricultural land in production. The subject property is approximately 21 acres in size, is located within the AE-40 acre minimum parcel size zone district, Agricultural General Plan land used designation, and is addressed as 6700/6750 Worth Way in the Camarillo Area. A Conditional Use Permit is required because the subject property owner does not have 40 acres in agricultural production that would allow a ministerial approval for the farm worker dwelling. Access to the site is from a private driveway via Worth Way. No additional development is proposed.</p> <p>FL HOUSING MOD 1 TIME EXTENSION</p>	Matthew Sauter; (805) 654-2492	KEITH HUSS, 805-603-2664

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0131	5190190055	13536 PACIFIC BREEZE DR, CAMARILLO, CA 93012	09/02/2014	Major Modification	Completeness Rev In Progress	<p>Major Modification to Tract 5175 (a 23 lot subdivision) to permit an existing photovoltaic system on Lot 20 within the subdivision as follows:</p> <p>a) Modification of 7(c): This condition requires all structures and uses to be inside the building envelope. Applicant requests modification to this condition to allow installation of a photovoltaic system (which will partially intrude by an additional 17 feet outside of the HOA's proposed 30 feet setback ) at 50 feet from the edge of the buidling envelope;</p> <p>b) Modification of Condition no. 15 (a) thru (e): These conditions reference the creation of a landscaping plan; the plan will be revised to show the photovoltaic system within the are shown as "landscape buffer" on attached Map 3. However, per the HOA's modification request, this area is within the fuel modification zone and landscaping that will shield the photovoltaic system from someone traveling along Santa RoSa Road will be part of the HOA fuel modification plan.</p> <p>The HOA CC&amp;Rs will be modified to reflect the approved changes to allow the photovoltaic system in its current location.</p>	Franca Rosengren; (805) 654-2045	PAUL AND ROBERT JOHNSON, 818-912-8445
PL14-0132	0330081010	11480 N VENTURA AV, OJAI, CA 93023	09/03/2014	Permit Adjustment	Awaiting Resubmittal	Permit Adjustment to Planned Development Permit No. 26 for the installation of new landscaping and upgraded irrigation on the entire project site. New irrigation around kiosk and planter areas.	Kristina Boero; (805) 654-2467	MICELLE WALDRON BM PROPERTIES, 818-880-0000
PL14-0133	7000110385	11827 ELLICE ST, MALIBU, CA 90265	09/04/2014	Permit Adjustment	Completeness Rev in Progress	Site Plan Adjustment to an existing condominium approved in Planned Development Permit 797 for interior remodel and an 175 sq.ft. addition into an unexcavated area behind the dwelling unit. This Site Plan Adjustment is being processed to abate violation CV13-0354. The modifications includes the legalization of an unpermitted storage and closet (which represents the 175 sq. ft. addition), the installation of a heating unit in bedroom, modification of electrical and plumbing systems, replacement of windows, and replace of sliding door. No additional plumbing fixtures are being approved through this Site Plan Adjustment. The plumbing modifications referenced above represent the relocation of a water heater and the replacement of existing fixtures. Additional plumbing fixtures that were part of CV13-0354 will be removed. Demolition of plumbing will occur; however, no walls will be demolished. Site located at 11827 Ellice Street in Malibu.	Chuck Anthony; (805) 654-3683	CLIVE DAWSON, (310) 589-1921
PL14-0134	7000110385	11827 ELLICE ST, MALIBU, CA 90265	09/04/2014	Permit Adjustment	Submittal In Progress	Site Plan Adjustment to an existing condominium approved in Planned development Permit 797 for interior remodel and 175 sq.ft. addition in unimproved basement to abate violation CV13-0354. Modifications include legalization of unpermitted storge and closet expansion, utility room expansion, installation of heating unit in bedroom, modification of electrical and plumbing systems, replacement of windows, sliding door replacement. Site located at 11827 Ellice Street in Malibu.	Chuck Anthony; (805) 654-3683	CLIVE DAWSON, (310) 589-1921
PL14-0135	7000110395	11815 ELLICE ST, MALIBU, CA 90265	09/04/2014	Permit Adjustment	Completeness Rev in Progress	Site Plan Adjustment to an existing condominium approved in Planned Development Permit 757 for an 226 sq.ft. addition into an unexcavated area behind the dwelling unit. This Site Plan Adjustment is being processed to abate violation CV14-0192; which includes relocation of the water heater to the expanded area and associated plumbing modification/alteration, electrical system modification/alteration, wall framing modification/alterations, excavation of soil, and a new floor joist support system supporting the addition. No additional plumbing fixtures are being approved through this Site Plan Adjustment. The plumbing modifications referenced above represent the relocation of the water heater. The project site is addressed as 11815 Ellice Street in Malibu.	Tess Harris; (805) 654-2453	CLIVE DAWSON, 310-589-1921



Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0136	1630031195	4385 HITCH BL, CAMARILLO, CA 93012	09/05/2014	Conditional Use Permit	Completeness Rev In Progress	Wireless Communication Facility for a 57-foot faux pine tree (mono-pine) located on a 43 acre property in the AE-40 acre minimum parcel size zone district and the Agricultural General Plan land use designation addressed as 4385 Hitch Blvd. in the Moorpark Area (APN 163-0-031-195). The facility is located along the southern property line of the subject property adjacent on a ridgeline adjacent to 4 other facilities. The associated telecommunication equipment is located in a 30 ft. by 30 ft fenced lease area at the base of the mono-pine. Access to the site is provided by a private driveway via Hitch Boulevard, No water is necessary to operate the unmanned facility. No grading or removal of native vegetation is required to prepare the site for the proposed facility. Site operator Verizon Wireless, site name Ventave.	Thomas Chaffee; (805) 654-2406	DAVID DOWNS, 916-217-7513
PL14-0137	6850250095	5450 CHURCHWOOD DR, OAK PARK, CA 91377	09/05/2014	Conditional Use Permit	Completeness Rev In Progress	Conditional Use Permit for construction of an unmanned wireless communication facility at an existing Episcopal Church addressed as 5450 Churchwood Street in Oak Park. The project consists of a 55' tall monopine with 12 8'-high panel antennas, 12 RRU's, one microwave antenna, four raycaps, five equipment cabinets and one standby generator in a 330 sq.ft. leased area. The monopine will be located app. 190' northwest of the equipment location. Facility operator is Verizon Wireless and site name is Churchwood.	Becky Linder; (805) 654-2469	CH EPISCOPAL PROTESTANT, (916) 217-7513
PL14-0138	1280040050		09/18/2014	Permit Adjustment	Completeness Rev In Progress	Permit Adjustment to Conditional Use Permit no. CUP 5275 to modify Condition No. 3 (Hours of Operation) to add a starting time of 8:00 am for electric powered aircraft only, construction of a 20' x 20' asphalt pad for helicopter flying and a 20' x 54' parking area 340' from bottom of ramp west of the existing runway.. CUP 5275 was approved for radio controlled aircraft operation at 6000 block of Vineyard Avenue near Saticoy in a parcel owned by Ventura County Watershed Protection District.	Craig Malin; (805) 654-2488	SAM WILLIAMS, (805) 236-6691
PL14-0139	0100201270	1459 N FOOTHILL RD, OJAI, CA 93023	09/23/2014	Lot Line Adjustment	Completeness Rev In Progress	Lot line adjustment between to two parcels (APNs 010-0-201-27 & 010-0-201-28) addressed as 1447 and 1477 Foothill Road in the Ojai Area. The subject parcels are within the Rural Residential 2-5 Dwelling Unit Ojai Valley Area Plan land use designation and the Rural Agriculture (RA-2 ac) Zone Designation. Parcel 1 (APN 010-0-201-27) is currently 1.160 acres in size and Parcel 2 (APN 010-0-201-28) is 1.705 acres in size. The lot line adjustment would convey an equal amount of land from and to each parcel resulting in the same size parcels that existed prior to the lot line adjustment with Parcel 1 being 1.160 acres in size and Parcel 2 being 1.705 acres in size.	Elias Valencia; (805) 654-3635	RENNIE ADAM, 805-646-3675
PL14-0140	6450084010		09/29/2014	Conditional Use Permit	Submittal In Progress	Conditional Use Permit for a wireless communication facility that was originally approved by Conditional Use Permit 4957 located adjacent to a County Waterworks District No. 8 (City of Simi Valley) water tank in the RE-20,000 sq. ft. Zone District in the Santa Susana Area on a site addressed as 5969 Hilltop Road. The facility is a currently designed as a 55 ft mono-pole and the currently proposal is to retro-fit the existing pole to be designed as a faux 55 ft pine tree. Branches will be attached to the tower and the tower will be covered with faux bark. The unmanned facility has no emergency generator back-up and is accessed by Corto Road.	Elias Valencia; (805) 654-3635	

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
PL14-0141	6480260020	7401 SANTA SUSANA PASS RD, SIMI VALLEY, CA 93063	09/29/2014	Conditional Use Permit	Completeness Rev In Progress	<p>Permit Adjustment to CUP - 4955 In order to upgrade an existing telecom facility and 50' tall steel monopole for Verizon Wireless - Installation of twelve (12) 8' panel antennas (3 sectors of 4 antennas each) centered at 50' for a max height of 54', 12 RRU's (4 on each sector), two (2) GPS antennas within an existing equipment shelter, one (1) 4' microwave dish, a new 30 kw generator on a 5'x9' concrete spill containment pad.</p> <p>The unmanned facility is located at 7401 Santa Susanna Pass Road in the Simi Valley area. APN: 648-0-260-020 The facility is accessed via a gated private concrete driveway known as Twilight Canyon TI off of Santa Susana Pass Rd. The facility does not utilize water to operate. It will be in operation 24 hours a day, seven days a week.</p> <p>Zoning on the site is OS-160 ac, and General Plan designation is Open Space.</p> <p>A 6 foot high chain link fence extension with three strands of barbed wire is proposed to add the generator pad area of 45 s.f. to the existing 200 s.f. lease area, making the new lease area 245 s.f.</p>	Becky Linder; (805) 654-2469	RELIANT LAND SERVICES, 818.269.0002
PL14-0142	0320201235	655 BURNHAM RD, VENTURA COUNTY, CA 99999	09/30/2014	Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit 5157 (last modified by LU10-0090) to upgrade an existing wireless communication facility located on a ridgeline above Oak View in the Forest Home Retreat within the RA-40 ac/SRP Zone District and Rural Institutional Ojai Valley Area Plan land use designation. The facility was originally approved as a cross with the antennas located within the cross with the associated telecommunication equipment and emergency backup generator located in a 27'-6" X 11'X4" lease area that is enclosed within cmu retaining wall and chain link fenced. The antennas that are proposed to upgrade the facility can not be accommodated within the existing cross, so the applicant is proposing to construct a new 40 ft. mono-pine above the cross and adjacent to an existing seating gazebo. The new 40 tall mono-pine will contain 12 panel antennas, 6 radio remote units, 3 TMAs, and 1 Raycap fiber demarcation box.surge protector screened within the branches The associated equipment and lease area will remain in its current location. No additional brush clearing will be required to accommodate the upgrade as the new tower is proposed in an area that is already cleared by the existing development on. Access to the unmanned facility is provided by a private access road via Burnham Road. Site operator Verizon Wireless, site name Oak Vlew MTX 41 at 655 Burnham Road in Oak View.	Winston Wright; (805)654-2468	MAREE HOEGER, 949-286-7000
SD05-0041	0310112275	195 GRAPEVINE RD, VENTURA COUNTY UNINCORP	06/20/2005	Conditional Certificate of Compliance	Application Returned	CCC FOR LOT LEGALIZATION, PM 5616. DATE OF CONDITIONS NOV 4, 1997	Debbie Morrisset; (805) 654-3635	G.P. SALMEN & ASSOC., 710-6788
SD06-0041	5000393165	2127 OLSEN RD, VENTURA COUNTY UNINCORP	08/07/2006	Large Lot Subdivision	Environmental Doc Prep	large lot subdivision 4 - 40 plus acre parcels. bio deed restriction from CCC0213-PM5379 applies.	Kristina Boero; (805) 654-2467	
SD07-0065	6490340040	715 BOX CANYON RD, VENTURA COUNTY UNINCORP	11/15/2007	Conditional Certificate of Compliance	Application Returned	<p>Applicant's parcels qualify for a certifiacte of complinace, this permit is no longer required, Cof C 13-07-846 recorded 09/12/2013 doc # 20130912-00157259</p> <p>3 lot subdivision, issues: illegal lots, violations on site, blue line channel previous PM4787 inactive-incomplete-</p> <p>November 23,2010 applicant has requested that this 3 lot tentative parcel map be changed to a single lot CCC-PM. Project will be redistributes as such.</p>	Debbie Morrisset; (805) 654-3635	

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
SD08-0002	0630060045		01/15/2008	Lot Line Adjustment	Application Returned	2 lots, lot line adjustment ministerial processing, both resulting parcels will meet re 1 acre zoning.	Debbie Morrisset; (805) 654-3635	
SD08-0025	0460141115		06/04/2008	Conditional Certificate of Compliance	Submittal In Progress	CCC-PM 5787 to legalize one 38 acre non-conforming lot, AE 40 acre zoning	Michelle D'Anna; (805) 654-2685	
SD08-0026	0410230100		06/04/2008	Large Lot Subdivision	Submittal In Progress	PMW-LLS TO LEGALIZE A 50 ACRE PARCEL	Michelle D'Anna; (805) 654-2685	
SD08-0027	0410230120	190 SYCAMORE RD, VENTURA COUNTY UNINCORP	06/04/2008	Large Lot Subdivision	Submittal In Progress	PMW LLS TO LEGALIZE ONE 48 ACRE PARCEL	Michelle D'Anna; (805) 654-2685	
SD08-0028	0410240180		06/04/2008	Large Lot Subdivision	Submittal In Progress	PMW-LLS TO LEGALIZE A 59 ACRE PARCEL	Michelle D'Anna; (805) 654-2685	
SD08-0029	0410300280	2793 OLD TELEGRAPH RD, VENTURA COUNTY UNINCORP	06/04/2008	Large Lot Subdivision	Awaiting Resubmittal	PMW-LLS TO LEGALIZE A 42-ACRE PARCEL. COMPANION TO LCA CONTRACT SUBMITTED JUNE 3, 2008.	Michelle D'Anna; (805) 654-2685	
SD08-0060	0300160115		11/19/2008	Conditional Certificate of Compliance	Application Returned	A Conditional Certificate of Compliance -Parcel Map 5331 to legalize a 1.57 acre vacant parcel (combined apns 030-0-160-280 and 030-0-160-115). The subject parcel is located approximately 600 feet northwest of the intersection of Ojai/Santa Paula Road and Koenigstein Road in the Santa Paula area of unincorporated Ventura County.	Debbie Morrisset; (805) 654-3635	
SD09-0005	6940170090	1388 W POTRERO RD, VENTURA COUNTY UNINCORP	02/17/2009	Parcel Map	Application Returned	6 lot Tentative Parcel Map No. PM-5835 (Large Lots 40+ acre parcels) AE 40, AE 80 and AE80-SRP zoning.	Kristina Boero; (805) 654-2467	
SD09-0025	5000360185	1313 TIERRA REJADA RD, VENTURA COUNTY UNINCORP	07/20/2009	Tract Map	Completeness Rev in Progress	Vesting Tentative Tract Map No. 5837 (SD09-0025) to subdivide a 580+ acre property into 24 residential lots within the unincorporated County of Ventura and one 63.9 portion of the property in the City of Simi Valley designated as a "remainder parcel." Access to the project site would be provided by a private road from Tierra Rejada Rd, also owned by the applicant. A secondary access road would be provided through a neighboring property to Tierra Rejada Road. Each of the proposed residential lots would have access to the proposed road running through the project area. Water would be provided by the Butler Ranch Mutual Water Company through an existing Callegues Municipal Water District line. Sewer would be provided by Ventura County Waterworks District No. 1 (annexation required). Building envelopes are proposed for each of the lots. An open space preservation area is proposed to protect both biological and archaeological resources. Balanced grading onsite is proposed in order to accomplish the project roads and building pads with 635,000 cubic yards of cut and 558,000 cubic yards of fill (less fill accounted for by shrinkage). A zone change is also proposed to change the property from AE-40 AC to OS-20 AC. The associated zone change is ZN09-0007.	Holly Harris; (805) 654-3136	
SD10-0034	0600270195	7870 ARNAZ RD, VENTURA COUNTY UNINCORP	10/28/2010	Lot Line Adjustment	Awaiting Resubmittal	Approval of a ministerial Lot Line Adjustment No. SD10-0034 to transfer .07 acres from a 2.06 acre parcel (APN 060-0-270-220) zoned Rural Exclusive 2 acre minimum to a .86 acre parcel (APN 060-0-220-195) zoned Rural Exclusive 1 acre minimum. Approval of the permit will assist in abating Violation No's ZV09-0175 and V04-347. concurrent processing of SD10-0035 PMW Merger is required to qualify for the LLA	Winston Wright; (805)654-2468	PARENT DOUGLAS-ANN MARIE, (805) 646-3159

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
SD10-0035	0600270195	7870 ARNAZ RD, VENTURA COUNTY UNINCORP	11/08/2010	Merger	Awaiting Resubmittal	concurrent processing of SD10-0035 PMW Merger is required to qualify for  Approval of the ministerial Lot Line Adjustment No. SD10-0034 to transfer .07 acres from a 2.06 acre parcel (APN 060-0-270-220) zoned Rural Exclusive 2 acre minimum to a .86 acre parcel (APN 060-0-220-195) zoned Rural Exclusive 1 acre minimum. Approval of the permit will assist in abating Violation No's ZV09-0175 and V04-347.	Winston Wright; (805)654-2468	
SD10-0038	2160040595	4120 E VENTURA BL, VENTURA COUNTY UNINCORP	12/15/2010	Large Lot Subdivision	Environmental Doc Prep	The subdivision of a137.4 acre parcel with existing agricultural uses, into 3 parcels, Parcel 1- 40.04 acres, Parcel 2- 45.94 acres and Parcel 3- 51.46 acres. A buildable site and access has been identified for all 3 parcels. The proposed water source is a private water well and the parcels will have sewer service from Camarillo Sanitary District. The entire 137 acres is under cultivation for row crops. A preliminary drainage study, geotechnical report and a water quality report has been prepared. The project site fronts Ventura Road south of the 101 Freeway and is between Central Ave and Beardsley Wash and there are two Redline streams adjacent to the parcel. The site is within the Area of Intrist for both the City of Camarillo and Oxnard.	Chuck Anthony; (805) 654-3683	
SD10-0039	2160040635	470 SPRINGVILLE RD, VENTURA COUNTY UNINCORP	12/15/2010	Large Lot Subdivision	Completeness Rev In Progress	Claberg Ranch LLC The proposed subdivision of a 135.3 acre parcel with existing agricultural uses, into 3 parcels: Parcel 1- 45.33 acres, Parcel 2- 45.01 acres and Parcel 3- 45 acres. A buildable site and access have been identified for all 3 proposed parcels. The proposed subdivision will likely result in future development of dwelling units compatible with Agricultural Exclusive zoning on each of the 3 lots. The total maximum future impervious development area may be 4.99 acres. The proposed water source is an existing private water well and sewer service from Camarillo Sanitary District is proposed. Sewer service is contingent on annexation into the Camarillo Sewer Service district. Most of the existing 135 (approx.) acres is under cultivation for row crops. A preliminary drainage study, geotechnical report and a water quality report have been prepared. The project site fronts Ventura Road south of the 101 Freeway and is between Central Ave. and Beardsley Wash and there are two Redline streams adjacent to the parcel. The site is within the Area of Interest of the City of Camarillo.	Chuck Anthony; (805) 654-3683	
SD12-0002	0320201105	955 BURNHAM RD, VENTURA COUNTY UNINCORP	03/05/2012	Parcel Map	Environmental Doc Prep	A subdivision (TPM) to create 4 parcels. TPM 5878, 2 in the OS40 and 2 in the R1-20,000sf zoning designation. A CCC parcel map was processed and recorded on these lots, CCC0208 for apn 0320-0-201-155 and CCC0207 AN 032-0-201-105 and a Mitigated Negative Declaration was prepared for the OS parcel, mitigation and restrictions are currently in place for biological and archaeological resources. There ia a farmworker DU on the large OS parcel and existing ag barns and accessory structures. The smaller R1 lot is vacant however there are oak trees, GIS info indicated sewer and water could be available to the site.	Holly Harris; (805) 654-3136	

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
SD4410	5500030020		12/30/1988	Tract Map	Completeness Rev In Progress	<p>The proposed project consists of a request for approval of a Tentative Tract Map (TT) to subdivide 6 lots into 15 lots in the community of Santa Rosa Valley, totaling 49.79 acres, for future residential construction. The proposed lots will range in size from 1.96 ac to 6.85 ac.</p> <p>The proposed project site is located north of Santa Rosa Road. Access will be provided from private roads, including Blanchard Road, A Street, Voltaire Way and Yucca Drive. Voltaire Way intersects the subdivision. There are currently no existing structures or uses on the site. Camrosa Water District will provide water service and individual septic systems will service each lot for wastewater disposal. The proposed project will include the dedication of easements for access roads and driveways, drainage basins, and waterline maintenance (including all storm drains which will be privately maintained by a homeowners' association). In addition, proposed Lot 13 will contain an equestrian easement. A Fire Department turnaround will be constructed at the end of the private road that intersects proposed Lot 1. The proposed project includes approximately 235,000 cubic yards of grading (cut and fill, to be balanced on-site).</p>	Holly Harris; (805) 654-3136	
ZN09-0005	0000000000		07/13/2009	Zoning Ordinance Amendment	Submittal In Progress	<p>Revisions to the Non-Coastal Zoning Ordinance to enact the Wildlife Migration Protection Overlay Zone (WMP). These amendments include language to protect and preserve habitat connectivity. Wildlife migration protection addresses the ability of animals and plants to migrate safely among the County's increasingly fragmented areas of natural open space.</p> <p>The Articles to be amended are: Article 2 - Definitions; Article 3 - Establishment of Zones, Boundaries and Maps; Article 4 - Purposes of Zones; Article 5 - Uses and Structures by Zone; Article 6 - Lot Area and Coverage, Setbacks, Height and Related Provisions; Article 7 - Standards for Specific Uses; and Article 9 - Standards for Specific Zones and Zone Types.</p> <p>Revisions to the Subdivision Ordinance to provide for the protection of wildlife migration during the parcel map waiver, parcel map, and tract map processes. The Articles to be amended are Article 1 - General Provisionss and Definitions; Article 2 - Map Requirements; Article 3 - Submission of Tentative Maps; and Article 4 - Design Requirements.</p>	Mark Ogonowski;	
ZN09-0006	0000000000		07/20/2009	Zone Change	Submittal In Progress	The addition of "HCP" designation to zoning of properties within the proposed Habitat Connectivity Overlay Zone. Text amendments to the Zoning Ordinance and Subdivision Ordinance in association with this zoning designation are described in permit #ZN09-0005.	Mark Ogonowski;	
ZN11-0001	0000000000		03/17/2011	Zoning Ordinance Amendment	Submittal In Progress	<p>2011 General NCZO Amendments to Articles 1 through 19.</p> <p>Revises clear sight triangle, combines residential and commercial/industrial zoning matrixes into a single matrix, Adds maximum building coverage standards (from General Plan), revises open storage requirements, revises wet bar requirements, adds standards for motorcycling for personal use, revises standards for bed and breakfast inns and boardinghouses, revises trash receptical standards, allows mixed use developments in RPD zone, requires energy efficiency standards in RPD developments, adds design permit (for CBD Overlay zone), Allows Planning Director to terminate application if permit is not actively pursued for 6 months, or if applicant fails to pay staff charges, amends nonconforming chapter to permit ministerial modification of permits and permit adjustments and includes numerous grammatical and clarification changes throughout the NCZO.</p>	Katie Matchett; (805) 650-4047	

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner	Applicant
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Please be advised that records not showing an Assessor's Parcel Number (or address) are on land without an assigned parcel number (such as a right-of-way), or they are related to a countywide legislative action (such as a General Plan Amendment). These projects do not appear on the associated Approved/Pending Projects map. Please contact the Case Planner for more specific information.





# Recently Approved Projects as of October 01, 2014

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

Recently Approved Projects include the following entitlement types: Conditional Use Permit, Land Conservation Act Contract, Conditional Certificates of Compliance, Continuation of Non-Conformity, Planned Development Permit, Permit Modification, Variance, Subdivision, General Plan Amendment and Zone Change. Source: Ventura County Planning Division Accela Database, as of 10/01/2014.

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
LU10-0069	7000060140	11495 PACIFIC COAST HWY, Ventura County Unincorp	06/02/2010	Conditional Use Permit	07/03/2014	Conditional Use Permit to authorize the operation of an existing recreational camp with third-party events, and a Variance for parking. (See LU10-0069)	Holly Harris: (805) 654-3136	Ginger Anderson, (805)963-9532
PL 12-0125	0310113225	160 GRAPEVINE RD, OAK VIEW, CA 93022	09/04/2012	Lot Line Adjustment	04/24/2014	Parcel MAp Waiver Lot Line Adjustment, 2 legal non-conforming parcels, with existing single family development on each lot. LLA is to remedy setback violation on dwelling at 162 Grapevine Road, structure is over the property line. The LLD will move the boundary line between the 2 parcels line and the structures will meet required setbacks. Both parcels utilize onsite septic disposal systems, VRSD supplies water and both take access to Grapevine Road onto Burnham Road a County maintained public road.	Debbie Morrisset: (805) 654-3635	Peter Estrada, 805-897-1830
PL 12-0144	6950040210		10/09/2012	Planned Development	06/19/2014	Planned Development Permit for area grading on Sherwood Development Company's deed restricted property known as Parcel A or the Lake Parcel. The total amount of grading for the project is 1,250 cubic yards of cut and removal. No structural improvements are proposed and no protected trees would be removed as a result of the project.	Hai Nguyen: (805) 654-5193	Ibrahim Hzayen, 805-233-7778
PL 13-0013	0990110085	1368 MISSION ROCK RD, SANTA PAULA, CA 93060	02/06/2013	Merger	04/14/2014	PMW-Merger (PL13-0013) 4 illegal lots, owned by the the Nature Conservancy, these lots will be merged to legalize them as one and to process a subsequent PMW-LLA (PL13-0014) of a 30 foot strip along the boundary with the adjacent property owned by Don Walker. The merged lot will not be developed it is a conservation parcel. The Walker property is concurrently processing a CUP/PD (LU10-0026) for their commercial business on Mission Rock Road on the lot resulting from the LLA.	Winston Wright: (805)654-2468	Don Walker, 805-647-1316
PL 13-0014	0990110015	910 MISSION ROCK RD, SANTA PAULA, CA 93060	02/06/2013	Lot Line Adjustment	04/14/2014	PMW-LLA 2 legal lots, one is the merged lot created by PL13-0013 owned by the Nature Conservancy (TNC), the second lot is owned by Don Walker. The LLA is to adjust the TNC parcel by 30 feet giving the Walker property additional land for their CUP/PD. The site is at 910 Mission Rock Road and Mr Walker is processing a CUP/PD9 LU10-0026 )permit along with these PMWs.	Winston Wright: (805)654-2468	Don Walker, 805-647-1316

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0039	5030010030	10700 BROADWAY RD, MOORPARK, CA 93021	03/22/2013	Conditional Use Permit	07/17/2014	<p>The requested Conditional Use Permit would authorize the operation of the following two types of land uses at Apricot Lane Family Farms for a period of 10-years.</p> <p>1.   Agricultural Promotional Uses (agri-tourism): These uses will occur no more than a total of three times per week.</p> <ul style="list-style-type: none"><li>•   Farm Tours with Catered lunches (i.e., box lunch)</li><li>•   Educational Seminars and Classes</li></ul> <p>Farm Tours with Catered Lunches</p> <p>The Farm Tours are intended to educate guests about biodynamic farming practices at Apricot Lane Farms.   Guests for the Farm Tour will gather at the main barn complex if they arrive by bus. Guests arriving by bus would occur on average, once a week.   Guests arriving by car will gather by the herb/vegetable garden. Depending on demand, tours may be offered up to three times per week, particularly during warmer months.   Each tour will consist of two to 50 guests and will be led by an Apricot Lane Farms guide.   Depending on the number of guests, golf carts or horse drawn carriages may be used for the tour. The tours will include the irrigation reservoir, the animal pastures, the fruit tree orchards, the vermiculture operation and the herb/vegetable garden. On occasion, a tour or school bus (operated by 67others) may be used.   All tours will take place within the boundaries of Apricot Lane Farms on internal farm roads. No new buildings or improvements are required and portable restrooms will be brought in for use by farm tour visitors.</p> <p>On occasion, catered meals will be offered for tour guests.   These meals will be prepared offsite and brought in and served by an outside, licensed, catering company.</p> <p>Educational Seminars and Classes</p> <p>Classes and seminars will be taught to between 5 – 50 visitors and will be given at various locations on the farm depending upon the theme of the class.   Herb informational classes and organic and biodynamic gardening classes will be held by the vegetable garden, native plant classes by the pond and livestock classes at the barn complex.   No cooking classes will be offered. These classes and seminars will be offered at various times throughout the year but no more than three times per week. The classes may be held in conjunction with a farm tour, but classes and seminars will also be held independently. No new buildings or improvements will be required and students of the seminars and classes will use portable restrooms brought in specifically for the farm tours and classes.</p> <p>Parking for the Farm Tours and educational seminars will be provided onsite as depicted on the site plan.</p> <p>2.   Temporary Outdoor Events, which include the following uses and activities (see chart below):</p> <ul style="list-style-type: none"><li>•   catered high-end “Farm-to-Table” Dinners</li><li>•   high-end charity events</li><li>•   “movie night” events</li><li>•   fund raisers</li><li>•   Farm-themed festivals.</li></ul> <p>Temporary Outdoor Events are designed to introduce a broader audience to the methods and techniques of Organic and Biodynamic Agriculture. Food, beverages, entertainment, and equipment will be provided by outside vendors – either caterers or food trucks, depending upon the event. Amplified music would not be part of these events. Temporary events would occur primarily April through October due to more favorable weather conditions, but events could occur during the other months of the year as well (See Temporary Events Chart and Agricultural Promotional Chart Below). In addition, Temporary Outdoor Events will not occur on the same days as Agricultural Promotional Events/Uses and will not overlap with other Temporary Outdoor Events.</p>	Becky Linder: (805) 654-2469	John & Molly Chester, 805-523-4444

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0082	0040010400	18787 LOCKWOOD VALLEY RD, FRAZIER PARK, CA 93225	06/06/2013	Lot Line Adjustment	04/11/2014	PMW-LLA 4 lots, all legal, zoning	Debbie Morrisset: (805) 654-3635	Bedford Berkley, 858-220-6300
PL13-0086	0350030325	8434 Ojai-Santa Paula RD, Ojai, CA 93023	06/10/2013	Lot Line Adjustment	04/11/2014	A 2 lot LLA same owner, both parcels developed with residential uses, Casitas Water and onsite septic disposal, parcels front on HWY 150 (Ojai-Santa Paula Road) upper Ojai area.	Debbie Morrisset: (805) 654-3635	Pat Nolan, 805-640-0830
PL13-0097	6950140400		06/25/2013	Lot Line Adjustment	04/11/2014	2 lot, lot line adjustment, vacant parcels, same owner, Lake Sherwood, Thistleberry Hill Tract , merged lots off Giles Road	Winston Wright: (805)654-2468	Nick VALESTRINO, 8058-630-7221

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0103	5000410275	3566 SUNSET VALLEY RD, Ventura County Unincorp	07/10/2013	Minor Modification	04/21/2014	<p>Minor Modification request to Conditional Use Permit (CUP) #LU06-0101 to continue “Festivals, Animals Shows and Similar Events, Temporary Outdoor” at the Rancho de Las Palmas facility, located in the Open Space land use designation at 3566 Sunset Valley Road in Moorpark for an additional 10 years. The facility is currently allowed to have events 60 calendar days a year with the days and hours for those events limited as described below.</p> <p>In addition to the 10 year time extension the Applicant is also requesting the following changes.</p> <p>1. Condition #11 (Days and Hours of Operation) currently limits events to Saturdays and Sundays from 10:00 AM to 10:00 PM for a maximum of 60 calendar days per year. Set-up and break-down is allowed between 8:00 AM to 12:00 AM the same day or the next available day. The Applicant is requesting the ability to extend weekend event hours to 11:00 PM. Set-up and break-down times will remain the same. The Applicant is also requesting the addition of weekday events from 3:00 PM to 11:00 PM with set-up and break-down times of 1:00 PM and 12:00 AM. only for the small events with a maximum of 232 guests (“Area A”).</p> <p>2. The Applicant is requesting an increase in the number of guests allowed at events. Weddings, family reunions, and other similar private events will continue to have a maximum of 232 guests. However, the ability to host up to four “large” weekend events per year is requested. These “large” events to occur only on weekends may have up to 917 guests, which is based on available on-site parking. A traffic evaluation prepared by Interest Consulting Group addressing trip generation and site access, circulation, and parking is enclosed.</p> <p>There are currently 125 existing paved and 3 existing paved handicap spaces. Using the horse arena and field for overflow parking, an additional 316 unpaved spaces are available. At an average vehicle occupancy of 2.2 persons per vehicle (per Traffic Analysis), reserving 24 spaces for vendors (caterer, disc jockey, etc.), and excluding the handicap spaces, the required number of parking spaces to support 917 guests is 441. “Large” events will utilize the southerly entrance (Cassar Lane) for vehicles entering the property in order to prevent vehicle spillback onto Sunset Valley Road. Exiting vehicles will use the main entrance to Rancho de Las Palmas.</p> <p>Event staff will also be used to direct parking. Removable fencing in the horse arena will be adjusted to accommodate onsite traffic flow. Slow speeds will be enforced and dirt surfaces will be watered as necessary for dust suppression using a water truck. Offsite parking will continue to be prohibited.</p> <p>3. The Applicant is requesting the addition of a field on the west side of the property into the CUP boundary(“Area B”) for large events. This area is currently used under the principal land use of animal keeping. The field will continue to be used for animal keeping but will also be used for temporary overflow parking during these “large” events.</p> <p>4. Portable restrooms will continue to be provided for wedding guests and attendees of other events.</p>	Nicole Doner: (805) 654-5042	Mark Cassar, 805-744-4116

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant						
PL13-0104	1830060485	3813 W DORIS AV, OXNARD, CA 93030	07/12/2013	Minor Modification	06/01/2014	<p>The applicant requests that a Minor Modification of Conditional Use Permit No. 5023 be granted to authorize the continued operation and maintenance of an agricultural greenhouse facility for an additional 20-year period. Table 1 below includes an inventory of the structures associated with the existing agricultural greenhouse facility.</p> <table><tr><td>Greenhouses</td><td>642,393 SF</td></tr><tr><td>Storage</td><td>13,773</td></tr><tr><td>Break Room</td><td>1,410</td></tr></table> <p>It is also requested that the construction of 468,135 square feet of additional greenhouse structures, and the construction of a 12,000 square foot accessory building be authorized. These structures would be developed in future phases over the term of the CUP.</p> <p>A total of 30 employees would continue to be employed at the project site. The facility would continue to operate Monday through Friday, 7:00 am to 4:30 pm.</p> <p>Required parking for employees would be provided by 36 onsite parking spaces. Bathrooms for employees are provided in the break room. Water to the site is provided by a private well and waste water discharge from the break room restroom is handled by an on-site private septic system. An onsite detention basin would capture runoff from the proposed greenhouses. Access to the site is provided by a gated private driveway connected to Doris Avenue</p>	Greenhouses	642,393 SF	Storage	13,773	Break Room	1,410	Kristina Boero: (805) 654-2467	Fred Van Wingerden, 805-732-1462
Greenhouses	642,393 SF													
Storage	13,773													
Break Room	1,410													
PL13-0105	1330200040	3885 VINEYARD AV, Ventura County Unincorp	07/19/2013	Minor Modification	06/19/2014	Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.	Becky Linder: (805) 654-2469	John Cagigas, 805-485-1480						
PL13-0105	1330200040	3885 VINEYARD AV, Ventura County Unincorp	07/19/2013	Parcel Map	06/19/2014	Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.	Becky Linder: (805) 654-2469	John Cagigas, 805-485-1480						

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0105	1330200040	3885 VINEYARD AV, Ventura County Unincorp	07/19/2013	Planned Development	06/19/2014	Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.	Becky Linder: (805) 654-2469	John Cagigas, 805-485-1480



Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0117	0900010065	1141 CUMMINGS RD, SANTA PAULA, CA 93060	08/09/2013	Conditional Use Permit	06/19/2014	<p>Limoneira Company requests a CUP to expand its existing packing, processing, and storage operations on the Limoneira main campus at 1141 Cummings Road. The applicant proposes to construct an approximately 60,000 sq. ft. structural addition to an existing approximately 68,000 sq. ft. refrigerated storage building. The structural addition will be used for packing, processing, and temporary storage. The structural addition will also include a produce wash area, floor drains (that will be connected to Limoneira's wastewater treatment facility), maintenance room, stairs, freight lift, restrooms, a break room, small office space, janitor's storage, and loading docks. The proposed project also includes approximately 1,300 cubic yards of cut and approximately 10,830 cubic yards of fill (approximately 9,530 cubic yards will be imported). The construction of approximately 34,500 sq. ft. of new paved area will be located in the southern and eastern areas of the proposed building addition and existing refrigerated storage building, and it will be used for delivery trucks entering and exiting the building area.</p> <p>The applicant is proposing to include the following agriculturally related structures in the proposed CUP boundary: an existing approximately 122,000 sq. ft. lemon packing house; approximately 43,000 sq. ft. of storage/warehouse structures; an approximately 8,500 sq. ft. maintenance shop; approximately 600 feet of office space; and an approximately 450 sq. ft. tire shed. No proposed alterations or additions are proposed for the existing agriculturally related structures.</p> <p>There are currently three conveyor belts between the lemon packing house and the existing 68,000 sq. ft. cold storage building. The applicant proposes to construct three additional conveyor belts. The conveyor belt system is, and will continue to be, supported by trestles.</p> <p>Although the size of the facility is increasing by approximately 60,000 sq. ft., the number of employees will remain the same because of increased technological and operational efficiency. Within the CUP boundary area of the Limoneira campus, there will be approximately 180 employees working two shifts. A maximum of 108 employees will work at any one time. Currently 42 employees live within walking distance of the processing and packing operation in which they work. The packing, processing, and storage operation may be active at any time, 365 days a year.</p> <p>Wastewater from the structural addition will flow to the existing Limoneira wastewater treatment plant (WWTP) located directly south of the Limoneira main campus. The main campus WWTP does not have a land use permit because records supplied by Jensen Design and Survey show that the WWTP existed prior to 1947 when Ventura County Building and Planning codes were first established. No new sewer lines are proposed from the addition to the Main Campus WWTP. The addition will not increase the amount of wastewater from the proposed addition to the WWTP as citrus processing operations currently located in the lemon packing house will be transferred to the proposed addition. The maximum capacity of the existing WWTP is 120,000 gallons/day.</p> <p>The City of Santa Paula supplies water to the site, and it has provided a "Water Will Serve Letter" for the proposed addition. Access to the site is by a private access road connected to Cummings Road.</p>	Chuck Anthony: (805) 654-3683	Alex Teague, 805-525-5541
PL13-0125	5000060155		08/28/2013	Minor Modification	07/02/2014	Minor Modification to Conditional Use Permit No. 4798 for a time extension. CUP 4798 was approved in 1993 on the application of Pac Tel Cellular for a 60' tower with 8 microwave antennas, 8 whip antennas, 21 directional cellular antennas, 1 back-up generator, 1 10' x 30' equipment building in a 1,200 sq.ft. lease area surrounded by a chain link fence. A Permit Adjustment was approved in 2003 for a ten year time extension. The site location is 9910 Buena Vista, northwest of Happy Camp park, north of Moorpark and 3.5 miles south of Fillmore in APN 500-0-060-155. The current antennas inventory on the tower is 7 microwave dishes and 15 panel antennas.	Becky Linder: (805) 654-2469	CORE DEVELOPMENT SERVICES, (714) 328-4349

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0139	0300030540		09/26/2013	Conditional Use Permit	06/04/2014	Conditional Use Permit for a wireless communication facility  Conditional Use Permit for Sprint Nextel to modify an existing unmanned wireless telecommunications facility located on the Hillside at 11811 Ojai Santa Paula Road. The modification will include the removal of (4) panel and installation of (2) new antennas, removal of (1) power cabinet, removal of (1) battery cabinet, removal of (1) modcell cabinet, installation of (1) MMBTS cabinet, installation of (1) BBU cabinet, installation of (1) fiber junction box, removal of old coax, installation of new fiber optic cables and coax, installation of conduits from the MMBTS to the junction box, installation of (4) RRH's, and the replacement of (1) GPS antenna. The subject site is located at 11811 Ojai Santa Paula Road, Ojai, CA. Site was previously permitted under CUP 5102. Now expired (Expiration date was 6-5-2010)	Becky Linder: (805) 654-2469	Karri Keeble, 310-775-7436
PL13-0143	0170083200	225 N LOMITA AV, OJAI, CA 93023	10/02/2013	Minor Modification	09/11/2014	Minor Modification request to extend Conditional Use Permit 5320 for a Residential Care Facility over 36 individuals for an additional 20 years located at 225 North Lomita Avenue in the Meiners Oaks Area. No physical or operational changes to the facility are proposed. Access to the site is via Lomita Avenue through two direct private driveways. Water to the site is provided by the Meiners Oaks Water District and wastewater disposal is handled by the Ojai Sanitation District.	Franca Rosengren: (805) 654-2045	Arthur Medel, 805-646-2402
PL13-0152	1330063045	319 LAMBERT ST, OXNARD, CA 93036	10/21/2013	Permit Adjustment	04/11/2014	Lot Elimination Subdivision, 3 lots into 2 lots with existing commercial buildings with active CUP, LU12-0169.	Debbie Morrisset: (805) 654-3635	SEACOAST ASSOCIATES, (805) 654-1077
PL13-0159	0340102040	780 VENTURA AV, OAK VIEW, CA 93022	11/07/2013	Conditional Use Permit	05/08/2014	<p>The applicant (Sprint-Nextel) requests the issuance of a Conditional Use Permit to continue the operation and maintenance of an unmanned wireless communications facility for an additional 10 year period. The wireless communications facility is located at the rear and along the roof of the Oak Ridge Inn motel property. Existing Conditional Use Permit No. 4131-1, expired in March 2009.</p> <p>The applicant also requests to modify the existing unmanned wireless telecommunications facility. The modification will include the removal of (6) panel and installation of (6) new antennas, removal of (1) MODCELL cabinet, removal of (1) BBU cabinet, installation of (1) MMBTS cabinet, installation of (1) BBU cabinet, installation of (1) new fiber junction box, removal of all old coax, installation of new hybriflex fiber cables, installation of new conduit from junction box to MMBTS, installation of (6) new RRH's, replacement of (1) GPS antenna, and installation of fiber backhaul. The proposed modifications are consistent with the general requirements of the Wireless Telecommunications Facility standards. The antennas will not significantly alter the architectural appearance or result in any material change to the nature of the use of the property or affect the character of the community; in fact the new design will likely not be noticed by the casual observer. The equipment will remain within the existing foot print.</p> <p>The facility utilizes only minimal electric service. No water, sewer, refuse or other additional services shall be required. The facility is unmanned and requires only infrequent maintenance visits (approximately one time each month). There is no impact to the existing traffic patterns nor will there are any traffic hazards or nuisances generated as technicians park a standard truck in the existing parking area.</p>	Kristina Boero: (805) 654-2467	Karri Keeble, 310-775-7436

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL13-0163	8010040065		11/14/2013	Conditional Use Permit	04/15/2014	Conditional Use Permit for the Deerhill Park operated by the Rancho Simi Valley Parks District located at 6700 Doubletree Road in the Oak Park Area. The park was entitled under Conditional Use Permit 4607 (CUP 4607) in 1992 as a public park with buildings, picnic areas, playground, and athletic fields. Water to the park is provided by Oak Park Water Service and waste water from the public restrooms is handled by the Triunfo Sanitation District. Vehicular access to a 57 space parking lot within the park is provided by 25 foot wide driveway from Doubletree Drive on the south and a second access way to a 21 space parking lot within the park is provided by a 25 foot wide driveway from Deerbrock Road. The Deerhill Park is open 6 AM to 10 PM 7 days a week. Three picnic areas may be rented by the public for private parties. The site includes 2 basketball courts, 2 tennis courts, 1 baseball diamond, and 1 soccer field. These athletic facilities may be reserved for practice and games, though they are regularly available at a first come first serve basis for the public.	Kristina Boero: (805) 654-2467	Douglas Dura, 805-584-4480
PL13-0167	1100420095	6500 DONLON RD, SOMIS, CA 93066	11/25/2013	Conditional Use Permit	07/21/2014	<p>Application for a new CUP to replace expired CUP 4161; for the continued use of an ornamental plant propagation and growing nursery including the following; admin offices, parking and landscaping, greenhouse operations, outdoor growing, maintenance facilities on a 20.88 acre parcel at 6500 Donlon Road, Somis, CA 93066</p> <p>CV13-0163 1. Expired CUP-4161,operating a plant growing facility with greenhouses, storage containers and offices, in violation of Section(s) 8101-3 (General Prohibitions); 8105-1.3 &amp; 8105-4 (Permitted Uses) of the Ventura County Non-Coastal Zoning Ordinance. Subject to Civil Administrative Penalties. Daily Range: \$50.00 to \$500.00.</p> <p>ABATEMENT: a) Contact Winston Wright in Planning, 805-654-2468 or winston.wright@ventura.org, to set an appointment and discuss what is needed to continue. Please prepare an accurate site plan of the property, showing all buildings/greenhouses/offices and their sizes. Label which buildings have electric and plumbing and what their uses are.</p> <p>b) Obtain a building permit to legalize any structures, electric, plumbing or mechanical that have been added since the last permit.</p> <p>NOTE: This is a new owner since the rose propagation facility was permitted. You may need to notify Building &amp; Safety of this change.</p>	Kristina Boero: (805) 654-2467	Jose and Maria Gutierrez, 818-345-9929
PL13-0176	1280030085	1607 LOS ANGELES AV, VENTURA, CA 93004	12/12/2013	Minor Modification	04/22/2014	Minor Modification to Conditional Use Permit 4826 for a ten year time extension related to a Medical Waste Collection Facility in a 1,304 sq. ft. tenant spact within a multitenant industrial building located at 1607 Los Angeles Avenue, Suite H in the M3 Zone District and the Industrial Saticoy Area Plan Land Use Designation. No operational or physical changes are proposed with the time extension request. The facility operates Monday-Friday 8:00 AM to 5 PM with only one truck delivery per/day. The facility is essential a transfer station were medical waste is gathered from indepent waste generators and is stored at the facility where every Friday a permitted disposal company picks ups waste and disposes the material at their permitted disposal site. The facility includes an employee bathroom and storage area. Access to the facility is provided by a 25-ft wide private driveway via the Los Angeles Avenue Frontage Road to the north with a second 25 ft wide access driveway via an alley to the west. Three parking spaces are provided to Unit H through their lease with enough space available to park the company within unit H which has a industrial roll up door. Water to the facility is provided by the City of Ventura and waste water disposal is provided by the Saticoy Sanitation District.	Hai Nguyen: (805) 654-5193	Roberta Muntzel, 805-647-2541

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PL13-0177	0310190140	780 VENTURA AV, OAK VIEW, CA 93022	12/13/2013	Planned Development	04/28/2014	The applicant requests the issuance of a Planned Development permit to authorize the continued operation and maintenance of an existing 34 unit, 12,854 sq. ft., 2-story mote. The motel (Oak Ridge Inn) was originally permitted through Conditional Use Permit No. 4131 in 1982, which subsequently expired. No physical or operational changes to the motel are proposed. Access to the project site is provided by a 36-ft wide private driveway via Ventura Avenue and required parking for the project is provided by 45 on-site parking stalls. An on-site manager occupies one of the units to provide 24 hours surveillance for the site. Water to the site is provided by the Casitas Municipal Water District and waste water disposal is handled by the Ojai Valley Sanitation District. A swimming pool/spa is provided for guests at the rear of the property. A sign program has been submitted with the project including a 5 foot high monument sign and an attached wall sign.	Kristina Boero: (805) 654-2467	Vijay Patel, 805-649-1672
PL14-0004	0610230020		01/07/2014	Conditional Use Permit	09/12/2014	The addition of a new Verizon wireless communications facility, new equipment added to an existing 118 foot SCE lattice tower, 9 panel antennas at 78 feet, 1 microwave dish at 50 feet, 5 equipment cabinets and associated equipment on a steel platform at the base of the existing tower. A 6 foot chainlink fence will surround the equipment at the base and a new set of stairs will be constructed to access the site.	Hai Nguyen: (805) 654-5193	David Downs, 916-313-3730
PL14-0006	1330200035	3815 VINEYARD AV, OXNARD, CA 93036	01/13/2014	Permit Adjustment	04/08/2014	Southern Counties Oil Company "(SC Fuels), at 3815 Vineyard Ave., requests a modification of the approved landscape plan for the site along Carnegie Street, from the high water landscaping to the existing low water use plantings that includes 2 Carrot Root trees, bark groundcover and rocks. This permit will also abate PV13-0019 violation of conditions of approval for CUP-3252 (Notice of Non Compliance recorded of Sept 5, 2013). Violation abate for the following, Use Inauguration zoning clearance for the new operator, a sign permit, and the landscaping.	Debbie Morrisset: (805) 654-3635	Viola Bankhead, 714-516-7365
PL14-0007	6450084010		01/15/2014	Permit Adjustment	04/08/2014	Permit Adjustment to Conditional Use Permit No. 4896 on the application of AT&T to remove and replace ten 4' tall panel antennas with 12 5' LTE Air Antennas, removal of three remote radio units and the installation of 18 new RRU's. Site is located at 2929 Tapo Canyon Road in Simi Valley, Assessor Parcel Number 645-0-084-010. Site number SBOV28.	Craig Malin: (805) 654-2488	AT&T MOBILITY, (949) 233-0988
PL14-0011	0600300075		01/16/2014	Conditional Use Permit	06/30/2014	<p>Conditional Use Permit to construct a wireless telecommunications facility designed as a 70' high monopole by AT&amp;T on a 495 acre property with an Open Space general plan land use designation and an Open-160 Acre minimum parcel size Non-Coastal Zoning Ordinance Zone District designation. The facility would be located on an existed graded oil pad within the Vintage oil fields owned by the Wood ClaeysSENS Foundation. The proposed monopole will be approximately a mile away north (and above) of Hwy 101 and approximately 3 miles west of Hwy 33. The associated equipment equipment and generator are proposed to located at the base of the monopole and would hidden from public view. The lease area for the proposed facility will be approximately 600 sf in area (16' x 38'). Access to the lease area will be via a dirt/paved road off the main entrance to the Vintage Oil facility.</p> <p>Equipment Cabinets: The cabinets will be deployed as "outdoor" cabinets and not enclosed within a building. The equipment cabinets will be housed behind fencing and would not be visible to the public. The proposed generator will occupy about 75 sf. The equipment/generator lease area will be fully screened from public view by the existing slope that surrounds the pad.</p> <p>Antenna Layout: AT&amp;T proposes to install a monopole with twelve 8 foot high antennas (and ancillary antenna equipment). A majority of the tower will also sit behind a slope that surrounds the pad, further minimizing any potential public visibility of the facility.</p>	Kristina Boero: (805) 654-2467	Andrew Hollihan, 562-293-0719

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PL14-0014	1630130465	7568 Santa Rosa RD, Camarillo, CA 93010	01/23/2014	Minor Modification	09/09/2014	Permit renewal CUP 5313 expires on Sept 23, 2014), Verizon Wireless Communications "mono rock" at 7568 Santa Rosa Road, Camarillo no changes to the existing equipment is proposed. Site includes the following equipment : equipment and antennas enclosed within the faux 14x17 x 15 foot tall boulder , 3 poles, six panel antennas and equipment cabinets plus a small equipment building housing additional equipment and a small emergency generator original batteries replaced with generator on 09/25/08 in LU08-0102paj.	Becky Linder: (805) 654-2469	Christine Song, 714-333-4441
PL14-0019	0900101060	11363 ASTER ST, Ventura County Unincorp	02/03/2014	Merger	05/27/2014	Proposed voluntary merger to combine lots 4 and 5 of 11MR88 into One parcel approximately 7500 sf gross. Parcel is developed and requires permits per the violation info in VC11-0517. The merger will allow the applicant to legalize structures that do not meet setback requirements, site location is 11363 Aster Street, Saticoy  Existing violation VC11-0517 Violation 1. Non-permitted conversion of storage area into a second dwelling with kitchen and 3/4 bath (sink, shower, toilet) in violation of the Ventura County Non-Coastal Zoning Ordinance Section(s) ) 8101-3 General Prohibitions, 8105-1.3 & 8105-4 Residential Permitted Uses and Ventura County Building Code section(s) 105.3 Failure to file application for permits, 105.1 Failure to obtain permits, 110.1 Failure to have work inspected.  Abatement can be achieved by obtaining the required clearances and permits in accordance with the adopted codes and ordinances and requesting inspections to verify compliance.  Daily Civil Administrative Penalties can range from \$50 to \$100.	Debbie Morrisset: (805) 654-3635	Daniel Hewson, 85-650-1290 X17

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PL14-0024	0620031175	6800 WHEELER CANYON RD, Ventura County, CA 99999	02/18/2014	Minor Modification	05/01/2014	<p>The proposed project is a Minor Modification to an existing Conditional Use Permit (CUP) authorizing the construction and use of a dog kennel and temporary outdoor events (a maximum of eight events per year). National Disaster Search Dog Foundation (NDSDF), the applicant, is in the process of constructing a dog kennel (“Animal Keeping, Non-Husbandry”). The applicant proposes to exclusively operate the facility for activities directly related to training professional handlers (typically firefighters) and their dogs to perform search-and-rescue operations during disasters.</p> <p>This Minor Modification involves the addition of the structures and facilities described below. The CUP was originally approved under LU10-0088 on August 23, 2011, and was subsequently modified by way of several Permit Adjustments (LU12-0052, approved June 18, 2012; PL12-0094, dated July 19, 2012; and PL13-0031, dated May 17, 2013).</p> <p>A 25-foot wide access driveway connected to Wheeler Canyon Road provides access to the site. A private entry gate secures the driveway. Water is supplied by means of a well, and individual septic systems will provide sewage disposal. Portable toilets will be brought on site and used during temporary outdoor events.</p> <p>A maximum of 50 dogs will be on site at any one time. At final build-out, a maximum of 20 full-time employees will work at the site during weekdays (Monday through Friday), three full time employees will live on site, a maximum of five transient volunteers will commute to and from the site during the week, and a maximum of 20 transient handlers will reside on-site at any one time. Handlers will reside on site in either the Handlers Lodge or in temporarily-parked recreational vehicles, but only while attending training courses. While the majority of training activities will occur within the approximately 15-acre valley running east to west through the property, the applicant proposes to use existing fire roads that traverse the property as fitness trails for dogs and their handlers.</p> <p>Special events outside of normal operations will include six certification events annually with a maximum of 100 people and two fundraising events annually with a maximum of 400 people. A catering service will provide meals for handlers and other individuals who attend special events. Kitchen facilities will be made available to the three proposed residences for typical residential use. The traffic study (Interwest Consulting Group, June 4, 2010) recommends up to 160 onsite parking spaces to accommodate parking needs for the highest traffic periods (i.e., fundraiser events). The applicant is proposing to provide 160 onsite parking spaces surfaced with gravel.</p> <p>The proposed project includes: relocation of existing bio-swale, addition of 57,660 square feet of "City Props" (partially destructed structures and rubble), and associated grading.</p>	Holly Harris: (805) 654-3136	Debra Tosch, 805-302-9392



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PL 14-0024	0620031175	6800 WHEELER CANYON RD, Ventura County, CA 99999	02/18/2014	Minor Modification	05/01/2014	<p>The proposed project is a Minor Modification to an existing Conditional Use Permit (CUP) authorizing the construction and use of a dog kennel and temporary outdoor events (a maximum of eight events per year). National Disaster Search Dog Foundation (NDSDF), the applicant, is in the process of constructing a dog kennel (“Animal Keeping, Non-Husbandry”). The applicant proposes to exclusively operate the facility for activities directly related to training professional handlers (typically firefighters) and their dogs to perform search-and-rescue operations during disasters.</p> <p>This Minor Modification involves the addition of the structures and facilities described below. The CUP was originally approved under LU10-0088 on August 23, 2011, and was subsequently modified by way of several Permit Adjustments (LU12-0052, approved June 18, 2012; PL12-0094, dated July 19, 2012; and PL13-0031, dated May 17, 2013).</p> <p>A 25-foot wide access driveway connected to Wheeler Canyon Road provides access to the site. A private entry gate secures the driveway. Water is supplied by means of a well, and individual septic systems will provide sewage disposal. Portable toilets will be brought on site and used during temporary outdoor events.</p> <p>A maximum of 50 dogs will be on site at any one time. At final build-out, a maximum of 20 full-time employees will work at the site during weekdays (Monday through Friday), three full time employees will live on site, a maximum of five transient volunteers will commute to and from the site during the week, and a maximum of 20 transient handlers will reside on-site at any one time. Handlers will reside on site in either the Handlers Lodge or in temporarily-parked recreational vehicles, but only while attending training courses. While the majority of training activities will occur within the approximately 15-acre valley running east to west through the property, the applicant proposes to use existing fire roads that traverse the property as fitness trails for dogs and their handlers.</p> <p>Special events outside of normal operations will include six certification events annually with a maximum of 100 people and two fundraising events annually with a maximum of 400 people. A catering service will provide meals for handlers and other individuals who attend special events. Kitchen facilities will be made available to the three proposed residences for typical residential use. The traffic study (Interwest Consulting Group, June 4, 2010) recommends up to 160 onsite parking spaces to accommodate parking needs for the highest traffic periods (i.e., fundraiser events). The applicant is proposing to provide 160 onsite parking spaces surfaced with gravel.</p> <p>The proposed project includes: relocation of existing bio-swale, addition of 57,660 square feet of "City Props" (partially destructed structures and rubble), and associated grading.</p>	Holly Harris: (805) 654-3136	Debra Tosch, 805-302-9392
PL 14-0027	0600360395	2940 SOLIMAR BEACH RD, VENTURA, CA 93001	02/24/2014	Permit Adjustment	05/27/2014	<p>Site Plan Adjustment to Planned Development Permit 1019 to add 273.5 square feet to an existing 3,374.2 square foot single-family dwelling (which includes the square footage of 2 single-car garages) located at 2940 Solimar Beach Road in the North Coast Community of Solimar Beach. The resulting gross floor is 3647.7 squre feet. The subject property is 3,852 square feet is located in the Residential Beach Zone District and the Residential High 6.1-36 Dwelling Units per Acre (RH) Coastal Area Plan land use designation. The new addition conforms to the regulations in effect for the Residential Beach Zone District and the resulting lot coverage is 55.7% which is below the Coastal Area Plan allowance for the RH land use designation of 65% maximum lot coverage. The addition represents the construction of an internal connection between the main residence at the rear of the property and the living space over the garages at the front of the property. The project qualifies for a Site Plan Adjustment pursuant to Sections 8181-10.4.2.a(2) and 8181-10.4.2(5) of the Coastal Zoning Ordinance because the project represents less than 10% increase of lot coverage and a less than 10% increase in the floor area: at an increase of 8% floor area and an increase of 8% lot coverage. The project includes extensive internal remodeling including internal non-load bearing wall removal and relocation to expand restrooms and kitchen space. Additional work includes replacement of all windows and doors along with other exterior architectural improvements (e.g. new siding, decking, and fenestration).</p>	Winston Wright: (805)654-2468	Scott Stanley, 805-650-2344

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0033	2060226090	3217 OCEAN DR, OXNARD, CA 93035	03/06/2014	Planned Development	05/29/2014	Planned Development Permit is a request by the applicant to remodel and add a 788 sq. ft. third story to an existing 2,164 sq. ft. single-family dwelling with an existing 435 sq. ft. attached two-car garage. The existing two story dwelling is approximately 18 feet in height. The proposed third story addition would result in a 28-ft. tall 3,204 sq. ft. dwelling with the two-car garage remaining at 435 sq. ft. The existing dwelling has an 8 ft. 4 in. front yard and 1 ft. 1 in. rear yard (resulting in non-conforming setbacks). The applicant is proposing to remove less than 50% of the existing room to retain these non-conforming setbacks in accordance with Section 8182-7.1.1 of the Ventura County Coastal Zoning Ordinance. Water and sewer to the property is provided by the Channel Island Beach Community Service District. No native vegetation or specimen trees would need to be removed to improve the site.	Kristina Boero: (805) 654-2467	Jodi Fischer-Searl, 805-984-7231
PL14-0035	6730280030	1000 S VENTU PARK RD, Ventura County Unincorp	03/06/2014	Permit Adjustment	05/30/2014	Site Plan Adjustment No. PL14-0035 authorizes the applicant to make the following changes to Area B as identified in CUP No. LU09-0158: Expansion of the existing CUP Permit Boundary to a point located about 500-feet northeast of Area B. The expansion would accommodate the installation, operation and maintenance of a Wi-Fi repeater/broadcast site. The site will be powered by solar photovoltaic panels; Installation, operation and maintenance of six, 100 watt ground-mounted photovoltaic panels. The panels will be mounted to an aluminum frame and located within the expanded Area B; Installation of accessory equipment that will be mounted to an aluminum frame and located within the expanded Area B. The equipment would consist of: four 2-foot wide microwave dishes, One 2-foot tall panel antenna, Three batteries, A maximum of eight, 2-foot wide microwave dishes. The facility will operate within an unlicensed band width that is not regulated by the Federal Communication Commission. No grading is proposed.	Kristina Boero: (805) 654-2467	Jon Reason, (805) 225-4638
PL14-0036	6150150245	2801 MADERA RD, Ventura County Unincorp	03/06/2014	Permit Adjustment	05/13/2014	Request for Permit Adjustment to process and transfer recyclable food waste as part of the site recycling program.	Michelle D'Anna: (805) 654-2685	Scott Tignac, 805/579-7478
PL14-0038	2060156070	1013 OCEAN DR, OXNARD, CA 93035	03/07/2014	Permit Adjustment	05/06/2014	Site Plan Adjustment to Planned Development Permit 1180 for construction of a 158 sq.ft. third floor bathroom expansion and enlarging an existing third floor bathroom, and enlarging the roof deck at an existing dwelling at 1013 Ocean Drive in Silver Strand Beach. Project includes replacement of windows.	Craig Malin: (805) 654-2488	WILLIAM LITTLE, (805) 889-6342
PL14-0041	1330051090	4045 N SOUTH BANK RD, OXNARD, CA 93036	03/13/2014	Permit Adjustment	04/10/2014	Permit Adjustment to Conditional Use Permit 3608 to change the use of Transporation Services Yard to an RV storage yard at 53,112 sq. ft. property addressed as 4045 North Bank Road in the El Rio Area. The subject property has an Industrial El Rio/Del Norte Area Plan land use designation and is within the M2-20,000 sq. ft. Zone District. Water to the site is provided by the Vineyard Mutual Water Company and sewer service is provided by the County of Ventura Community Service Area 34. Direct access to the site is provided by a 35 foot wide driveway via Sandy Circle with internal circulation connecting to a secondary 30 ft wide access driveway via Southbank Road. Development on the site includes an improved storage yard with a perimeter screen wall, the associated landscaping, and and an accessory office building of 2.900 square feet. No additional development or impervious areas are required for the change of use.	Hai Nguyen: (805) 654-5193	Dan Hunt, 805-794-2976

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0043	2340110340	6308 CARYL DR, Ventura County Unincorp	03/13/2014	Permit Adjustment	05/13/2014	The project is a permit adjustment to a Conditional Use Permit (CUP 4923) to allow the installation of new equipment on an existing communications facility originally approved by the County of Ventura on August 19, 1996. The entitled structures included one 100 ft. Lattice Tower (Tower 1) with 105 UHF/VHF antennas, three 12 ft. diameter microwave dishes, nine 6 ft. diameter microwave dishes; one 80 ft. Lattice Tower (Tower 2) with 40 UHF/VHF antennas, two 8 ft. diameter dishes, and two 6 ft. diameter dishes, two 10 ft. X 20 ft. equipment shelters, and one 100kW emergency generator and 499 gallon LPG fuel tank. The current configuration includes one 100 ft. Lattice Tower (Tower 1) with 18 wipe antennas, three 4 ft. diameter satellite dish antennas, one 2 ft. diameter satellite dish antenna, and one VHF antenna; the 80 ft. Lattice Tower (Tower 2) is proposed to have two 4-ft. diameter microwave dish antennas, and four 2-ft. diameter microwave dish antennas, six panel antennas, and two radom antennas. The two 10 ft. X 20 ft. equipment shelters and one 100kW emergency generator and 499 gallon LPG fuel tank are unchanged. The lease size area for both tower areas is approximately 980 square feet and includes two equipment shelters. There will be no new construction nor new utilities associated with this project. Site number Laguna Peak, operator American Tower Communications.	Craig Malin: (805) 654-2488	Desiree Arney, 408-802-8267
PL14-0051	1080162125	8260 WATERS RD, MOORPARK, CA 93021	03/31/2014	Lot Line Adjustment	07/29/2014	lot line adjustment, two lots one developed, 11a to adjust area around a water well. All development is on Parcel 1.	Winston Wright: (805)654-2468	LINDA MAGGLOS, 805-402-4025
PL14-0052	0170072030	2259 MARICOPA HY, Ventura County Unincorp	03/31/2014	Permit Adjustment	04/07/2014	Permit Adjustment to PD-1042 (restuarant - Deer Lodge) to legalize a security fence/gate at the east-side of the property. The gate is used to secure the property during non-business hours. Gate will remain open between 8:30 a.m. and 1:00 a.m. This permit adjustment will abate the Notice of Violation PV13-0034.	Franca Rosengren: (805) 654-2045	Thomas Goody, 805-421-8393
PL14-0053	2170030095		04/04/2014	Permit Adjustment	05/01/2014	Permit Adjustment to Conditional Use Permit No. 5139 at 1557A Rice Road, southwest corner of Rice Road and Wooley Road in Oxnard. Permit request is to remove and replace eight 8' panel antennas and install 27 Remote Radio Units at an existing wireless communication facility. Site operator is AT&T and the site number is SBOV74.	Hai Nguyen: (805) 654-5193	AARON WILLIAMS, (714) 943-0336
PL14-0055	0610230020		04/08/2014	Modification	09/12/2014	Minor Modification to Conditional Use Permit 5336 to extend the permit time period for an existing wireless communication facility located at a Southern California Edison substation at 8136 North Ventura Avenue in the Ojai Valley Area. The facility includes 3 panel antennas mounted at 51 feet 6 inches and 2 panel antennas mounted at 74 feet on a power line lattice tower with the associated telecommunication equipment located in cabinets under the lattice tower within a 18' X 18' fenced lease area. No new equipment is proposed. Access to the faciity is proved a private drive via North Ventura Avenue. No water is required to operate the unmanned facility. This facility is operated by T-Mobile and is known as site number SV00569A.	Hai Nguyen: (805) 654-5193	Suzanne Iselt, 310-382-4622

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0058	6150070105		04/10/2014	Permit Adjustment	06/11/2014	<p>Modify CUP 1367 to eliminate the PMP per Conditon No. 86 which reads in relevant part:</p> <p>Two years after the issuance of Zoning Clearance 1 the project palaeontologist shall prepare a summary report of the status of the PMP. This monitoring report shall specify the amount of effort and money expanded on implementing the PMP over the last two years, as well as a summary of the paleontological resources recovered, as their scientific value.</p> <p>Upon receipt of a summary report acceptable to the Planning Director, the Director shall evaluate the need for any additional paleontological research. Based on the results of evaluation, the Director may increase or decrease the PMP work effort, or temporarily or permanatenly suspend further paleontological research. The evaluation of the Director shall be based on the scientific results of the PMP to date, and the likely results in the future compared to the costs of the program to the operator. In addition, the Planning Director may eliminate the requirement for additional summary reports, or change their reporting intervals. [See conditions of Approval March 11, 2009 for full condition language]</p>	Ebony McGee: (805) 654-5037	Brandon Theising, 805-526-2195
PL14-0060	0300030550		04/15/2014	Permit Adjustment	04/24/2014	<p>Permit Adjustment to Conditional Use Permit No. LU12-0047 by AT&amp;T Mobility. The proposed changes to the wireless communications facility (WCF) include the following:</p> <p>•Removal of twelve existing panel antennas; •Installation of twelve 4-foot panel antennas (four per sector) mounted at 9 feet from the ground; and, •Installation of 33 remote radio units (RRUs) (11 per sector).</p>	Hai Nguyen: (805) 654-5193	AT&T MOBILITY, (714) 943-0336
PL14-0065	2060244030	3651 OCEAN DR, OXNARD, CA 93035	05/06/2014	Permit Adjustment	06/05/2014	Site Plan Adjustment to Coastal Development Permit 89-18 originally approved by the California Coastal Commission in 1976. Coastal Development Permit 89-18 approved a three-story 2,516 sq. ft. single family dwelling with an attached 436 sq. ft. two-car garage that is 25 feet tall as measure from the finished floor. The project includes a complete interior remodeling, raising the plate height of the second and third story while maintaining the exterior walls, and raising the height of the dwelling's roof to 27.5 feet tall (a 10% increase). The resulting dwelling will increase in gross floor area by 295 sq. ft.(also a 10% increase).	Craig Malin: (805) 654-2488	JOSE DIAZ, (310) 828-1100
PL14-0072	1090323075	403 VALLEY VISTA DR, CAMARILLO, CA 93010	05/16/2014	Permit Adjustment	05/16/2014	Minor Permit Adjustment to Conditional Use Permit 3871 for a 45 sq. ft. addition to Fire Station 55 located at 403 Valley Vista Drive in Camarillo. The project will expand an existing laundry room and allow an internal remodeling of existing bathrooms. The addition will result in a 3,550 sq.ft. fire station. The site also contains a 390 sq. ft. workout room, a 360 sq.ft. storage building, and an accessory 64 sq.ft. antenna tower building.	Winston Wright: (805)654-2468	Todd Jespersen, (805) 650-1033
PL14-0076	0190053075	1209 RANCHO RD, OJAI, CA 93023	05/22/2014	Permit Adjustment	08/25/2014	A minor permit adjustment to the approved Planned Development permit Case No. LU11-0035 and Conditional Use Permit Case No. LU11-0036.This permit adjustment involves only changes to the plans and elevations; it does not involve any change in the approved uses of the two original permits.	Chuck Anthony: (805) 654-3683	Mike Sanchez, 805-985-7654

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0079	2300170025		06/03/2014	Permit Adjustment	06/27/2014	<p>Permit Adjustment to CIP 4877/LU11-0022 to remove and replace 9 panel antennas, install 6 new radio remote units, and install 1 Raycap box on an existing wireless communication tower on the existing mounting brackets. The project also includes additional equipment installation within an existing equipment shelter at the base of the tower. The last discretionary modification of CUP 4877 that approved the subject carrier to be co-located on the tower is described below:</p> <p>Minor Modification to CUP 4877 to co-locate antennas from a second carrier onto an existing wireless communication facility. CUP 4877 was approved as a 120. ft. tall monopole with 12 antennas located on top with the associated telecom cabinets in a 49 ft by 49 ft fenced lease area adjacent to the monopole. This minor modification would co-locate 12 new antennas with a RAD center at 75 feet up the monopole with the associated telecom cabinets enclosed within the existing fenced lease area. The minor modification includes backup battery packs and an emergency generator with a 132 gallon diesel tank. No additional grading is required to prepare the site for the co-location and no native vegetation or specimen trees would be impacted. The facility is unmanned other than for routine maintenance. Water is not required to operate the facility. Access to the site is provided by a 12 foot wide dirt driveway via Wood Road. A time extension for the underlying CUP is not requested at this time.</p>	Craig Malin: (805) 654-2488	Tod Petty, 714-292-6542
PL14-0083	0410140090		06/05/2014	Permit Adjustment	07/29/2014	Permit Adjusment to Toland Road Landfill CUP 3141 to authorize shipment of processed biosolids off the landfill site. Not more than twelve heavy vehicle loads of professional biosolids will be shipped per week and, in any event, no more than five such heavy vehicle loads will be shipped on any given day. Each load will be loaded and fitted witha sealed cover as required by the Revise dOdor Control Program set forth in CUP Condition No. 66 (revised April 13, 2012). Landfill and Biosolids Facility operational hours and daily heavy vehicle traffic limitations specific in CUP 3141 and LU06-0111 shall remain in full force and effect with response to heavy vehicles shipping biosolids under this proposed permit.	Michelle D'Anna: (805) 654-2685	Mark Lawler, 805-658-4644
PL14-0087	0600400265	3852 PACIFIC COAST HWY, Ventura County Unincorp	06/10/2014	Permit Adjustment	06/10/2014	<p>Site Plan Adjustment to Planned Development Permit LU12-0049 to wall off a 9-inch section of the second story bedroom at the front of a single-family dwelling facing Pacific Coast Highway. The 9-inch section is being framed in to remove internal habitable space and convert it to an architectural feature pursuant to Section 8175-4.2 of the Coastal Zoning Ordinance. The need for this Site Plan Adjustment is driven by a framing error that extended the second story exterior wall beyond the front setback by the 9 inches which will now be framed in. The Coastal Zoning Ordinance has allowances for architectural features to extend into the front setback upto 2 teet. With the proposed revisions the project has been determinted to be consistent with Coastal Zoning Ordinance development standards. The current request also includes adding a fireplace to the downstairs living room.</p> <p>The original Planned Development approval was to construct an approximately 1,241 sq. ft. second-story addition to an existing one-story single-family dwelling and attached garage. The project included the following: a first floor covered patio (approx. 161 sq. ft.), second floor covered porch (approx. 84 sq. ft.), and internal remodel of existing first floor and garage; the demolition/removal of a fireplace, small living space, and wooden and masonry fences in the setback areas; and, the replacement of the existing roof and architectural redesign of exterior walls. Casitas Municipal Water District (CMWD) provides water and the Ventura County Service District 29 provides sewage disposal services for the continued residential use of the property.</p>	Winston Wright: (805)654-2468	Ben Turner, (805) 421-8174
PL14-0089	2060147130	413 OCEAN DR, OXNARD, CA 93035	06/16/2014	Permit Adjustment	07/30/2014	Site Plan Adjustment to coastal development permit CDP211-19 for interior remodel. First floor change is remove fireplace and create a new 39 sq.ft. closet. Second floor change is to enclose covered balcony to new 47 sq.ft. walk in pantry, new doors to deck, replace exterior stairs, remove fireplace and relocate gas fireplace. Third floor change is to remodel sitting area, master bathroom and existing roof deck. 47 sq.ft. increase in sq.ft. of dwelling and height of roof increased. Project includes window replacement and deck repair. Parcel contains existing 2,672 sq.ft. sq.ft. three-floor single family dwelling and 416 sq.ft. garage at 413 Ocean Drive in Silver Strand Beach.	Craig Malin: (805) 654-2488	MARK NIEBUR, (323) 401-5447

Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
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PL14-0091	7000200275	11770 PACIFIC COAST HY DD, MALIBU, CA 90265	06/19/2014	Permit Adjustment	07/03/2014	Site Plan Adjustment for: 1) interior remodel relating to expanding and improving the existing kitchen on the first floor as well as converting an upstairs bedroom into a master bathroom; 2) exterior stucco repair at water and fire damaged areas; 3) approximately 1250 sq. ft. of interior drywall repair; and 4) the replacement of 2 sliding glass doors and 4 windows for Unit DD of Planned Development Permit No. 628 located at 11770 Pacific Coast Highway at a property commonly known as Whaler's Village.	Craig Malin: (805) 654-2488	Ray Goel, 818-652-6522
PL14-0097	0410250080		06/26/2014	PERMIT	07/01/2014	Permit Adjustment to Conditional Use Permit No. 26 to allow the removal of a heritage sized Canary Island Palm Tree related to a larger soil remediation project. This entitlement also represents a Discretionary Tree Permit where the applicant will pay into a Tree Offset Mitigation fund to offset the loss of the heritage size tree.	Winston Wright: (805)654-2468	Leslie Klinchuch, (661) 654-7269
PL14-0097	0410250080		06/26/2014	Permit Adjustment	07/01/2014	Permit Adjustment to Conditional Use Permit No. 26 to allow the removal of a heritage sized Canary Island Palm Tree related to a larger soil remediation project. This entitlement also represents a Discretionary Tree Permit where the applicant will pay into a Tree Offset Mitigation fund to offset the loss of the heritage size tree.	Winston Wright: (805)654-2468	Leslie Klinchuch, (661) 654-7269
PL14-0108	0630220155	200 E SHELL RD, VENTURA, CA 93001	08/01/2014	Permit Adjustment	08/28/2014	Permit Adjustment Case No. PL-0108 is granted to change the use within an existing building that was previously approved for industrial uses under PD Case No. LU11-0093. The western half of the existing building will continue to be used as a heavy machinery repair and maintenance operation known as Western Fishing Services, Inc. This use is a permitted use pursuant to the Ventura County Non-Coastal Zoning Ordinance (2014; §8105-5, Warehousing and Storage). The remaining portion of the building would change from a molded polyurethane manufacturing and storage operation (known as Hennis Enterprises, Inc.) to a sheet metal stamping and fabrication business that manufactures stainless steel surgical blades and miscellaneous stainless steel components to be used in other industries. The new use is a permitted use pursuant to the Ventura County Non-Coastal Zoning Ordinance (2014; §8105-5, Manufacturing Industries). No new development is proposed on site and no new impervious areas will be added. The property has 30 dedicated parking spaces. Water is provided by the City of Ventura in accordance with an approved out of area service agreement. Sewage disposal will be accomplished through the use of an existing onsite septic system. Access to the site is provided by private driveways connected to Shell Road.	Kristina Boero: (805) 654-2467	William Kilburny, (805) 500-5393



Permit Number	Parcel No.	Address	Date Filed	Permit Type	Date Approved	Permit Description	Case Planner	Applicant
PL14-0118	1330200040	3885 VINEYARD AV, Ventura County Unincorp	08/12/2014	Minor Modification	09/09/2014	<p>Permit Adjustment to PL13-0105 for Parcel 1 - CUP for Pool Oil to add one cargo container (8x40), relocate the trash and recycling bins, relocate a chainlink fence, show location for temporary storage for used batteries, keep oil storage container per WPD.</p> <p>PL13-0105 Authorized a Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.</p>	Becky Linder: (805) 654-2469	John Cagigas, 805-485-1480
PL14-0118	1330200040	3885 VINEYARD AV, Ventura County Unincorp	08/12/2014	Parcel Map	09/09/2014	<p>Permit Adjustment to PL13-0105 for Parcel 1 - CUP for Pool Oil to add one cargo container (8x40), relocate the trash and recycling bins, relocate a chainlink fence, show location for temporary storage for used batteries, keep oil storage container per WPD.</p> <p>PL13-0105 Authorized a Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.</p>	Becky Linder: (805) 654-2469	John Cagigas, 805-485-1480

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SD07-0006	6480071030	7716 LILAC LN, Ventura County Unincorp	01/25/2007	Lot Line Adjustment	09/23/2014	2 lots LLA resubmittal, previous approved project expired.	Winston Wright: (805)654-2468	,

Please be advised that records not showing an Assessor's Parcel Number (or address) are on land without an assigned parcel number (such as a right-of-way), or they are related to a countywide legislative action (such as a General Plan Amendment). These projects do not appear on the associated Approved/Pending Projects map. Please contact the Case Planner for more specific information.

## Initial Study Biological Assessment

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**Original ISBA report date:** August 10, 2012

**Revision report date:** November 9, 2012; May 6, 2013; July 11, 2013

**Case number:** SD12-0002

**Permit type:** Tentative Parcel Map

**Applicant:** Harold Parker

**Planning Division case planner:** Josias Gonzalez

**Total parcel(s) size (acres):** 90.16


**Assessor Parcel Number(s):** 032-0-201-105, -155

**Development proposal description:**

The applicant proposes to subdivide the property into 4 parcels, including a residence on each parcel. The four parcels would include two 1.64 acre parcels along Burnham Road, and two larger parcels comprising the majority of the property (Parcel 3: 43.34 ac, Parcel 4: 43.48 ac). Access to Parcels 1, 2 and 4 would be from Burnham Road, and access to Parcel 3 would be from Los Encinos Road. All development would avoid flood control easements and previously identified wetland areas along Live Oak Creek.

**Prepared for Ventura County Planning Division by:**

As an approved and contracted biologist with the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

<b>Approved Biologist (signature):</b>  		<b>Date:</b>  August 10, 2012
Name (printed): Matt Ingamells	Title: Senior Biologist	Company: Padre Associates
Phone: 805/644-2220 ext. 13	email: mingamells@padreinc.com	
<b>Other Biologist (signature):</b>		<b>Date:</b>
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

## Initial Study Checklist

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This Biological Assessment DID provide adequate information to make CEQA findings regarding potentially significant impacts.

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Biological Resources	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Species			X				X	
Ecological Communities		X				X		
Habitat Connectivity		X				X		

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

\* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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## Summary

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The project consists of a four lot residential parcel map, yielding two 1.64 acre lots along Burnham Road and two 43 acre lots located between Burnham Road and Live Oak Creek. The project has been designed to provide a minimum 200 foot setback from Live Oak Creek. Significant impacts are limited to removal of one protected coast live oak tree and associated 0.06 acres of oak woodland, and potential take of migratory birds. Impacts would be mitigated by oak tree replacement to expand oak woodland areas, and avoidance of active nests.

Four comments on the Initial Study Biological Assessment (ISBA) were provided to the applicant in a Second Application Incompleteness letter dated October 8, 2012 from Daniel Klemann. These comments and responses are summarized below:

1. Comment: The construction footprint illustrated in the ISBA is inconsistent with the site plan provided in the application. Specifically, the proposed building pads on proposed parcels 1 and 2 are different on the Site and Survey Map. Response: Tentative Parcel Map no. 5878 was updated in March 2013 to modify the building pads on Parcels 1 and 2 to minimize removal of oak trees. The Site and Survey Map of the ISBA has been revised to be consistent with the updated Parcel Map.
2. Comment: County staff requested a focused plant survey be conducted in accordance with the California Department of Fish and Wildlife's protocol dated November 24, 2009. The ISBA states that the botanical survey was conducted in mid-summer when many annual species would not have been detected. Please provide an evaluation of the potential for special-status plants to occur within the portion of the project site that is not protected by the restrictive covenant, and if there is a potential for special-status plants to occur within this area, a focused botanical survey in accordance with the protocol listed above will need to be conducted. Response: a focused botanical survey was conducted on April 30, 2013 in accordance with the California Department of Fish and Wildlife's protocol dated November 24, 2009, including the entire survey area as shown on the Site and Survey Map. Two special-status plant species (southern California black walnut and Fish's milkwort) were found on the property, both within riparian habitat of Live Oak Creek. The proposed project would not adversely impact these species as all proposed development would be located at least 200 feet from riparian habitat.
3. Comment: Provide a map of proposed restricted areas on proposed Parcels 3 and 4 to replace the existing deed restriction recorded on APN 032-0-201-155. Response: The Tentative Parcel Map has been revised and attached to the ISBA, and includes a proposed deed restriction area based on avoiding the Live Oak Creek corridor (and excluding existing development) on Parcel 3, and a 200 foot setback from Live Oak Creek on Parcel 4.



4. Comment: If the applicant proposes to maintain the deed restriction (now called a restrictive covenant) on the proposed new lots, the site plan and ISBA should identify the restricted areas for the proposed lots. The map of restricted areas on the proposed lots should exclude existing development. Response: The Tentative Parcel Map has been revised and attached to the ISBA, and includes a proposed deed restriction area based on avoiding the Live Oak Creek corridor (and excluding existing development) on Parcel 3, and a 200 foot setback from Live Oak Creek on Parcel 4. This proposed deed restriction area is also been included on the Site and Survey Map of the ISBA.

A comment e-mail from Ms. Holly Harris of Ventura County RMA dated July 10, 2013 noted that critical habitat for southwestern willow flycatcher had been recently designated at the adjacent Ventura River, and requested the ISBA address impacts to this species and its habitat. The ISBA was revised to address this comment.

## Section 1: Construction Footprint Description

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*Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of direct land disturbance for the project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.*

### Development Proposal Description

The applicant proposes to subdivide the property into 4 parcels, and provide a residence on each parcel. The four parcels would include two 1.64 acre parcels (Parcels 1 and 2) along Burnham Road, and two larger parcels comprising the majority of the property (Parcel 3: 43.34 ac, Parcel 4: 43.48 ac). Access to Parcels 1, 2 and 4 would be from Burnham Road, and access to Parcel 3 would be from Los Encinos Road. All development would avoid flood control easements and previously identified wetland areas along Live Oak Creek.

Based on an Initial Study Checklist (CCC-0208/PM-5373) prepared by Padre Associates on August 23, 2002, a deed restriction was recorded requiring a comprehensive biological impact assessment for any proposed development west of, or within 200 feet of Live Oak Creek. The currently proposed building pads are located east of Live Oak Creek and at least 200 feet away, based on the mapped perimeter of the riparian canopy on the Site and Survey Map. However, one of the purposes of this ISBA is to evaluate the biological resources of Live Oak Creek on the property, and to identify an appropriate setback (buffer) from the Creek to minimize impacts to these resources.

### Construction Footprint Size

The four proposed building pads and driveways would total approximately 2.0 acres of earthwork. Potential fire hazard fuel reduction areas (extending 100 feet from the building pads) would encompass approximately 7.4 acres. However, some of these areas project into Burnham Road and adjacent parcels and fuel reduction would not be implemented in these areas.

### Project Design for Impact Avoidance or Minimization

All building pads have been located to minimize tree removal, including placing the building pads for Parcels 1 and 2 outside oak woodlands to reduce impacts to protected trees and oak woodlands.

### Overlay Zones

None on the property.

### Zoning

APN 032-0-201-105 (3.29 acres) is zoned R1-20,000 sf; APN 032-0-201-155 (86.87 acres) is zoned OS-40 ac.

### Elevation

Elevation across the property ranges from approximately 492 feet in the southeastern corner to about 610 feet in the northwestern corner. However, the elevation of the streambed of Live Oak Creek is somewhat lower, at about 470 feet at the southern boundary.

## Section 2: Survey Information

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### 2.1 Survey Purpose

The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA (California Environmental Quality Act) Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

### 2.2 Survey Area Description

*Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the minimum size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.*

#### **Survey Area 1 (SA1)**

The survey area encompassed the reach of Live Oak Creek on the property and the area between Live Oak Creek and Burnham Road.

##### ***Location***

The survey area is located in the Ventura River valley, between State Route 150 and Oak View.

##### ***Survey Area Boundaries***

The survey area boundaries included Live Oak Creek and the entire property to the east, including the proposed building pad locations, driveways and potential fuel reduction areas.

**Survey Area Environmental Setting**

The survey area consists of a relatively level area historically used for agriculture, and currently used for horse and burro grazing, located between Live Oak Creek and Burnham Road. The survey area supports annual brome grassland with patches of *Quercus agrifolia* woodland alliance. Live Oak Creek supports *Quercus agrifolia* woodland alliance (riparian).

**Surrounding Area Environmental Setting**

Residential areas are located to the north and south of the survey area, with undeveloped lands and Lake Casitas to the west, and the Ventura River to the east.

**Cover**

20% native vegetation

4% non-native vegetation

75% agriculture/grazing

0% bare ground/cleared/graded

1% buildings, paved roads and other impervious cover







## 2.3 Methodology

### References

- California Department of Fish and Game, BIOS. (accessed May 1, 2013). BIOS is an internet-based biological data map server. This database was searched to identify other projects that have occurred in the vicinity of the subject property.
- California Department of Fish and Game, RAREFIND3 (accessed May 1, 2013).
- California Department of Fish and Game, Vegetation Classification and Mapping Program, List of California Vegetation Alliances, September 2010;
- CNPS Inventory of Rare and Endangered Plants database.
- Critical habitat mapper, U.S. Fish & Wildlife Service (accessed July 30, 2012);
- Biological Resources CEQA Checklist for PM-5134 (Rincon Consultants, 1999);
- Biological Resources CEQA Checklist for CCC-0208/PM-5373 (Padre Associates, 2002);
- Seasonal Biological Survey Results for the Gramckow Property Project, Rancho Matilija, California: ZO 04-00008 (David Magney Environmental Consulting, 2006);
- Live Oak Creek Diversion Project Environmental Impact Report (Impact Sciences, 1998);
- Ventura River Levee Certification Vegetation Management Area Biological Survey Report (Padre Associates, 2009a); and
- Ojai Valley Trail San Antonio Creek Bridge Mitigated Negative Declaration (Padre Associates, 2009b).

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	8/6/12	SA1	ISBA	730-1030	Walked through all habitat areas affected by proposed project improvements, walked along streambed of Live Oak Creek		Matt Ingamells
SD2	4/30/13	SA1	Botanical & oak tree update	1215-1430	Walked through all habitat areas affected by proposed project improvements, focused on native habitats (Live Oak Creek and oak woodlands)		Matt Ingamells
Recon .....Reconnaissance ISBA .....Initial Study Biological Assessment Botanical.....Botanical Survey							



## Section 3: The Biological Inventory

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See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

### 3.1 Ecological Communities: Plant Communities, Physical Features and Wetlands

#### Background Research

Each of the references listed in Section 2.3 were consulted to identify biological resources of concern.

#### Plant Communities

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Locally important or rare plant communities were not found within the survey area(s).

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#### Major Plant Communities Summary

The following is a description of each major plant community, based on the vegetation classification of A Manual of California Vegetation (Sawyer et al., 2008).

**Annual Brome Grassland.** This classification is used to describe intensely grazed areas (by horses and/or burros) dominated by non-native annual grasses. Dominant species include rip-gut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), red-stem filaree (*Erodium cicutarium*) and turkey-mullein (*Croton setigerus*). This community is the most common vegetation within Survey Area SA1.

**Quercus agrifolia Woodland Alliance.** This community occurs along Burnham Road and near Live Oak Creek within Survey Area SA1. It is dominated by coast live oak (*Quercus agrifolia*) with an understory of non-native annual grasses and herbs. Grazing appears to have resulted in the loss of woody vegetation under the oak canopy. This plant community is considered oak woodland and is protected under the California Oak Woodlands Act.

**Quercus agrifolia Woodland Alliance - Riparian.** This community forms the riparian corridor along Live Oak Creek within Survey Area SA1. It is dominated by coast live oak, but includes scattered riparian trees including red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), and black walnut (*Juglans californica*). This plant community is considered oak woodland and is protected under the California Oak Woodlands Act.

Plant Communities							
Map Key (1)	Association (Santa Monica Mountains Vegetation Classification)	Misc. (2)	Status (3)	Condition (4)	Acres in Survey Area	Acres Impacted	Comments (5)
PC1	<i>Quercus agrifolia</i> woodland		G5, S4 Cal OWA	Trees apparently healthy, but understory removed grazing	SA1: 2.8	0.06	
PC2	<i>Quercus agrifolia</i> woodland - riparian		G4, S4, Cal OWA	Good	SA1: 5.6	0.00	
PC3	<i>Annual brome grassland</i>			Intensely grazed	SA1: 20	9.3	Impacts include pads and brush clearance areas
LIC.....Locally Important Plant Community ESHA .....Environmentally Sensitive Habitat Areas (Coastal Zone) NatureServe Status: G3/S3 Vulnerable G4/S4 Apparently Secure G5 Secure Cal OWA Protected by the California Oak Woodlands Act							

## Physical Features

No potentially important physical features were found within the survey area.

## Waters and Wetlands

*See Appendix One for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA with regard to waters and wetlands is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.*

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Protected wetlands or waters were found within the survey area(s).

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## Waters and Wetlands Summary

For the purposes of this ISBA, wetlands are defined as areas that support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions (see Ventura County General Plan Goals, Policies and Programs). A blue-line stream (Live Oak Creek) traverses Survey Area SA1 from north to south. The National Wetlands Inventory identifies Live Oak Creek as a Freshwater Forested/Shrub Wetland. The streambed of Live Oak Creek within the survey area supports hydrophytic (wetland) vegetation including western sycamore (*Platanus racemosa*), water-cress (*Nasturtium officinale*) and spearmint (*Mentha piperata*). Therefore, wetlands under the County definition are present within Live Oak Creek. Based on single measurement of the width of the streambed within ordinary high water marks (21 feet), it appears 0.7 acres of waters of the U.S. occurs on the property.

Live Oak Creek was isolated from the Ventura River in 2000, when the Live Oak Creek Diversion Project was completed. The project consists of a detention basin and buried box culvert constructed on Live Oak Creek to carry floodwaters to the Ventura River. The detention basin is located immediately downstream of the survey area. Surface water was present in Live Oak Creek at the time of the field survey and consisted of pools and riffles about two to four feet wide, and water depth of up to 12 inches. The flow rate was estimated at about 1 to 3 gallons per minute. Surface water appeared to evaporate/percolate at the detention basin, as flow was not observed at the outlet of the buried box culvert just east of Burnham Road. The Live Oak Creek riparian corridor within the survey area is considered a significant wetland habitat for the purposes of General Plan Policy 1.5.2-3, as this area supports relatively undisturbed and diverse riparian vegetation and dry season surface water.

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	Stream/drainage	Live Oak Creek	USACE, CDFG, County	~1,500 linear feet onsite	Flowing	Natural runoff, possible springs
USACE ..... U.S. Army Corps of Engineers regulated CDFG ..... California Department of Fish & Game regulated County ..... County General Plan protected wetland WPD ..... Co. Watershed Protection District (red-line stream)						

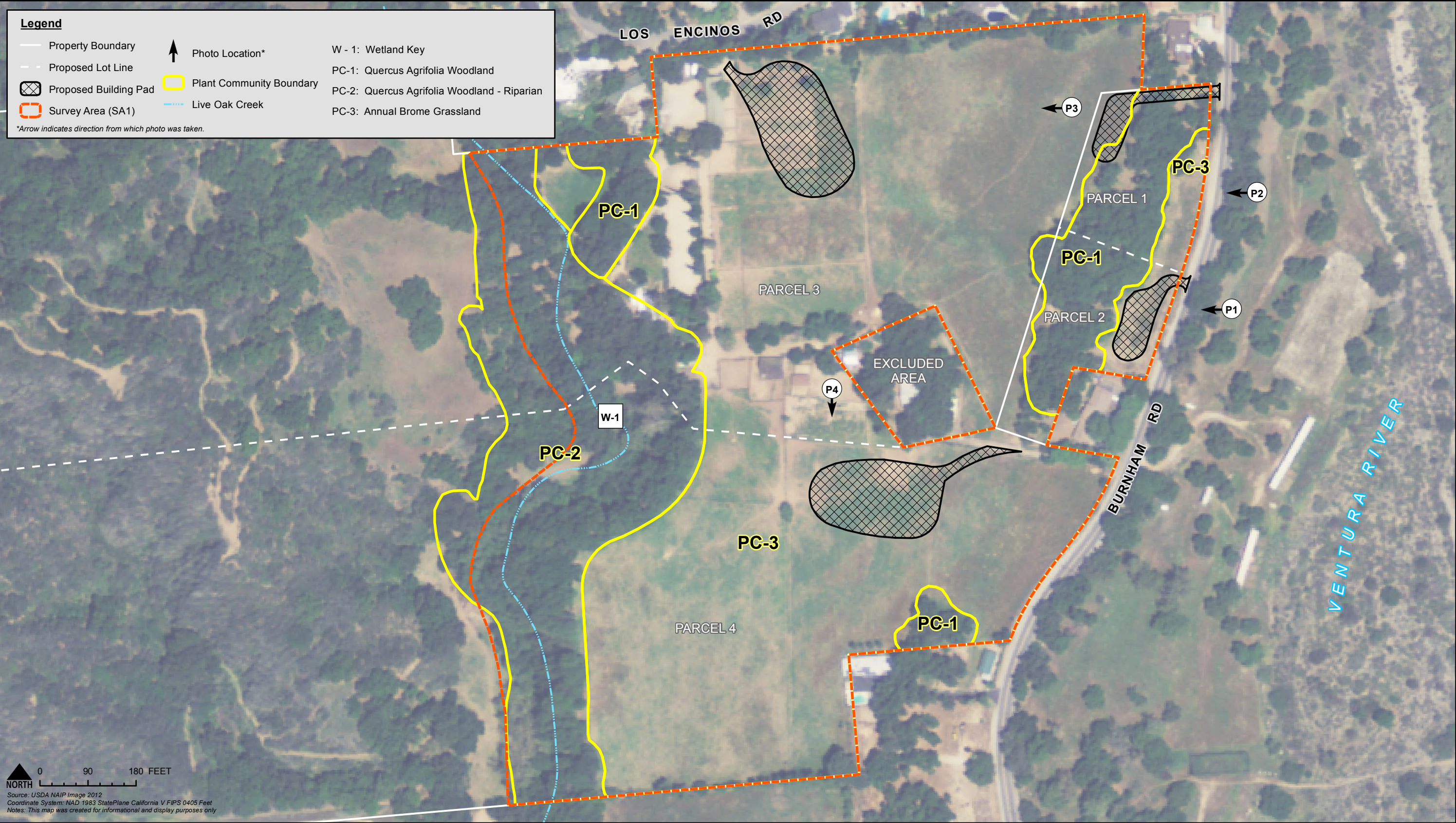
Waters and Wetlands (continued)			
Map Key	County Wetland Significance (7)	Wetland Distance from Project (8)	Comments (9)
W1	Significant	210' to nearest proposed building pad	Live Oak Creek is approximately 3.2 miles long and varies in vegetation development and disturbance history from scoured channels to well-developed coast live oak riparian forest

## Water/Wetland Buffers

General Plan Policy 1.5.2-4 requires a minimum 100 foot buffer from significant wetland habitats, but allows adjustment of the buffer upon evaluation by a qualified biologist. In this case, a 100 foot setback from the canopy margin of riparian vegetation along Live Oak Creek appears adequate, due to the lack of endangered, threatened or rare species and compatible low density (>40 acre parcels) rural residential land uses.

Waters/Wetland Buffers		
Map Key (1)	Recommended Buffer (2)	Comments
W1	100'	The low density of proposed development near Live Oak Creek (>40 acre lots) and generally rural nature of the area would limit potential impacts. Therefore, the standard buffer is recommended.







## 3.2 Species

### Observed Species

A total of 88 vascular plant species were identified during botanical surveys conducted in August 2012 and April 2013 within the Survey Area (see Appendix 2-A). Forty-one of these species (47 percent) are non-native species, which is much higher than for the State as a whole (17 percent). The high proportion of non-native species indicates that much of the Survey Area has been disturbed by past agricultural cultivation and current horse grazing. However, the Live Oak Creek corridor supports primarily native plant species. Three special-status plant species were found within the survey area; coast live oak, southern California black walnut and Fish's milkwort. Southern California black walnut and Fish's milkwort are limited to the Live Oak Creek riparian corridor.

A total of 33 vertebrate animal species were observed within the Survey Area (see Appendix 2-B), including one fish species, one amphibian species, one reptile species, 22 bird species and eight mammal species. This list includes three domesticated animals (dog, horse, burro). The only special-status wildlife species found within the survey area was Nuttall's woodpecker, observed within the Live Oak Creek riparian corridor.

### Protected Trees

An inventory of affected trees protected under the County's Non-Coastal Zoning Ordinance Tree Protection Regulations is provided below. Note that only trees within or adjacent to the construction footprint and potential fuel reduction areas were surveyed and measured. Overall, one protected tree would be removed (proposed Parcel 1 driveway), and proposed earthwork would encroach within the protected zone of four additional protected oak trees. Thirty additional protected coast live oak trees occur within fuel reduction areas on Parcels 1 and 2, and may be affected by minor trimming.

Protected Trees				
Tree no.	Species	Common Name	Girth (circumference-inches)	Impact
1	<i>Quercus agrifolia</i>	Coast live oak	29	Removal
2	<i>Quercus agrifolia</i>	Coast live oak	65	Encroachment
3/202	<i>Quercus agrifolia</i>	Coast live oak	63.5,55.5	Encroachment
4	<i>Quercus agrifolia</i>	Coast live oak	73.5	Encroachment
188	<i>Quercus agrifolia</i>	Coast live oak	88,13,16	Encroachment

### Special-Status Species and Nests

*See Appendix One for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.*

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Special-status species were observed or have a moderate to high potential to occur within the survey area(s).

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Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

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## Special-Status Species Summary

Southern California black walnut and Fish's milkwort occur within the survey area as a component of *Quercus agrifolia* woodland alliance-riparian along Live Oak Creek. Nuttall's woodpecker occurs in riparian vegetation along Live Oak Creek.

The Special-Status Species Table on page 17 provides a summary of the potential for 12 special-status plant species (SSP1 through SSP12) known from the area to occur at the project site. Excluding the Live Oak Creek corridor, the survey area is entirely disturbed by grazing, barns, animal pens and related uses. Therefore, suitable habitat for Miles' milk-vetch, Davidson's salt-scale, Ojai fritillary, mesa horkelia, Ojai navarretia, chaparral nolina, Sanford's arrowhead, salt spring checker-bloom and Coulter's matilija poppy is absent and these species are not expected to occur within areas affected by Tentative Parcel Map no. 5878. Late-flowered mariposa lily (SSP3), California satin-tail (SSP6) and everlasting (SSP11) have the potential to occur in riparian scrub or riparian woodland within the Live Oak Creek riparian corridor but were not observed during the spring botanical survey.

Cooper's hawk is known from the area and could nest in trees along Live Oak Creek. Low quality habitat for western pond turtle occurs within Live Oak Creek. However, the stream pools are very small and this habitat is isolated from the Ventura River by the detention basin and buried box culvert. Suitable habitat occurs within Live Oak Creek for two-striped garter snake, and this species may occur here.

The reach of Live Oak Creek within the survey area is isolated from the Ventura River (and Pacific Ocean) by a 1,400 foot-long buried box culvert and detention basin. Therefore, steelhead does not have access to the project site.

Critical habitat for the endangered southwestern willow flycatcher (SSP22) was recently designated along the Ventura River, as close as 200 feet east of the subject property. However, this habitat is unoccupied and designated as critical habitat only to meet recovery goals by providing suitable habitat available to flycatchers to move into if displaced by habitat loss or change. Live Oak Creek within the survey area supports riparian habitat, but is considered unsuitable for this species due to the lack of a primary constituent habitat element as defined by the USFWS; dense patches of riparian forest interspersed with openings of open water or marsh. In any case, the project would not involve the loss of any riparian forest in Live Oak Creek or the Ventura River.

Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSO1	SD1, SD2	<i>Juglans californica</i>	Southern California black walnut	CNPS 4	Observed	Woodlands, chaparral
SSO2	SD1, SD2	<i>Quercus agrifolia</i>	Coast live oak	LIS	Observed	Woodlands, chaparral
SSO3	SD1	<i>Picoides nuttallii</i>	Nuttall's woodpecker	SA	Observed	Woodlands, riparian forest
SSO4	SD2	<i>Polygala cornuta</i> var. <i>fishae</i>	Fish's milkwort	CNPS 4	Observed	Woodlands, chaparral
SSP1	CNDDB	<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Miles' milk-vetch	CNPS 1B	Low	Coastal scrub
SSP2	CNDDB	<i>Atriplex serenana</i> var. <i> davidsonii</i>	Davidson's salt-scale	CNPS 1B	Low	Coastal scrub, coastal bluff scrub
SSP3	CNDDB	<i>Calochortus fimbriatus</i>	Late-flowered mariposa lily	CNPS 1B	Low-Moderate	Chaparral, woodland, riparian woodland
SSP4	CNDDB	<i>Fritillaria ojaiensis</i>	Ojai fritillary	CNPS 1B	Low	Chaparral, broad-leaf forest, lower coniferous forest
SSP5	CNDDB	<i>Horkelia cuneata</i> var. <i>puberula</i>	Mesa horkelia	CNPS List 1B	Low	Chaparral, woodland, coastal scrub
SSP6	CNDDB	<i>Imperata brevifolia</i>	California satin-tail	CNPS 2.1	Low-Moderate	Chaparral, coastal scrub, desert scrub, meadows, riparian scrub
SSP7	CNDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	CNPS 1B	Low	Chaparral, coastal scrub, grassland
SSP8	CNDDB	<i>Nolina cismontana</i>	Chaparral nolina	CNPS 1B	Low	Chaparral, coastal scrub
SSP9	CNDDB	<i>Sagittaria sanfordii</i>	Sanford's arrowhead	CNPS 1B	Low	Freshwater marsh
SSP10	CNDDB	<i>Sidalcea neomexicana</i>	Salt Spring checker-bloom	CNPS 2.2	Low	Chaparral, coastal scrub, lower coniferous forest, desert scrub
SSP11	CNPS Inventory	<i>Pseudognaphalium leucocephalum</i>	Everlasting	CNPS 2	Moderate	Chaparral, cismontane woodland, coastal scrub, riparian woodland
SSP12	CNPS Inventory	<i>Romneya coulterii</i>	Coulter's matilija poppy	CNPS 4	Low	Chaparral, coastal scrub
SSP13	3,000 feet to the south, Impact Sciences, 1998	<i>Accipiter cooperii</i>	Cooper's hawk	WL	Moderate	Woodlands
SSP14	CNDDB	<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	SSC	Low	Chaparral, coastal scrub
SSP15	CNDDB	<i>Emys marmorata</i>	Western pond turtle	SSC	Low-Moderate	Ponds, stream pools
SSP16	CNDDB	<i>Lasiurus cinereus</i>	Hoary bat	SA	Low	Woodland, chaparral
SSP17	CNDDB	<i>Oncorhynchus mykiss</i>	Southern steelhead	FE, SSC	None-Low	Perennial coastal streams
SSP18	CNDDB	<i>Phrynosoma blainvillii</i>	Coast horned lizard	SSC	Low	Chaparral, coastal scrub
SSP19	CNDDB	<i>Rana draytonii</i>	California red-legged frog	FT, SSC	Low	Ponds, perennial streams

Special-Status Species						
SSP20	Observed in the Ventura River near Casitas Springs, 2010	<i>Thamnophis hammondi</i>	Two-striped garter snake	SSC	Moderate	Ponds, streams
SSP21	Padre Associates, 2009a - lower Ventura River	<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE, SE	Low	Riparian scrub
SSP22	Federal Register 1/3/13	<i>Empidonax trailii extimus</i>	Southwestern willow flycatcher	FE, SE	Low (migrant only)	Riparian forest
Special Status Species (continued)						
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)		
SSO1	Yes	Yes	None	Found within the survey area along Live Oak Creek		
SSO2	Yes	Yes	0.06	Found within the survey area within PC1 and PC2		
SSO3	Yes	Yes	None	Found along Live Oak Creek		
SSO4	Yes	Yes	None	Found along Live Oak Creek		
SSP1	No					
SSP2	No					
SSP3	Yes	Yes	None	May occur in riparian woodland along Live Oak Creek		
SSP4	No					
SSP5	No					
SSP6	Yes	Yes	None	May occur in riparian scrub along Live Oak Creek		
SSP7	No					
SSP8	No					
SSP9	No					
SSP10	No					
SSP11	Yes	Yes	None	May occur in riparian woodland along Live Oak Creek		
SSP12	No					
SSP13	Yes	Yes	None	May nest in trees along Live Oak Creek		
SSP14	No					
SSP15	Yes	No	None	The short duration of adequate surface water in Live Oak Creek precludes occurrence within the survey area		
SSP16	No					
SSP17	No			The short duration of adequate surface water and lack of connectivity to the Ventura River in Live Oak Creek precludes occurrence within the survey area		
SSP18	No					
SSP19	Yes	No	None	The small available habitat area and isolation from the Ventura River precludes occurrence within the survey area		
SSP20	Yes	Yes	None	May occur along Live Oak Creek when prey is available		
SSP21	Yes	No	None	Not found in adjacent suitable habitat in Ventura River (Padre Associates, 2009b), not expected on-site		
SSP22	No		None	Designated critical habitat (unoccupied) is located along Ventura River approximately 200 feet east of the property. Live Oak Creek on-site does not provide a primary constituent habitat element: dense patches of riparian forest interspersed with small openings of open water or marsh. The project would not result in any loss of riparian habitats along Live Oak Creek or the Ventura River.		

### Special-Status Species

FE .....	Federal Endangered
FT .....	Federal Threatened
FC .....	Federal Candidate Species
FSC .....	Federal Species of Concern
SA .....	CDFG Special Animal
SFP .....	California Fully Protected Species
SE .....	California Endangered
ST .....	California Threatened
SR .....	California Rare
SSC .....	California Species of Special Concern
WL .....	CDFG Watch List
CDFG/NatureServe Rank	
	G1 or S1 - Critically Imperiled Globally or Subnationally (state)
	G2 or S2 - Imperiled Globally or Subnationally (state)
	G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state)
CNPS 1A .....	California Native Plant Society listed as presumed to be extinct
CNPS 1B .....	California Native Plant Society listed as rare or endangered in California and elsewhere
CNPS 2 .....	California Native Plant Society listed as rare or endangered in California but more common elsewhere
CNPS 3 .....	<b>A review list only.</b> California Native Plant Society listed as in need of more information.
CNPS 4 .....	<b>A watch list only.</b> California Native Plant Society listed as of limited distribution or infrequent throughout a broader area in California; vulnerability to threat appears relatively low.
LIS .....	Locally Important Species

### Nesting Bird Summary

Nests of birds protected by the federal Migratory Bird Treaty Act may be present in the survey areas, primarily within *Quercus agrifolia* woodlands (PC1 and PC2).

### 3.3 Wildlife Movement and Connectivity

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Wildlife movement or connectivity features, or evidence thereof, were not found within the survey area(s).

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#### Mapped Corridors or Linkages

The project site and survey area is located near the Ventura River, which is considered a movement corridor connecting open spaces areas of the Los Padres National Forest to coastal areas.

#### Connectivity Feature

Survey Area SA1 includes Live Oak Creek, which provides cover and foraging habitat and could be used by local wildlife populations to move through the Rancho Matilija area and cross under State Route 150. However, this Creek is relatively short and does not link two habitat areas. In addition, the detention basin and buried box culvert located immediately downstream of the project site isolates the Creek from the riparian habitat of the Ventura River. Most focused wildlife movement in the area is expected to occur along the Ventura River.

## Section 4: Impact Assessment and Mitigation

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### 4.1 Sufficiency of Biological Data

Biological data is sufficient for the purposes of the ISBA.

### 4.2 Impacts and Mitigation

Cumulative projects assessed in this section include projects listed in the Planning Division Pending Projects List and Recently Approved Projects List in the Ojai Valley and Ventura River Valley.

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#### A. Species

Project: PS-M; Cumulative: PS-M

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##### Listed Species

Based on field surveys and habitat assessment, endangered, threatened or rare species were not observed or anticipated to occur on the project site.

##### Non-listed Special-Status Species

Southern California black walnut and Fish's milkwort occur along Live Oak Creek. Late-flowered mariposa lily, California satin-tail and everlasting have the potential to occur in riparian scrub or riparian woodland within the Live Oak Creek riparian corridor. Special-status wildlife species such as Cooper's hawk, Nuttall's woodpecker and two-striped garter snake may occur within the Live Oak Creek riparian corridor at the project site. However, all riparian habitat would be avoided by development, and the project has been designed to provide a minimum 200 foot setback from the riparian canopy margin.

*Significance Finding – Project Impacts:* Less than Significant.

*Significance Finding – Cumulative Impacts:* Less than Significant.

##### Protected Trees

Implementation of the project would result in the removal of one protected coast live oak tree, and encroachment into the protected zone of four additional coast live oak trees. As indicated in the current ISBA Standards, the evaluation of impacts to protected trees must be based on the biological value of the trees. For the purposes of this ISBA, protected trees are considered biologically valuable if they are part of a native plant community at Parker Ranch; *Quercus agrifolia* woodland alliance. The project-related loss of this plant community would be 0.06 acres (proposed Parcel 1 driveway). This loss represents less than 1 percent of that present within the survey area. However, oak-dominated communities are declining in the region and impacts are considered potentially significant.

*Significance Finding – Project Impacts:* Potentially Significant but Mitigable.

*Significance Finding – Cumulative Impacts:* Potentially Significant but Mitigable.

##### Avoidance and Minimization Measures

The project design was developed to reduce impacts to oak trees and oak dominated communities.

### **MM1: Oak Habitat Augmentation**

*Purpose:* Increase the area of oak-dominated communities within the property to offset loss of *Quercus agrifolia* woodland alliance.

*Requirement:* Compliance with the Ventura County Tree Protection regulations would require planting of coast live oak trees to offset the project-related loss of protected trees. These trees would be planted immediately adjacent to oak-dominated plant communities on the property.

*Documentation:* A tree planting plan would be provided as part of the tree permit application(s).

*Timing:* Trees would be planted on a phased basis, such that replacement trees would be planted as lots are developed, and within 90 days of completion of rough grading/tree removal.

*Monitoring and Reporting:* Monitoring of tree health would be conducted quarterly, and annual reports submitted describing the number of trees surviving and the contribution to native habitats.

### **Birds Protected Under the Migratory Bird Treaty Act and CDFG Code**

Potential impacts to nesting migratory birds protected by the Migratory Bird Treaty Act (MBTA) and the CDFG Code may include take in the form of removal of active nests during vegetation clearing and grading activities.

*Significance Finding – Project Impacts:* Potentially significant.

*Significance Finding – Cumulative Impacts:* Potentially significant.

The following avoidance and minimization efforts have been proposed In order to offset the potentially significant impacts associated with take of nesting migratory birds:

#### **MM2: Nest Avoidance**

*Impact and Mitigation Goal:* To reduce take of nesting migratory birds.

*Mitigation Action and Timing:* Removal of vegetation shall be conducted in between August 16 and February 28<sup>th</sup> or 29<sup>th</sup>, during the fall and winter, after fledging and before the initiation of breeding activities.

*Monitoring:* No monitoring activities are suggested due to the proposed timing of clearing activities outside of the breeding bird period (generally defined as March 1 through August 15).

*Standards of Success:* No loss of nesting migratory birds.

#### **MM3: Breeding Bird Surveys**

*Impact and Mitigation Goal:* To prevent take of nesting migratory birds

*Mitigation Action and Timing:* If vegetation removal and/or heavy equipment usage must be conducted during the breeding bird nesting period (generally defined as March 1 through August 15) pre-construction breeding bird surveys shall be performed within vegetation removal and construction areas and within 200 feet of these areas to determine the location of bird nesting sites. If active nests are detected during the breeding season, nests should be avoided during construction.

*Monitoring:* A breeding bird survey report shall be submitted to the County Planning Division, including measures to minimize impacts to active nests.



*Standards of Success:* If active nests are detected during the breeding season, nests should be avoided during construction. To ensure adequate protection for breeding birds, buffers will be maintained between active nests of nesting migratory birds and vegetation clearing and grading activities. The size of the buffers should be established by the CDFG and/or United States Fish and Wildlife Service (USFWS) depending on the regulatory status of the species encountered. If no active nests are observed, then there would be no loss of nesting migratory birds.

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**B. Ecological Communities**

Project: LS; Cumulative: LS

**Sensitive Plant Communities**

No sensitive plant communities were found within the survey area. However, oak woodlands are considered valuable under the California Oak Woodlands Act. Impacts to oak woodlands are addressed under Protected Trees.

**Waters and Wetlands**

Wetlands under the Ventura County definition occur within the survey area (Live Oak Creek). However, all development would be located at least 200 feet from these wetlands. In addition, septic systems proposed for the new residences would not be located adjacent to Live Oak Creek and would not significantly affect aquatic habitat.

*Significance Finding – Project Impacts:* Less than significant.

*Significance Finding – Cumulative Impacts:* Less than significant.

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**C. Wildlife Movement and Connectivity**



Project: LS; Cumulative: LS

Wildlife movement or connectivity features or barriers were not found within the survey area. However, wildlife movement could occur within Live Oak Creek. The proposed parcel map would not include any development within 200 feet of Live Oak Creek.



*Significance Finding – Project Impacts:* Less than Significant.

*Significance Finding – Cumulative Impacts:* Less than Significant.

## Section 5: Photos

Photos		
<b>Location</b> Parcel 1 <b>Map Key</b> P1 <b>Direction</b> West <b>Description</b> View of area near proposed building pad site		
<b>Location</b> Parcel 2 <b>Map Key</b> P2 <b>Direction</b> West <b>Description</b> View of proposed building pad site		



Photos		
<b>Location</b>		
Parcel 3		
<b>Map Key</b>		
P3		
<b>Direction</b>		
West		
<b>Description</b>		
View of pasture and building pad site		
<b>Location</b>		
Parcel 4		
<b>Map Key</b>		
P4		
<b>Direction</b>		
South		
<b>Description</b>		
View of pasture and building pad site		

## Appendix One

# Summary of Biological Resource Regulations

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The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

- Sensitive Status Species Regulations
- Nesting Bird Regulations
- Plant Community Regulations
- Tree Regulations
- Waters and Wetlands Regulations
- Coastal Habitat Regulations
- Wildlife Migration Regulations
- Locally Important Species/Communities Regulations

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## Sensitive Status Species Regulations

### ***Federally Protected Species***

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

**FE (Federally Endangered):** A species that is in danger of extinction throughout all or a significant portion of its range.

**FT (Federally Threatened):** A species that is likely to become endangered in the foreseeable future.

**FC (Federal Candidate):** A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

**FSC (Federal Species of Concern):** A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as “Category-2 Candidate” species.

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

### ***State Protected Species***

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

**SE (California Endangered):** A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

**ST (California Threatened):** A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

**SFP (California Fully Protected Species):** This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

**SR (California Rare):** A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

**SSC (California Species of Special Concern):** Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the "take" of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: "no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter."

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

### ***California Rare Plant Ranks (RPR)***

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

**RPR 1A:** Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

**RPR 1B:** Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

**RPR 2:** Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

**RPR 3:** A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

**RPR 4:** A watch list for plants that are of limited distribution in California.

## **Global and Subnational Rankings**

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 – Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

## **Locally Important Species**

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

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## **Migratory Bird Regulations**

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

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## **Plant Community Regulations**

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

## **Global and Subnational Rankings**

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction



## **CDFG Rare**

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

## **Environmentally Sensitive Habitat Areas**

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

## **Locally Important Communities**

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County’s *Oak Woodland Management Plan*.

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## **Tree Regulations**

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a “protected tree.” Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as “locally important communities.”

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree’s role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project “may result in a conversion of oak woodlands that will have a significant effect on the environment.” If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP <sup>1</sup>
Alder ( <i>Alnus</i> all species)	9.5 in.		X
Ash ( <i>Fraxinus</i> all species)	9.5 in.		X
Bay ( <i>Umbellularia californica</i> )	9.5 in.		X
Cottonwood ( <i>Populus</i> all species)	9.5 in.		X
Elderberry ( <i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir ( <i>Pseudotsuga macrocarpa</i> )	9.5 in.		X
White Fir ( <i>Abies concolor</i> )	9.5 in.		X
Juniper ( <i>Juniperus californica</i> )	9.5 in.		X
Maple ( <i>Acer macrophyllum</i> )	9.5 in.		X
Oak (Single) ( <i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) ( <i>Quercus</i> all species)	6.25 in.	X	X
Pine ( <i>Pinus</i> all species)	9.5 in.		X
Sycamore ( <i>Platanus</i> all species)	9.5 in.	X	X
Walnut ( <i>Juglans</i> all species)	9.5 in.		X
Historical Tree <sup>3</sup> (any species)	(any size)	X	X
Heritage Tree <sup>4</sup> (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

## Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

#### ***404 Permit (U.S. Army Corps of Engineers)***

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as “waters of the United States.” This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the “ordinary high water mark” as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

**Permit Triggers:** A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a “discharge of dredged or fill material.”

#### ***401 Certification (Regional Water Quality Control Board)***

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

**Permit Trigger:** A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

#### ***Streambed Alteration Agreement (California Department of Fish and Game)***

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake. The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream or lake.

**Permit Triggers:** A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

#### ***Ventura County General Plan***

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states:

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

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## Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and policies of California's 1976 Coastal Act at the local level.

### ***Environmentally Sensitive Habitats***

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

Section 30240 of the Coastal Act states:

- (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."**
- (b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."**

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: <http://www.ventura.org/rma/planning/Programs/local.html>.

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## Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

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## Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

### ***Locally Important Species***

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

#### **Locally Important Animal Species Criteria**

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

#### **Locally Important Plant Species Criteria**

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html). *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

### ***Locally Important Communities***

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

## Appendix 2-A

### Vascular Plant Flora Observed within the Parker Ranch Survey Area Ventura County, California

Scientific Name	Common Name	Habit	Wetland Indicator		Family
			Status		
<i>Ambrosia psilostachya</i>	Western ragweed	AH	FACU		Asteraceae
<i>Amsinckia menziesii</i>	Common fiddle-neck	AH	UPL		Boraginaceae
<i>Anagallis arvensis</i> *	Scarlet pimpernel	AH	UPL		Primulaceae
<i>Artemisia californica</i>	California sagebrush	S	UPL		Asteraceae
<i>Artemisia douglasiana</i>	Mugwort	PH	FAC		Asteraceae
<i>Avena fatua</i> *	Wild oats	AG	UPL		Poaceae
<i>Baccharis pilularis</i>	Coyote brush	S	UPL		Asteraceae
<i>Bromus diandrus</i> *	Ripgut grass	AG	UPL		Poaceae
<i>Bromus hordeaceus</i> *	Soft chess	AG	FACU		Poaceae
<i>Calystegia macrostegia</i> ssp. <i>cyclostegia</i>	Chaparral morning glory	AV	UPL		Convolvulaceae
<i>Capsella bursa-pastoris</i> *	Shepherd's purse	AH	UPL		Brassicaceae
<i>Carduus pycnocephalus</i> *	Italian thistle	AH	UPL		Asteraceae
<i>Chenopodium ambrosioides</i> *	Mexican tea	AH	UPL		Chenopodiaceae
<i>Chenopodium californicum</i>	California goose-foot	PH	UPL		Chenopodiaceae
<i>Clematis ligusticifolia</i>	Western virgin's bower	PV	UPL		Ranunculaceae
<i>Conium maculatum</i> *	Poison hemlock	PH	FACW		Apiaceae
<i>Conyza canadensis</i>	Horse weed	AH	UPL		Asteraceae
<i>Croton setigerus</i>	Turkey-mullein	AH	UPL		Euphorbiaceae
<i>Cynodon dactylon</i> *	Bermuda grass	PG	FACU		Poaceae
<i>Cyperus involucratus</i> *	Flat-sedge	PH	FACW		Cyperaceae
<i>Dryopteris arguta</i>	Wood fern	PF	UPL		Dryopteridaceae
<i>Epilobium ciliatum</i>	Willow-herb	PH	FACW		Onagraceae
<i>Erodium botrys</i> *	Storks-bill	AH	UPL		Geraniaceae
<i>Erodium cicutarium</i> *	Redstem filaree	AH	UPL		Geraniaceae
<i>Euphorbia crenulata</i>	Chinese caps	AH	UPL		Euphorbiaceae
<i>Euphorbia lathyris</i> *	Caper spurge	BH	UPL		Euphorbiaceae
<i>Euphorbia peplus</i> *	Petty spurge	AH	UPL		Euphorbiaceae
<i>Fraxinus velutina</i>	Velvet ash	T	FAC		Oleaceae
<i>Galium aparine</i>	Goose grass	AV	UPL		Rubiaceae
<i>Geranium dissectum</i> *	Geranium	AH	UPL		Geraniaceae
<i>Helminthotheca echioides</i> *	Bristly ox-tongue	AH	FACU		Asteraceae
<i>Heteromeles arbutifolia</i>	Toyon	S	UPL		Rosaceae
<i>Hirschfeldia incana</i> *	Summer mustard	BH	UPL		Brassicaceae
<i>Hordeum murinum</i> ssp. <i>leporinum</i> *	Hare barley	AG	FACU		Poaceae
<i>Hypochaeris glabata</i> *	Smooth cats-ear	AH	UPL		Asteraceae
<i>Juglans californica</i>	Southern California black walnut	T	FAC		Juglandaceae
<i>Keckiella cordifolia</i>	Heart-leaved bush penstemon	S	UPL		Scrophulariaceae
<i>Lactuca serriola</i> *	Prickly wild lettuce	AH	FACU		Asteraceae
<i>Lathyrus vestitus</i>	Chaparral pea	PV	UPL		Fabaceae
<i>Leymus condensatus</i>	Giant wild rye	PG	UPL		Poaceae
<i>Ligustrum</i> sp. *	Privet	T	UPL		Oleaceae
<i>Lonicera japonica</i> *	Japanese honeysuckle	S	FACU		Caprifoliaceae
<i>Malosma laurina</i>	Laurel sumac	S	UPL		Anacardiaceae
<i>Malva parviflora</i> *	Cheeseweed	AH	UPL		Malvaceae
<i>Marah macrocarpa</i>	Large-fruited manroot	PV	UPL		Cucurbitaceae
<i>Marrubium vulgare</i> *	White horehound	S	FACU		Lamiaceae
<i>Melica imperfecta</i>	California melica	PG	UPL		Poaceae
<i>Mentha x piperita</i> *	Spearmint	PH	FACW		Lamiaceae
<i>Mimulus aurantiacus</i>	Bush monkeyflower	S	UPL		Phrymaceae
<i>Morus alba</i> *	White mulberry	T	UPL		Moraceae
<i>Nasturtium officinale</i>	Water-cress	PH	OBL		Brassicaceae
<i>Opuntia ficus-indica</i> *	Mission prickly pear	S	UPL		Cactaceae
<i>Opuntia littoralis</i>	Coast prickly pear	S	UPL		Cactaceae
<i>Pholistoma auritum</i> var. <i>auritum</i>	Fiesta flower	AV	UPL		Boraginaceae
<i>Pinus radiata</i> (landscaping)*	Monterey pine	T	UPL		Pinaceae
<i>Plantago major</i> *	Common plantain	AH	FAC		Plantaginaceae
<i>Platanus racemosa</i>	Western sycamore	T	FAC		Plantanaceae
<i>Polygala cornuta</i> var. <i>fishae</i>	Fish's milkwort	PH	UPL		Polygalaceae
<i>Polygonum arenastrum</i> *	Knot weed	AH	UPL		Polygonaceae
<i>Populus trichocarpa</i>	Black cottonwood	T	FAC		Salicaceae
<i>Pseudognaphalium californicum</i>	California everlasting	AH	UPL		Asteraceae
<i>Pyracantha</i> sp. *	Fire-thorn	S	UPL		Rosaceae
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	Coast live oak	T	UPL		Fagaceae
<i>Raphanus sativus</i> *	Radish	AH	UPL		Brassicaceae
<i>Rhamnus ilicifolia</i>	Holly-leaf redberry	S	UPL		Rhamnaceae



## Appendix 2-A

### Vascular Plant Flora Observed within the Parker Ranch Survey Area Ventura County, California

Scientific Name	Common Name	Habit	Wetland Indicator		Family
			Status	Indicator	
<i>Ribes speciosum</i>	Fuchsia flowered gooseberry	S	UPL		Grossulariaceae
<i>Rubus armeniacus</i> *	Himalayan blackberry	PV	FACU		Rosaceae
<i>Rubus ursinus</i>	California blackberry	PV	FACU		Rosaceae
<i>Rumex crispus</i> *	Curly dock	PH	FAC		Polygonaceae
<i>Rumex salicifolius</i>	Willow dock	PH	FACW		Polygonaceae
<i>Salix laevigata</i>	Red willow	T	FACW		Salicaceae
<i>Salix lasiolepis</i>	Arroyo willow	T	FACW		Salicaceae
<i>Salvia leucophylla</i>	Purple sage	S	UPL		Lamiaceae
<i>Salvia mellifera</i>	Black sage	S	UPL		Lamiaceae
<i>Salvia spathacea</i>	Hummingbird sage	PH	UPL		Lamiaceae
<i>Sambucus nigra ssp. caerulea</i>	Blue elderberry	T	FAC		Adoxaceae
<i>Silene gallica</i> *	Windmill pink	AH	UPL		Caryophyllaceae
<i>Silybum marianum</i> *	Milk thistle	AH	UPL		Asteraceae
<i>Sisymbrium officinale</i> *	Hedge mustard	AH	UPL		Brassicaceae
<i>Sonchus oleraceus</i> *	Common sow thistle	AH	UPL		Asteraceae
<i>Stachys bullata</i>	Hedge-nettle	AH	UPL		Lamiaceae
<i>Stellaria media</i> *	Common chickweed	AH	UPL		Caryophyllaceae
<i>Stipa miliacea var. miliacea</i> *	Smilo grass	PG	UPL		Poaceae
<i>Symphoricarpos mollis</i>	Snow berry	S	UPL		Caprifoliaceae
<i>Toxicodendron diversilobum</i>	Poison oak	S/V	UPL		Anacardiaceae
<i>Trifolium hirtum</i> *	Rose clover	AH	UPL		Fabaceae
<i>Urtica dioica ssp. holoserica</i>	Giant nettle	PH	FAC		Urticaceae
<i>Verbena lasiostachys</i>	Verbena	PH	FAC		Verbenaceae

Notes: Scientific nomenclature follows Baldwin et al. (2012) and CNPS (2001).

Wetland indicator status from Arid West 2012 Final Regional Wetland Plant List (Lichvar, 2012)

\*\*\* indicates non-native species which have become naturalized or persist without cultivation.

#### Habit Definitions:

- AF = annual fern or fern ally.
- AG = annual grass.
- AH = annual herb.
- BH = biennial herb.
- PF = perennial fern or fern ally.
- PG = perennial grass.
- PH = perennial herb.
- PV = perennial vine.
- S = shrub.
- T = tree.

#### Wetland Indicator Definitions

- OBL = obligate wetland species, occurs almost always in wetlands (>99% probability)
- FACW = facultative wetland species, usually found in wetlands (67-99% probability).
- FAC = facultative species, equally likely to occur in wetlands or nonwetlands (34-67% probability).
- FACU = facultative upland species, usually occur in nonwetlands (67-99% probability).
- UPL = upland species (less than 1% probability to occur in wetlands)

## Appendix 2-B

### Vertebrate Animal Species Observed within the Parker Ranch Survey Area Ventura County, California

<u>FAMILY</u>	<u>Common Name</u>	<u>Scientific Name</u>	<u>Native(1)</u>	<u>Status(2)</u>
<b>FISH</b>				
	Western mosquitofish	<i>Gambusia affinis</i>	N	--
<b>AMPHIBIANS AND REPTILES</b>				
	Pacific treefrog	<i>Pseudoeccris regilla</i>	Y	--
	Western fence lizard	<i>Sceloporus occidentalis longipes</i>	Y	--
<b>BIRDS</b>				
	Turkey vulture	<i>Cathartes aura</i>	Y	--
	Red-shouldered hawk	<i>Buteo lineatus</i>	Y	--
	California quail	<i>Lophortyx californicus</i>	Y	--
	Mourning dove	<i>Zenaidura macroura</i>	Y	--
	Anna's hummingbird	<i>Calypte anna</i>	Y	--
	Northern flicker	<i>Colaptes auratus</i>	Y	--
	Acorn woodpecker	<i>Melanerpes formicivorus</i>	Y	--
	Barn swallow	<i>Hirundo rustica</i>	Y	--
	American raven	<i>Corvus corax</i>	Y	--
	Scrub jay	<i>Aphelocoma coerulescens</i>	Y	--
	Black phoebe	<i>Sayornis nigricans</i>	Y	--
	Oak titmouse	<i>Baeolophus inornatus</i>	Y	--
	Common bushtit	<i>Psaltiriparus minimus</i>	Y	--
	Nuttall's woodpecker	<i>Picoides nuttallii</i>	Y	SA
	Western kingbird	<i>Tyrannus verticalis</i>	Y	--
	Pacific slope flycatcher	<i>Empidonax difficilis</i>	Y	--
	American robin	<i>Turdus migratorius</i>	Y	--
	Western bluebird	<i>Sialia mexicana</i>	Y	--
	Dark-eyed junco	<i>Junco hyemalis</i>	Y	--
	California towhee	<i>Melospiza crissalis</i>	Y	--
	Brown-headed cowbird	<i>Molothrus ater</i>	Y	--
	House finch	<i>Carpodacus mexicanus</i>	Y	--
<b>MAMMALS</b>				
	Coyote	<i>Canis latrans</i>	Y	--
	Dog	<i>Canis familiaris</i>	Y	--
	Horse	<i>Equus caballus</i>	N	--
	Burro	<i>Equus asinus</i>	N	--
	California ground squirrel	<i>Spermophilus beecheyi</i>	Y	--
	Western gray squirrel	<i>Sciurus griseus</i>	Y	--

## Appendix 2-B

### Vertebrate Animal Species Observed within the Parker Ranch Survey Area Ventura County, California

FAMILY		
<u>Common Name</u>	<u>Scientific Name</u>	<u>Native(1) Status(2)</u>
Dusky-footed woodrat	<i>Neotoma fuscipes</i>	Y --
Raccoon	<i>Procyon lotor</i>	Y --

(1) Native	(2) Status
Y= Yes	WL = CDFG Watch List
N= No	BMC= USFWS Birds of Management Concern
	CSC= CDFG Species of Special Concern
	FSC= Federal Special Concern
	SA= CDFG Special Animal
	SE= State Endangered
	FE= Federal Endangered
	FP = Fully protected under Fish and Game Code

Fish nomenclature based on Swift et al. (1993)  
 Amphibian and reptile nomenclature based upon Jensen (1983)  
 Bird nomenclature based upon American Ornithologists Union (1989)  
 Mammal nomenclature based upon Hall (1981)

California Department of Fish and Game  
Natural Diversity Database  
Selected Elements by Scientific Name - Portrait  
Elements within 10 miles of Parker Ranch SD12-0002

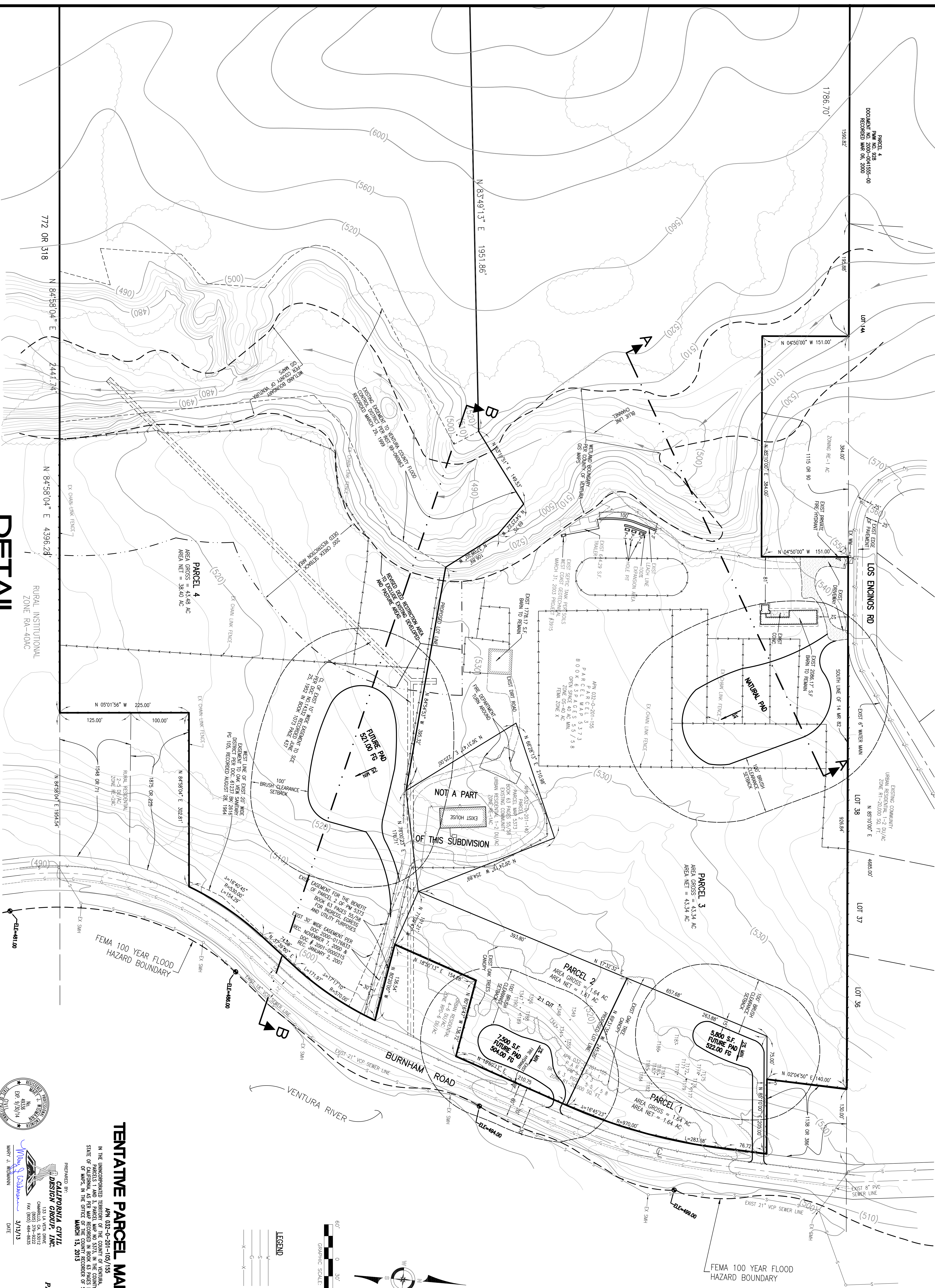
Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1 Astragalus didymocarpus var. milesianus Miles' milk-vetch	PDFAB0F2X3			G5T2	S2.2	1B.2
2 Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1			G5T2?	S2?	1B.2
3 Calochortus fimbriatus late-flowered mariposa-lily	PMLIL0D1J2			G3G4	S2.2	1B.2
4 Chaetodipus californicus femoralis Dulzura pocket mouse	AMAFD05021			G5T3	S2?	SC
5 Emys marmorata western pond turtle	ARAAD02030			G3G4	S3	SC
6 Fritillaria ojaiensis Ojai fritillary	PMLIL0V0N0			G2	S2	1B.2
7 Horkelia cuneata var. puberula mesa horkelia	PDROS0W045			G4T2	S2.1	1B.1
8 Imperata brevifolia California satintail	PMPOA3D020			G2	S2.1	2.1
9 Lasiurus cinereus hoary bat	AMACC05030			G5	S4?	
10 Navarretia ojaiensis Ojai navarretia	PDPLM0C130			G1	S1	1B.1
11 Nolina cismontana chaparral nolina	PMAGA080E0			G2	S2	1B.2
12 Oncorhynchus mykiss irideus southern steelhead - southern California DPS	AFCHA0209J	Endangered		G5T2Q	S2	SC
13 Phrynosoma blainvillii coast horned lizard	ARACF12100			G4G5	S3S4	SC
14 Rana draytonii California red-legged frog	AAABH01022	Threatened		G4T2T3	S2S3	SC
15 Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0			G3	S3	1B.2
16 Sidalcea neomexicana Salt Spring checkerbloom	PDMAL110J0			G4?	S2S3	2.2
17 Southern California Steelhead Stream	CARE2310CA			G?	SNR	
18 Southern Coast Live Oak Riparian Forest	CTT61310CA			G4	S4	
19 Southern Sycamore Alder Riparian Woodland	CTT62400CA			G4	S4	







PARCEL 4  
PMW NO. 928  
DOCUMENT NO. 2000-0041555-00  
RECORDED MAR 06, 2000



# DETAIL

RURAL INSTITUTIONAL  
ZONE RA-40AC

**TENTATIVE PARCEL MAP NO. 5878**  
ADN 072 0 204 406/EE

APN 032-00-201-109/133  
UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PARCELS 1 AND 3, PARCEL MAP NO 5373, IN THE COUNTY OF VENTURA OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES PAGES 55 THROUGH 64, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
**MARCH 13, 2013**

**CALIFORNIA CIVIL  
DESIGN GROUP, INC.**  
133 LA VETA DRIVE

**PARKER FAMILY TRUST**  
OWNERS SUBDIVIDER:  
**HAROLD PARKER**  
1405 EDGECLIFF LANE  
PASADENA, CA. 91107  
(626) 535-0630

MARY J. WIDMANN

DATE \_\_\_\_\_

**SHEET 2 OF 2 SHEETS**



## Attachment 6 – Photos of the Project Site and Vicinity



View of proposed Parcel 4, looking west from Burnham Road.



View of proposed Parcel 4, looking southwest along Burnham Road.

## Attachment 6 – Photos of the Project Site and Vicinity



View of proposed Parcels 1 and 2, looking northwest along Burnham Road.



View of oak trees located on proposed Parcels 1 and 2, looking west from Burnham Road.



## Attachment 6 – Photos of the Project Site and Vicinity



View of oak trees on proposed Parcel 1, looking northwest from Burnham Road.



View of existing single-family dwelling on Tax Assessor's Parcel Number 032-0-201-140, looking west from Burnham Road.

## **Attachment 6 – Photos of the Project Site and Vicinity**



View of the tree row along the northerly property line of proposed Parcel 3, as viewed from Los Encinos Road, looking south/southeast.



View of the existing driveway to proposed Parcel 3, from Los Encinos Road looking south.



## Attachment 6 – Photos of the Project Site and Vicinity



View of existing development along Los Encinos Road, looking west.



View of existing development along Los Encinos Road, looking east/northeast.

374 Poli Street, Suite 200 • Ventura, California 93001

Date: 01/20/2015

To: Mr. Harold Parker

From: Heather O'Connell, PE

Cc: John Hecht, Jane Farkas

Re: Parker Ranch Subdivision – Water Usage Calculation Summary and Supporting Documentation

The purpose of this memo is to provide you with a summary of the information and documentation used in the preparation of the water usage calculations prepared for the County. The calculations were prepared in response to the County's additional questions in order for them to complete the CEQA environmental review.

In reviewing the project location and the Water Purveyor that serves the property there was no direct published available typical water usage data. I instead used the Casitas Municipal Water District's (CMWD) Baseline water usage data from their published Urban Water Management Plan (02/21/2014) to establish gallons per capita used per day per person (GPCD). This a reasonable substitution based on the project location and proximity of the CMWD service area. The following is a summary of the calculation and assumption for the residential/domestic water use:

- 4 Residences with a total of 4 persons each results in service to 16 persons. Baseline CMWD data is located in Attachment 1 to this memo.
- Baseline usage from the CMWD indicates 319 GPCD.
- With a total population served this results in daily water consumption of 5104 gallons per day (GPD) or 5.72 ac-ft/year

For the Agricultural offset of removing the irrigated grazing pasture area to housing pads the area shown on the plan was calculated using the electronic AutoCAD data files and resulted in 80,300 SF = 1.84 Acres of irrigated pasture water usage.

Using conventional consumptive use calculations based on two different calculation methods (and utilizing the available local evapotranspiration rate data) the average water usage for irrigating that area resulted in:

- 7.25 ac-ft/year for one method used
- 7.79 ac-ft/year and 6.62 ac-ft/year depending on crop type whether grass or alfalfa. See attached spreadsheet and summary of calculation (Attachment 2 spreadsheet and supporting local data)

All methods utilized determined that the residential water usage offset is less than the amount utilized yearly to irrigate the associated pasture area.



**ATTACHMENT 1**



# CMWD MWD 2010 URBAN WATER MANAGEMENT PLAN

**TABLE 15 - AVERAGE DAILY PER CAPITA GALLONS 5 YEAR BASELINE - WATER YEAR**

	1	2	3	4	5	6	7	8	9
					3/2	5 x 4	2-(3+6)	7/365 days x 325,851 gallons	8/1
CMWD MWD	October 1 to September 30		Agricultural and Resale Water Use	System Water Loss AF	% Ag/Resale System Water Loss	Ag/Resale Share of System Water Loss AF	Gross Water Use (AF)* Urban Retail	Gross Water Use (gal per day) Urban Retail	Daily Per Capita Water Use
Base Years	Service Area Pop.	Volume from own Sources							
2004	9,172	20,088	14,928	2,293	0.74	1,704	3,456	3,085,320	336
2005	9,214	16,953	13,799	533	0.81	434	2,720	2,428,404	264
2006	9,256	17,331	12,981	1,774	0.75	1,329	3,021	2,697,212	291
2007	9,298	21,014	16,679	1,279	0.79	1,015	3,320	2,963,768	319
2008	9,340	19,137	14,470	1,658	0.76	1,254	3,413	3,047,041	326
*Includes unaccounted for water use. Metered deliveries to urban retail customers for this period averaged 2,826 acre-feet per year.									
Average Daily Per Capita Usage Baseline for 5 years									307.2

Base Daily Per Capita Water Use Calculation for Section 10608.20

**TABLE 16 - AVERAGE DAILY PER CAPITA GALLONS 10 YEAR BASELINE – WATER YEAR**

	1	2	3	4	5	6	7	8	9	10
					3/2	5 x 4	2-(3+6)	7/365 days x 325,851 gallons	8/1	
CMWD MWD	October 1 to September 30		Agricultural and Resale Water Use	System Water Loss	% Ag/Resale System Water Loss	Ag/Resale Share of System Water Loss	Gross Water Use (AF)* Urban Retail	Gross Water Use (gal. per day) Urban Retail	Daily Per Capita Water Use	Rainfall in inches
Base Years	Service Area Population	Volume from own Sources								
1999	8,968	17,942	14,279	831	0.80	661	3,002	2,679,705	298	10.67
2000	9,004	23,060	16,301	3,671	0.71	2,595	4,164	3,717,369	412	21.94
2001	9,046	18,743	14,190	1616	0.76	1,223	3,330	2,972,435	329	27.86
2002	9,088	21,066	16,343	1,681	0.78	1,304	3,419	3,052,180	336	8.77
2003	9,130	16,476	12,773	1,068	0.78	828	2,875	2,566,665	281	23.69
2004	9,172	20,088	14,928	2,293	0.74	1,704	3,456	3,085,320	336	14.33
2005	9,214	16,953	13,799	533	0.81	434	2,720	2,428,404	264	51.28
2006	9,256	17,331	12,981	1,774	0.75	1,329	3,021	2,697,212	291	25.84
2007	9,298	21,014	16,679	1,279	0.79	1,015	3,320	2,963,768	319	7.15
2008	9,340	19,137	14,470	1,658	0.76	1,254	3,413	3,047,041	326	24.58
*Includes unaccounted for water use. Metered deliveries to urban retail customers for this period averaged 2,866 acre-feet.										
Average Daily Per Capita Baseline for 10 years									319.2	



Baseline and Target Data - 2010 UWMP Retailers (02/21/14)										
Urban Water Supplier	Hydrologic Region	Target Method	Baseline Years (Start)	Baseline Years (Finish)	2010 Population	Avg Baseline Population	Baseline GPCD	Target GPCD 2015	Target GPCD 2020	
Alhambra City of	South Coast	Method 3	7/1/2000	6/30/2009	85068	85347	130	126	122	
Anaheim City of	South Coast	Method 1	7/1/1995	6/30/2005	364921	331169	202	181	161	
Arcadia City of	South Coast	Method 1	7/1/1996	6/30/2005	54500	51022	294	265	236	
Azusa City of	South Coast	Method 1	1/1/1996	1/1/2005	110000	98736	210	189	168	
Beaumont-Cherry Valley Water District	South Coast	Method 1	1/1/1999	12/31/2008	42353	26531	303	273	242	
Bellflower-Somerset Mutual Water Company	South Coast	Method 1	1/1/2000	1/1/2009	46300	41538	128	114	100	
Beverly Hills City of	South Coast	Method 1	1/1/1996	1/1/2005	34000	42753	284	256	228	
Big Bear Lake City of	South Coast	Method 3	1/1/1995	12/31/2004	25462	24574	101	157	101	
Brea City of	South Coast	Method 1	7/1/1995	6/30/2005	40377	36256	275	247	220	
Burbank City of	South Coast	Method 1	1/1/1995	12/31/2004	84141	76515	200	180	160	
Burbank Water Service Company Dominguez	South Coast	Method 1	1/1/1996	12/31/2005	108469	101165	195	175	156	
California Water Service Company East Los Angeles	South Coast	Method 1	1/1/1999	12/31/2008	143830	141249	214	193	171	
California Water Service Company Hermosa/Redondo	South Coast	Method 3	1/1/1995	12/31/2004	150890	148591	127	157	115	
California Water Service Company Palos Verdes	South Coast	Method 3	1/1/1995	12/31/2004	96430	91557	141	134	126	
California Water Service Company Westlake	South Coast	Method 1	1/1/1999	12/31/2008	69020	68407	282	253	225	
California-American Water Company Los Angeles District	South Coast	Method 4	1/1/1995	12/31/2004	16880	16788	491	442	393	
California-American Water Company San Diego District	South Coast	Method 3	1/1/1998	1/1/2007	102889	92391	215	201	187	
California-American Water Ventura District	South Coast	Method 4	1/1/1996	12/31/2005	62144	58682	289	262	234	
Camarillo City of	South Coast	Method 1	1/1/1999	12/31/2008	44071	38028	223	201	179	
Camrosa Water District	South Coast	Method 1	1/1/1998	12/31/2007	26931	24060	454	399	363	
Carlsbad Municipal Water District	South Coast	Method 4	1/1/1990	1/1/2004	84838	59593	257	232	207	
Casitas Municipal Water District	South Coast	Method 1	1/1/1999	1/1/2008	68557	9152	319	287	255	
Castaic Lake Water Agency Santa Clarita Water Division	South Coast	Method 1	1/1/1997	12/31/2006	124192	99736	235	212	188	
Cerritos City of	South Coast	Method 3	1/1/1997	12/31/2009	54547	52746	131	127	123	
Chino City of	South Coast	Method 1	1/1/1995	1/1/2004	71506	55804	237	213	189	
Chino Hills City of	South Coast	Method 1	1/1/1995	12/31/2004	74738	71625	218	196	175	
Colton City of	South Coast	Method 1	1/1/1999	12/31/2008	47429	44251	241	217	193	
Compton City of	South Coast	Method 3	1/1/2001	1/1/2010	81963	80296	106	124	106	
Corona City of	South Coast	Method 1	1/1/1996	12/31/2005	150416	125308	264	238	212	
Crescenta Valley Water District	South Coast	Method 3	1/1/1996	12/31/2005	31612	30775	161	151	142	
Cucamonga Valley Water District	South Coast	Method 1	1/1/1995	1/1/2004	199225	151532	285	257	228	
Downey City of	South Coast	Method 3	7/1/1999	6/30/2009	110457	108046	145	142	139	
East Orange County Water District	South Coast	Method 4	1/1/1995	1/6/2005	3656	3586	329	296	263	
East Valley Water District	South Coast	Method 4	1/1/1999	12/31/2008	63055	57787	342	309	277	
Eastern Municipal Water District	South Coast	Method 2	1/1/1999	12/31/2008	475841	361525	212	198	184	
El Monte City of	South Coast	Method 3	1/1/2001	1/1/2010	22968	22013	113	109	105	
El Toro Water District	South Coast	Method 1	7/1/1995	6/30/2005	52019	49469	201	181	161	
Escondido City of	South Coast	Method 2	1/1/1999	1/1/2008	123375	95897	248	244	240	
Escondido City of	South Coast	Method 1	1/1/1995	1/1/2004	132255	120310	228	205	182	
Fallbrook Public Utility District	South Coast	Method 1	1/1/1999	12/31/2008	34894	32845	467	421	374	
Fountain Valley City of	South Coast	Method 3	7/1/1990	6/30/2005	59227	55687	170	156	142	
Fullerton City of	South Coast	Method 1	7/1/1995	6/30/2005	138000	127460	222	200	178	
Garden Grove City of	South Coast	Method 3	7/1/1996	6/30/2005	177020	166240	162	152	142	
Glendale City of	South Coast	Method 3	7/1/1999	6/30/2009	210293	196085	144	140	137	
Glendora City of	South Coast	Method 1	7/1/1995	6/30/2005	48200	44987	265	239	212	
Golden State Water Company Artesia	South Coast	Method 3	1/1/1996	12/31/2005	52974	52531	113	111	108	
Golden State Water Company Bell-Bell Gardens	South Coast	Method 3	1/1/1997	12/31/2006	69119	73208	85	170	85	
Golden State Water Company Claremont	South Coast	Method 1	1/1/1999	12/31/2008	35248	34501	344	309	275	



**ATTACHMENT 2**

Parker Lot - Consumptive Use  
Crop: Irrigated Pasture/Grass  
Approximate Acreage -1.84

Month	Crop Coefficient (k) <sup>1</sup>	Latitude 34 Percentage of daytime hours <sup>2</sup>	Mean Montly Temp SP per Weather Channel	U = kf = k(tp/100)
January	0.35	7.1	55	1.36675
Febraary	0.45	6.91	56	1.74132
March	0.6	8.36	58	2.90928
April	0.7	8.8	60	3.696
May	0.85	9.72	63	5.20506
June	0.95	9.7	65	5.98975
July	1	9.88	69	6.8172
August	1	9.33	70	6.531
September	0.95	8.36	69	5.47998
October	0.8	7.9	65	4.108
November	0.55	7.02	59	2.27799
December	0.3	6.92	55	1.1418
			<b>Total (inches)</b>	<b>47.26</b>

Ft 3.94  
Ac-ft/year 7.25

<sup>1</sup> Technical Bulletin 1275, USDA Carpinteria Area

<sup>2</sup> Table 16 Technical Bulletin 1275

Alternate Calculation Sources	ET <sub>0</sub> Zone <sup>3</sup>	Grass/Turf	Alfafa	
		ET <sub>0</sub> Santa Paula CIMIS Station <sup>4</sup>	Lowering for Crop Factor (Alfafa) <sup>5</sup>	Lowering for Crop Factor (Alfafa) <sup>5</sup>
January	2.17	1.83	1.8445	1.5555
February	2.8	2.2	2.38	1.87
March	4.03	3.42	3.4255	2.907
April	5.1	4.49	4.335	3.8165
May	5.89	5.25	5.0065	4.4625
June	6.6	5.67	5.61	4.8195
July	7.44	5.86	6.324	4.981
August	6.82	5.61	5.797	4.7685
September	5.7	4.49	4.845	3.8165
October	4.03	3.42	3.4255	2.907
November	2.7	2.36	2.295	2.006
December	1.86	1.83	1.581	1.5555
<b>Based on Grass Consumptive Use</b>	<b>55.14</b>	<b>46.43</b>	<b>46.869</b>	<b>39.4655</b>
<b>Ft</b>	<b>4.60</b>	<b>3.87</b>	<b>3.90575</b>	<b>3.29</b>
<b>Ac-Ft/year</b>	<b>8.45</b>	<b>7.12</b>	<b>7.19</b>	<b>6.05</b>
<sup>3</sup> ET <sub>0</sub> from Zone Map	<b>Average(s)</b>	<b>7.79</b>	<b>6.62</b>	

<sup>4</sup> ET<sub>0</sub> from CIMIS Station 2013 Data - Santa Paula Station #198. Note 2014 Station Data results in a total 54.4 in which yields a higher use

<sup>5</sup> Typical Crop Factor for Alfalfa per USDA Bulletin 1275 for the Western United States = 0.8-0.9. Used average of 0.85



TABLE 5.—*Examples of suggested monthly consumptive-use coefficients (k) for some irrigated crops at various locations in Western States*<sup>1</sup>

Crop and location	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Alfalfa:												
Mesa, Ariz.-----	0.35	0.55	0.75	0.90	1.05	1.15	1.15	1.10	1.00	0.85	0.65	0.45
Los Angeles, Calif.-----	.35	.45	.60	.70	.85	.95	1.00	1.00	.95	.80	.55	.30
Davis, Calif.-----				.70	.80	.90	1.10	1.00	.80	.70		
Logan, Utah-----				.55	.80	.95	1.00	.95	.80	.50		
Corn at Mandan, N. Dak.-----					.50	.65	.75	.80	.70			
Cotton:												
Phoenix, Ariz.-----				.20	.40	.60	.90	1.00	.95	.75		
Bakersfield, Calif.-----					.30	.45	.90	1.00	1.00	.75		
Weslaco, Tex.-----			.20	.45	.70	.85	.85	.80	.55			
Grapefruit at Phoenix, Ariz.-----	.40	.50	.60	.65	.70	.75	.75	.75	.75	.70	.60	.50
Oranges at Los Angeles, Calif.-----	.30	.35	.40	.45	.50	.55	.55	.55	.50	.50	.45	.30
Potatoes:												
Davis, Calif.-----				.45	.80	.95	.90					
Logan, Utah-----						.40	.65	.85	.80			
North Dakota-----					.45	.75	.90	.80	.40			
Grain, small:												
Wheat at Phoenix, Ariz.-----	.20	.40	.80	1.10	.60	.90	.85					
Oats at Scottsbluff, Nebr.-----					.50							
Sorghum:												
Phoenix, Ariz.-----						.40	1.00	.85	.70			
Great Plains Field Sta., Tex.-----						.30	.75	1.10	.85	.50		

<sup>1</sup> Additional coefficients are shown in appendix table 18.

TABLE 4.—*Seasonal consumptive-use coefficients (K) for irrigated crops in Western United States*

Crop	Length of normal growing season or period <sup>1</sup>	Consumptive-use coefficient (K) <sup>2</sup>
Alfalfa.....	Between frosts.....	0.80 to 0.90
Bananas.....	Full year.....	.80 to 1.00
Beans.....	3 months.....	.60 to .70
Cocoa.....	Full year.....	.70 to .80
Coffee.....	Full year.....	.70 to .80
Corn (Maize).....	4 months.....	.75 to .85
Cotton.....	7 months.....	.60 to .70
Dates.....	Full year.....	.65 to .80
Flax.....	7 to 8 months.....	.70 to .80
Grains, small.....	3 months.....	.75 to .85
Grain, sorghums.....	4 to 5 months.....	.70 to .80
Oilseeds.....	3 to 5 months.....	.65 to .75
Orchard crops:		
Avocado.....	Full year.....	.50 to .55
Grapefruit.....	Full year.....	.55 to .65
Orange and lemon.....	Full year.....	.45 to .55
Walnuts.....	Between frosts.....	.60 to .70
Deciduous.....	Between frosts.....	.60 to .70
Pasture crops:		
Grass.....	Between frosts.....	.75 to .85
Ladino whiteclover.....	Between frosts.....	.80 to .85
Potatoes.....	3 to 5 months.....	.65 to .75
Rice.....	3 to 5 months.....	1.00 to 1.10
Sisal.....	Full year.....	.65 to .70
Sugar beets.....	6 months.....	.65 to .75
Sugarcane.....	Full year.....	.80 to .90
Tobacco.....	4 months.....	.70 to .80
Tomatoes.....	4 months.....	.65 to .70
Truck crops, small.....	2 to 4 months.....	.60 to .70
Vineyard.....	5 to 7 months.....	.50 to .60

<sup>1</sup> Length of season depends largely on variety and time of year when the crop is grown. Annual crops grown during the winter period may take much longer than if grown in the summertime.

<sup>2</sup> The lower values of K for use in the Blaney-Criddle formula,  $U = KF$ , are for the more humid areas, and the higher values are for the more arid climates.

### ASSUMPTIONS IN APPLYING FORMULA

In order to apply results of a consumptive-use-of-water study in one area to other areas, it is usually necessary to make certain minor assumptions. As previously indicated, if sufficient basic information is available, such actual data should be used. But rarely are all needed data known in sufficient detail. In general, the more actual data available, the more accurate should be the estimates or assumptions. Where necessary information is lacking, the following assumptions must be made in applying the consumptive-use formula to transfer data between areas:

1. Seasonal consumptive use ( $U$ ) of water varies directly with the consumptive-use factor ( $F$ ).
2. Crop growth and yields are not limited by inadequate water at any time during the growing season.





# **CEMIS**

## **REFERENCE EVAPOTRANSPIRATION ZONES**

### **CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM**

The color map inside shows the reference evapotranspiration zones in California. It may be used to help in urban and agricultural water management planning and water budgeting, as well as designing irrigation systems, planning irrigation schedules, and designing open water evaporation systems.

The map was developed as a cooperative project between the Department of Land, Air and Water Resources, University of California, Davis and the Office of Water Use Efficiency, California Department of Water Resources; Baryohay Davidoff.

The map was prepared by David W. Jones, 1999. The data was developed by Richard L. Snyder, Simon Eching, and Helena Gomez-MacPherson. The background data came from Teale and USGS sources.



- HOME STATIONS DATA SPATIAL RESOURCES

### Notices

The CIMIS ET-XML service will soon be discontinued. FTP service will be changing in the near future.

See the System News for more details.

### Station List

### Station Location Map

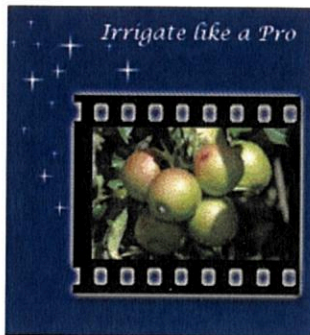
### Siting

### Sensors

### Maintenance



Click on the ">" arrows below to see details of each CIMIS station. Details of location, station siting, history, and zip codes are included. Click the downward arrow "v" to collapse the station details. Select the headers to sort by column. Note: page size and forward and back arrows are also at the bottom of the table.



Station Id	Name	County	Status
181	Westmorland North	Imperial	Active
182	Delano	Tulare	Active
183	Owens Lake North	Inyo	Active
184	San Diego II	San Diego	Active
185	UC-Mex	Imperial	Inactive
186	UC-San Luis	Imperial	Inactive
187	Black Point	Marin	Active
188	Madera II	Madera	Active
189	Owens Lake South	Inyo	Active
190	Five Points South West	Fresno	Active
191	Pleasanton	Alameda	Active
192	Lake Arrowhead	San Bernardino	Active
193	Pacific Grove	Monterey	Active
194	Oakdale	Stanislaus	Active
195	Auburn	Placer	Active
196	Esparto	Yolo	Active
197	Palmdale	Los Angeles	Active
198	Santa Paula	Ventura	Active

#### Santa Paula #198

Southern Region Office  
Central Coast Valleys Region  
Ventura County  
Nearby city is Santa Paula  
Data Available from 3/30/2005  
ETo Reported  
Reference Surface is Grass  
Datalogger is CR10x



Station Picture Unavailable

[North](#) | [South](#) | [East](#) | [West](#) |

#### Geographic Information

Elevation: 218  
Latitude: 34°19'29N / 34.324639  
Longitude: -119°6'18W / -119.104880

#### Site Description

STATION NAME: Santa Paula  
 DATE: 3-2005  
 STATION#: 198  
 PREVAILING WINDS: W  
 ETO ZONE: 9

LOCAL CHARACTER: Santa Paula is located at the western portion of the Santa Clara River Valley which has a mixture of urban and agricultural areas. Primary crops consist of mostly lemon and avocado trees and some mixed vegetable row crops.

DESCRIPTION OF STATION SITE: Located on an established turf area that is surrounded by UCCE experimental plots that will be growing a variety of crops year round. The turf is well maintained and sprinkler irrigation by cooperators.

NORTH: 40ft: Well-maintained turf 40-500ft: Irrigated crops

NORTHEAST: 40ft: Well-maintained turf 40-180ft: Irrigated crops 180ft-300ft: Non-irrigated area

EAST: 40ft: Well-maintained turf 40ft-200ft: Irrigated crops 200ft-400ft: Non-irrigated area

SOUTHEAST: 40ft: Well-maintained turf 40ft-200ft: Irrigated crops

SOUTH: 40ft: Well-maintained turf 40-300ft: Irrigated crops

WEST: 40ft: Well-maintained turf 40-500ft: Irrigated crops

#### Zip Codes

93060

199	Big Bear Lake	San Bernardino	Active
200	Indio 2	Riverside	Active

1 2 3 4 5 6 7 8 9 10 ...

Page size: 20

236 items in 12 pages



# Monthly Average ETo Report

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California Irrigation Management Information System  
Department of Water Resources  
Office of Water Use Efficiency  
Rendered in ENGLISH units  
Printed on October 10, 2013

Number	Name	Region
198	Santa Paula	Central Coast Valleys

Stn	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
198	1.83	2.20	3.42	4.49	5.25	5.67	5.86	5.61	4.49	3.42	2.36	1.83	46.43

## California Irrigation Management Information System (CIMIS)

# CIMIS Monthly Report

Rendered in ENGLISH Units.

January 2014 - December 2014

Printed on Friday, January 16, 2015

## Santa Paula - Central Coast Valleys - Station 198

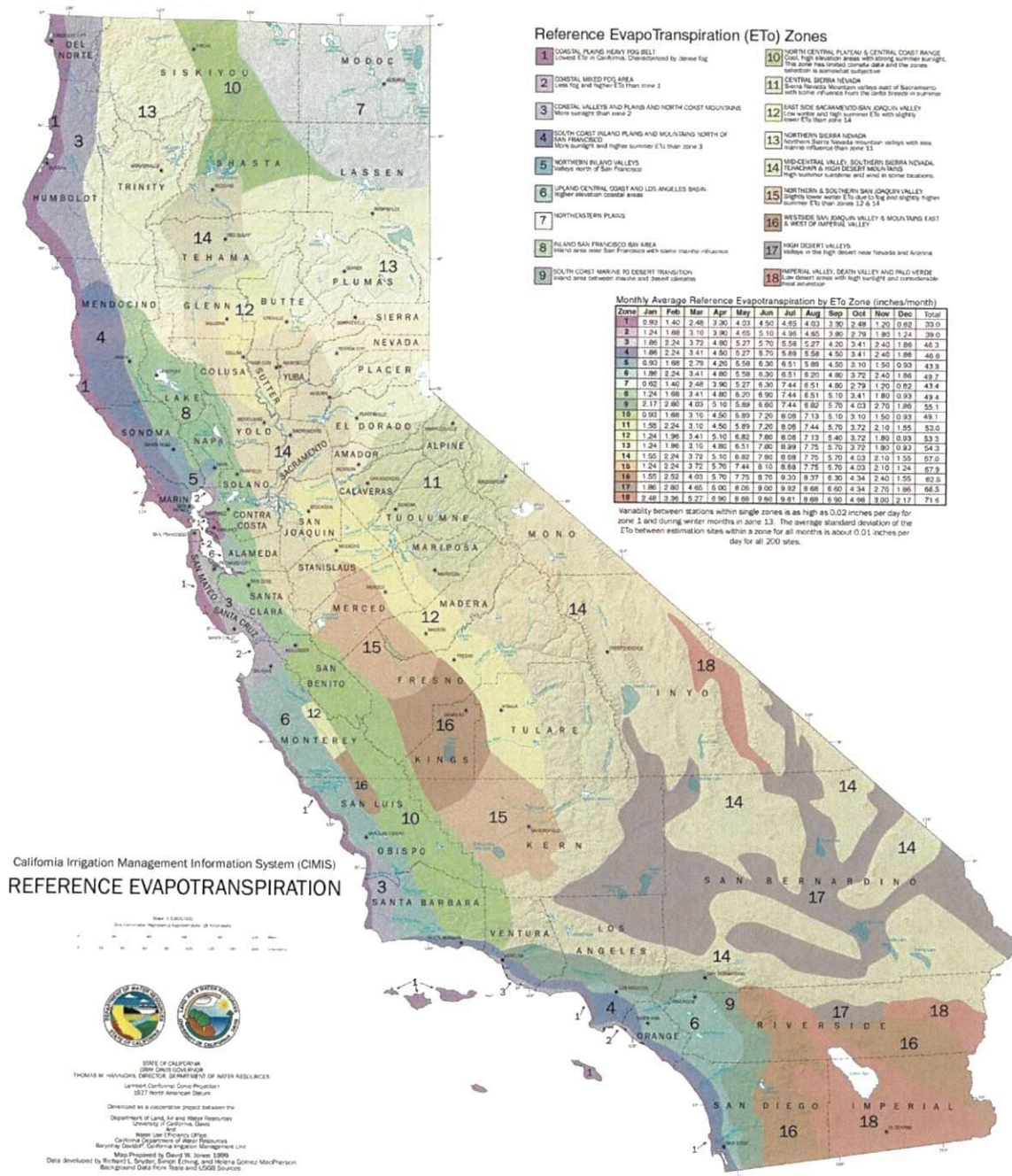
Month Year	Total ETo (in)	Total Precip (in)	Avg Sol Rad (Ly/day)	Avg Vap Pres (mBars)	Avg Max Air Temp (°F)	Avg Min Air Temp (°F)	Avg Air Temp (°F)	Avg Max Rel Hum (%)	Avg Min Rel Hum (%)	Avg Rel Hum (%)	Avg Dew Point (°F)	Avg Wind Speed (mph)	Avg Soil Temp (°F)
Jan 2014	3.39 K	0.01	277	7.6 K	77.0 K	43.0 K	60.0 K	77 K	26 K	47 K	35.7 K	4.4 K	53.4
Feb 2014	2.74 K	3.65 K	331	10.6	71.1 K	43.1 K	56.1	91	44	69	45.5	3.5	55.6
Mar 2014	4.48 K	0.84	447	12.0	73.9 K	46.8 K	60.1	93	46	69	48.9	4.1 K	61.3
Apr 2014	5.57 K	0.04	550	11.5 K	76.4 K	46.5	61.4 K	90 K	41 K	64 K	47.6 K	4.2 K	65.8
May 2014	6.72 K	0.07	659 K	12.4 K	78.0 K	50.1 K	66.1 K	84 K	42 K	60 K	49.1 K	4.3 K	71.1
Jun 2014	6.12 K	0.00 K	643 K	14.9 K	73.3 K	50.7 L	62.2 K	94 K	59 K	77 L	55.4 L	3.9 K	74.2 K
Jul 2014	6.24 K	0.00	597	16.2	79.6	50.3 L	65.0 K	94	54	76 L	57.7 L	3.7 K	77.5 K
Aug 2014	5.72 K	0.02 K	539	14.5 K	79.5	45.2 L	62.0 L	93	55	77 L	55.6 L	3.6 K	77.1 K
Sep 2014	4.88 K	0.01	474	14.5 K	82.8 K	45.0 L	62.7 L	93	49	75 L	54.9 L	3.3 K	75.9 K
Oct 2014	3.99 K	0.63 K	387 K	12.3 K	82.3 K	42.4 L	61.7 K	91 K	42 K	67 L	49.9 L	3.4 K	70.1 K
Nov 2014	3.03 K	0.22 K	268 K	9.4 K	78.0 K	43.0 L	59.8 K	83 K	33 K	57 K	41.6 K	3.9 K	62.3 K
Dec 2014	1.52 K	3.58 K	200	9.9	68.6 K	39.0 K	52.3 K	94	47	74 K	43.3 K	2.2	57.2 K
Tots/Avg	54.40	9.1	448	12.2	76.7	45.4	60.8	90	45	68	48.8	3.7	66.8

### Flag Legend

M - All Daily Values Missing	K - One or More Daily Values Flagged
J - One or More Daily Values Missing	L - Missing and Flagged Daily Values

### Conversion Factors

W/sq.m = Ly/day/2.065	inches * 25.4 = mm	(F-32) * 5/9 = c
	mBars * 0.1 = kPa	--





## Reference EvapoTranspiration (ETo) Zones

- |   |   |
|---|---|
| <p><b>1</b> <b>COASTAL PLAINS HEAVY FOG BELT</b> lowest ETo in California, characterized by dense fog</p> <p><b>2</b> <b>COASTAL MIXED FOG AREA</b> less fog and higher ETo than zone 1</p> <p><b>3</b> <b>COASTAL VALLEYS &amp; PLAINS &amp; NORTH COAST MOUNTAINS</b> more sunlight than zone 2</p> <p><b>4</b> <b>SOUTH COAST INLAND PLAINS &amp; MOUNTAINS NORTH OF SAN FRANCISCO</b> more sunlight and higher summer ETo than zone 3</p> <p><b>5</b> <b>NORTHERN INLAND VALLEYS</b> valleys north of San Francisco</p> <p><b>6</b> <b>UPLAND CENTRAL COAST &amp; LOS ANGELES BASIN</b> higher elevation coastal areas</p> <p><b>7</b> <b>NORTHEASTERN PLAINS</b></p> <p><b>8</b> <b>INLAND SAN FRANCISCO BAY AREA</b> inland area near San Francisco with some marine influence</p> <p><b>9</b> <b>SOUTH COAST MARINE TO DESERT TRANSITION</b> inland area between marine &amp; desert climates</p> <p><b>10</b> <b>NORTH CENTRAL PLATEAU &amp; CENTRAL COAST RANGE</b> cool, high elevation areas with strong summer sunlight; zone has limited climate data &amp; the zones selection is somewhat subjective</p> | <p><b>11</b> <b>CENTRAL SIERRA NEVADA</b> mountain valleys east of Sacramento with some influence from delta breeze in summer</p> <p><b>12</b> <b>EAST SIDE SACRAMENTO-SAN JOAQUIN VALLEY</b> low winter &amp; high summer ETo with slightly lower ETo than zone 14</p> <p><b>13</b> <b>NORTHERN SIERRA NEVADA</b> northern Sierra Nevada mountain valleys with less marine influence than zone 11</p> <p><b>14</b> <b>MID-CENTRAL VALLEY, SOUTHERN SIERRA NEVADA, TEHACHAPI &amp; HIGH DESERT MOUNTAINS</b> high summer sunshine and wind in some locations</p> <p><b>15</b> <b>NORTHERN &amp; SOUTHERN SAN JOAQUIN VALLEY</b> slightly lower winter ETo due to fog and slightly higher summer ETo than zones 12 &amp; 14</p> <p><b>16</b> <b>WESTSIDE SAN JOAQUIN VALLEY &amp; MOUNTAINS EAST &amp; WEST OF IMPERIAL VALLEY</b></p> <p><b>17</b> <b>HIGH DESERT VALLEYS</b> valleys in the high desert near Nevada and Arizona</p> <p><b>18</b> <b>IMPERIAL VALLEY, DEATH VALLEY &amp; PALO VERDE</b> low desert areas with high sunlight &amp; considerable heat advection</p> |
|---|---|

## Monthly Average Reference Evapotranspiration by ETo Zone (inches/month)

Zone	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	0.93	1.40	2.48	3.30	4.03	4.50	4.65	4.03	3.30	2.48	1.20	0.62	32.9
2	1.24	1.68	3.10	3.90	4.65	5.10	4.96	4.65	3.90	2.79	1.80	1.24	39.0
3	1.86	2.24	3.72	4.80	5.27	5.70	5.58	5.27	4.20	3.41	2.40	1.86	46.3
4	1.86	2.24	3.41	4.50	5.27	5.70	5.89	5.58	4.50	3.41	2.40	1.86	46.6
5	0.93	1.68	2.79	4.20	5.58	6.30	6.51	5.89	4.50	3.10	1.50	0.93	43.9
6	1.86	2.24	3.41	4.80	5.58	6.30	6.51	6.20	4.80	3.72	2.40	1.86	49.7
7	0.62	1.40	2.48	3.90	5.27	6.30	7.44	6.51	4.80	2.79	1.20	0.62	43.3
8	1.24	1.68	3.41	4.80	6.20	6.90	7.44	6.51	5.10	3.41	1.80	0.93	49.4
9	2.17	2.80	4.03	5.10	5.89	6.60	7.44	6.82	5.70	4.03	2.70	1.86	55.1
10	0.93	1.68	3.10	4.50	5.89	7.20	8.06	7.13	5.10	3.10	1.50	0.93	49.1
11	1.55	2.24	3.10	4.50	5.89	7.20	8.06	7.44	5.70	3.72	2.10	1.55	53.1
12	1.24	1.96	3.41	5.10	6.82	7.80	8.06	7.13	5.40	3.72	1.80	0.93	53.4
13	1.24	1.96	3.10	4.80	6.51	7.80	8.99	7.75	5.70	3.72	1.80	0.93	54.3
14	1.55	2.24	3.72	5.10	6.82	7.80	8.68	7.75	5.70	4.03	2.10	1.55	57.0
15	1.24	2.24	3.72	5.70	7.44	8.10	8.68	7.75	5.70	4.03	2.10	1.24	57.9
16	1.55	2.52	4.03	5.70	7.75	8.70	9.30	8.37	6.30	4.34	2.40	1.55	62.5
17	1.86	2.80	4.65	6.00	8.06	9.00	9.92	8.68	6.60	4.34	2.70	1.86	66.5
18	2.48	3.36	5.27	6.90	8.68	9.60	9.61	8.68	6.90	4.96	3.00	2.17	71.6

Variability between stations within single zones is as high as 0.02 inches per day for zone 1 and during winter months in zone 13. The average standard deviation of the ETo between estimation sites within a zone for all months is about 0.01 inches per day for the 200 sites used to develop the map.

**Klemann, Daniel**

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**From:** Cathy Cluff <cathy@oaksspa.com>  
**Sent:** Friday, November 14, 2014 11:34 AM  
**To:** Klemann, Daniel  
**Subject:** Case #sd12-0002/tm 5878

Hello,

I am writing in response to the flyer I received regarding case # SD12-0002/TM 5878 by Harold B. Parker.

As a neighbor whos property backs up to this land I am concerned about the division and added noise and traffic in the is quiet area. I am very concerned about additional water use. The property as it is now using little water but is residential units are built the water usage will go up significantly.

My other concern is visual if an apartment complex were built it would hurt the views and of course increase all other concerns water, noise, traffic. I would like to know more about the possible use of the 4 parcels would they be zoned for commercial, multi-units or single family homes, ranching.

The value of living in this are is the peace and quiet and non cluttered feel if this were to change significantly it would impact negatively on me and the value of my home. I also have solar panels on my roof that gain sun by facing the open field of the Parker property if something was built that gave glare or obstructed sunlight this would seriously reduce my efforts to collect solar and negatively impact my home.

Thank you for listening,  
Cathy

*Cathy S. Cluff*  
**2261 Los Encinos Rd**

**P**lease consider the environment before printing this e-mail. Thank you.



## Email Comments 1: Cathy Cluff, November 14, 2014

Comment A: The commenter identifies that she resides at a property adjacent to the project site (2261 Los Encinos Road) and expresses concerns about noise and traffic impacts from the proposed project.

The Mitigated Negative Declaration (MND) (Sections B.21.a, -e, and -f) that County staff prepared for the project evaluated the Project's impacts related to noise. As discussed in the MND, the proposed project is not a "noise generator" that has the potential to exceed the noise thresholds of the *Ventura County Initial Study Assessment Guidelines* (2011) or *Ventura County General Plan Goals, Policies and Programs* (2013). Moreover, the proposed project will be subject to a condition of approval to limit future noise-generating construction activities to the days and times when surrounding residential uses are not considered "noise sensitive," pursuant to the requirements of the *County of Ventura Construction Noise Threshold Criteria and Control Plan* (2010). Therefore, the proposed project will not create a significant noise impact and no changes to the MND are required in response to this comment.

The MND [Sections B.27a(1), -(2), and -(3)] also evaluated the proposed project's impacts related to traffic. As discussed in the MND, the proposed project will not generate traffic levels that will significantly alter the level of service of surrounding roadways, or compromise the safety of public roads that will afford access to the project site. In addition, the proposed driveways that will afford access to each proposed lot must be designed to meet the requirements of the Ventura County Fire Protection District. Therefore, the proposed project will not create a significant traffic impact and no changes to the MND are required in response to this comment.

Comment B: The commenter states that the project will result in a significant increase in water usage.

As discussed in Sections B2A-1 through -4 of the MND, the Ventura River County Water District (VRCWD) will supply domestic water service to the project site. Due to the supplementary water supplies that the Casitas Municipal Water District provides to the VRCWD, the VRCWD is considered to have the ability to provide a permanent supply of domestic water for the proposed project. In addition, the agent for the project applicant provided a comparison of the estimated water demand from the existing horse-keeping uses on the project site, versus the estimated water demand from future residential uses on the proposed parcels (John Hecht, Email to Dan Klemann, November 4, 2014; Memorandum from Heather O'Connell to Harold M. Parker, dated January 20, 2015). The proposed building sites are located in areas that historically have been watered for horse pastures. Whereas the horse pastures are estimated to use between 6.62 and 7.79 acre-feet/year (ac-ft/yr) of water, the single-family dwellings that could be built on the proposed four lots are estimated to use a total of 5.72 ac-ft/yr. Thus, the proposed project will result in an estimated net reduction in water usage by 0.9 and 2.07 ac-ft/yr, and no changes to the MND are required in response to this comment. (See Attachment 7 to the Final MND for the water usage calculations.)

Therefore, the proposed project will not result in a significant increase in water usage. As stated in the “Errata” sheet that was prepared for the Final MND, Planning Division staff revised Sections B2A-1 through -4 of the MND to reflect the information provided in the updated water usage calculations from the project applicant’s agent.

Comment C: The commenter states her concerns about the impacts from the development of an apartment complex on the proposed lots, and questions what uses would be allowed on the lots.

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8105-4), multi-family dwellings such as an apartment complex are impermissible on the proposed lots. Furthermore, the applicant is proposing to limit new development on the proposed lots to one single-family dwelling and accessory structures (e.g., garage) within the proposed building pads for each lot. Grading activities will be required in order to create the building pads and construct the driveways that will afford access either from Los Encinos Road or Burnham Road to the proposed building pads. Existing horse-keeping uses and development will be allowed to remain on the proposed lots. The project site has a split open space and residential land use/zoning designation, which does not allow for commercial and most types of industrial development on the proposed lots.<sup>1</sup>

For a more detailed description of future development on the proposed lots that may result from the proposed subdivision, see Section A.6 of the MND. For the land use and zoning designations of the project site, see Section A.4 of the MND. Finally, for the allowed uses of the project site given the project site’s existing zoning designations, see the Ventura County Non-Coastal Zoning Ordinance (§ 8105-4).

No changes to the MND are required in response to this comment.

Comment D: The commenter expresses her concerns regarding the impact of the proposed project on the commenter’s enjoyment of her property, and the possibility that the proposed project may devalue her property. In addition, the commenter states her concerns regarding the proposed project’s potential to interfere with the use of solar panels on the roof of the commenter’s house.

Economic and social changes resulting from the proposed project are not required to be evaluated pursuant to the California Environmental Quality Act (CEQA) [CEQA Guidelines, § 15064(e)]. Furthermore, the commenter did not present substantial evidence to support the conclusion that the proposed project will devalue the commenter’s property value.

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<sup>1</sup> Industrial development that is dependent upon the existence of certain resources that are found within areas that have an open space land use/zoning designation (e.g., surface mining operations, and oil and gas development) is conditionally permissible within areas that have an open space land use/zoning designation. However, the proposed project would prevent these types of industrial development within the portion of the project site that has an open space land use/zoning designation.

With regard to possible interference with the use of the solar panels that are located on the roof of the commenter's house, it is unlikely that future residential development on the proposed lots could do so. The commenter resides at 2261 Los Encinos Road. The closest proposed building pad to the commenter's property will be located on proposed Parcel 3, and will be located approximately 170' (at the closest point) from the solar panels that are located on the commenter's single-family dwelling. The maximum height of future buildings on proposed Parcel 3 will be 35' (Ventura County Non-Coastal Zoning Ordinance, § 8106-1.1). Given the distance between the proposed building pad and the solar panels, and the maximum permissible height of future buildings on proposed Parcel 3, future development is unlikely to block solar access to the solar panels located on the commenter's property.

Therefore, no changes to the MND are required in response to this comment.

## Klemann, Daniel

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**From:** Cathy Cluff <cathy@oaksspa.com>  
**Sent:** Friday, December 19, 2014 5:08 PM  
**To:** Klemann, Daniel  
**Subject:** Re: Case #sd12-0002/tm 5878

Hi Dan,  
Thank you for the information at the Mac meeting the other night.

I realized one aspect that was not mentioned and the county may not care about is property value.

When I bought my property about 12 years ago one of the selling points was the back view. The Realtor pointed out when I asked about building on it that it was an 80 acre parcel that could not be subdivided. That sold me the house was old but the location and neighborhood was where the value was, as well as the quality of living.

It seems to me that anyone looking to buy one of our lots would also see the open space and no buildings to obstruct the gorgeous views as a selling point and equity factor.

I am very concerned that losing it all or even partially will significantly reduce the value of my lot. Potentially by \$100,000 but I have nothing right now to substantiate that value without asking a Realtor.

Can you give me the apx measurements of the proposed pad and how far away from the back fence line of the homes on Los Encinos it will be. I am referring to the pad nearest to the homes on Los Encinos in the flat area we had concerns of blocking the drainage on.

The view is one aspect and the serenity is another a home will generate noise and car traffic daily again all things that reduce property value. It is not only the home but the potential landscaping. I would imagine anyone paying the big dollars to buy 40 acres and being forced to build a home near others would choose to add as much privacy as possible. With such privacy is the likelihood of large trees to offer shade and shrubs for privacy and walls. All of these aspects would not be subject to approval and could significantly impact on the views, wildlife, drainage and the fire risks of that area.

This is of great concern,

Thank you Cathy Cluff  
2261 Los Encinos Rd.  
Ojai Ca 93023

**P**lease consider the environment before printing this e-mail. Thank you.

On Fri, Nov 14, 2014 at 11:34 AM, Cathy Cluff <[cathy@oaksspa.com](mailto:cathy@oaksspa.com)> wrote:

Hello,

I am writing in response to the flyer I received regarding case # SD12-0002/TM 5878 by Harold B. Parker.

As a neighbor whos property backs up to this land I am concerned about the division and added noise and traffic in the is quiet area. I am very concerned about additional water use. The property as it is now using little water but is residential units are built the water usage will go up significantly.

My other concern is visual if an apartment complex were built it would hurt the views and of course increase all other concerns water, noise, traffic. I would like to know more about the possible use of the 4 parcels would they be zoned for commercial, multi-units or single family homes, ranching.

The value of living in this are is the peace and quiet and non cluttered feel if this were to change significantly it would impact negatively on me and the value of my home. I also have solar panels on my roof that gain sun by facing the open field of the Parker property if something was built that gave glare or obstructed sunlight this would seriously reduce my efforts to collect solar and negatively impact my home.

Thank you for listening,  
Cathy

*Cathy S. Cluff*  
**2261 Los Encinos Rd**

**P**lease consider the environment before printing this e-mail. Thank you.



## **Email Comments 2: Cathy Cluff, December 19, 2014**

Comment A: The commenter states her concerns about how the proposed project may devalue the commenter's property, due to changes in views from the commenter's property.

Economic and social changes resulting from the proposed project are not required to be evaluated pursuant to the California Environmental Quality Act (CEQA) [CEQA Guidelines, § 15064(e)]. Furthermore, the commenter did not present substantial evidence to support the conclusion that the proposed project will devalue the commenter's property value.

With regard to changes in views from the commenter's property, the evaluation of project impact's related to visual resources solely consists of an evaluation of changes to views from public viewing locations. (See the Ventura County Initial Study Assessment Guidelines, 2011, § 6.) However, this comment pertains to changes in the views from private property.

No changes to the Mitigated Negative Declaration (MND) are required in response to this comment.

Comment B: The commenter requests information regarding the distance between the building pad on proposed Parcel 3, and the "back fence line" of homes located along Los Encinos Road, to the north of the project site.

According to the proposed Tentative Parcel Map, the fences of the properties along Los Encinos Road are located approximately 30' (at the closest point) from the building pad on proposed Parcel 3.

No changes to the MND are required in response to this request for information.

Comment C: The commenter states that the project will have noise and traffic impacts that may devalue property located near the project site. Furthermore, the commenter indicates that future landscaping and walls may be installed for privacy, which may have impacts with regard to views, wildlife, drainage, and fire hazards.

With regard to the noise and traffic impacts, please see the response to Comment A of Email Comments 1 from Cathy Cluff, dated November 14, 2014.

With regard to impacts to views and property value, please see the response to Comment D of Email Comments 1 from Cathy Cluff, dated November 14, 2014.

Section B.4.C of the MND evaluated the impacts from landscaping on biological resources. As discussed in the MND, the proposed project was found to have a potentially significant but mitigable impact with regard to the possible use of non-native, invasive species in landscaping, which could adversely affect wildlife habitat. The MND

set forth Mitigation Measure MM BIO-4, which will prohibit the use of non-native, invasive species in future landscaping, thereby avoiding this impact. Furthermore, Section B.4.E of the MND evaluated the impacts from the installation of walls on-site, which could impede wildlife movement. As discussed in the MND, the proposed project was found to have a potentially significant but mitigable impact on wildlife movement due to the installation of walls that may obstruct wildlife movement. The MND set forth Mitigation Measure MM BIO-5, which would prevent the installation of walls that could impede wildlife movement, thereby avoiding this impact.

With regard to impacts to drainage from the installation of landscaping, it is unclear from the comment what adverse impacts to drainage would result from the installation of landscaping. The comment lacks substantial evidence to demonstrate how landscaping could adversely affect drainage patterns on-site.

With regard to the adverse impacts to drainage from the installation of walls, pursuant to the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, the project site will be subject to a comprehensive drainage study as part of the final grading plan for future grading activities, which will be reviewed by the Public Works Agency before the issuance of a grading permit. As part of that review, the Public Works Agency will ensure that runoff and drainage is directed away from slopes, and retained on-site such that the runoff volume and flow rates do not exceed existing conditions. The grading and drainage plans must identify, and account for the impacts from, any retaining walls that are installed on-site. Furthermore, the proposed project will be subject to a condition of approval to require the recordation of a deed restriction on the lots that are created by the proposed project, which will prevent the installation of walls that could adversely affect drainage.

Section B.18.A of the MND evaluated the proposed project's impacts related to fire hazards. As discussed in the MND, the project site is located in a designated High Fire Hazard Area/Fire Hazard Severity Zone and Hazardous Watershed Fire Area. Future development of the site must comply with the Ventura County Fire Code, which requires the implementation of a Fuel Modification Zone around all future buildings that may be constructed on the project site. Mitigation Measure MM BIO-4 will require all future landscaping on-site to comply with the Ventura County Landscape Design Criteria (1992), which requires the use of fire resistant vegetation within the Fuel Modification Zone around future buildings. Therefore, with the implementation of Mitigation Measure MM BIO-4, future landscaping within the project site is unlikely to increase fire hazards.

Therefore, no changes to the MND are required in response to this comment.

**Klemann, Daniel**

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**From:** sanders jim <jsbigdrag@gmail.com>  
**Sent:** Friday, November 07, 2014 5:05 PM  
**To:** Klemann, Daniel  
**Subject:** SD12-0002/TM

I received the notice of Mr. Parkers request to subdivide his property into 4 parcels.

I'm writing this letter in support of his request.

I noticed that his submittal was dated 3/5/2012. That's 2 and 1/2 years to get to this point inn the process. This seems more than a little ridiculous but from what I understand, that's about par for Ventura County processing.

Sure glad not building anymore and have to put up with what I'm sure Mr. Parker has gone thru.

Sincerely,  
Jim Sanders  
2235 Los Encinos Rd.  
Ojai

A

**Email Comments 3: Email from Jim Sanders, dated November 7, 2014**

Comment A: The commenter expresses his support for the project, provides commentary about the length of time it has taken to process the project application, and provides conjecture about the applicant's experience processing the project application.

This comment does not present or request any information with regard to the environmental analysis set forth in the Mitigated Negative Declaration (MND) that was prepared for the proposed project.

No changes to the MND are required in response to this comment.

December 7, 2014

DEC 9'14 PM 3:06

Dan Klemann  
County of Ventura  
RMA, Planning Division  
800 South Victoria Ave.  
Ventura, CA 93009

Re: Mitigated Negative Declaration  
Tentative Tract Map No. 5878 (SD12-0002)

On behalf of the residents/owners of properties on Los Encinos Road in Ojai whose properties could be impacted by the proposal to subdivide the 90.16 acre parcel that is the subject of the above referenced *Mitigated Negative Declaration*, we offer the following comments:

- Section 31 of the *Initial Study dealing with Flood Control Facilities/Watercourses* fails to recognize that all or portions of about 35 lots on Los Encinos Road ultimately drain via a drainage ditch between 2251 and 2261 Los Encinos Road onto Parcel 3 of the proposed subdivision. Surface drainage within the Los Encinos Tract is from lot to lot and then to the street where it flows to the street's lowest elevation. At that point the drainage is conveyed by the aforementioned ditch to the field on the Parker property. Should the subdivision or any future improvements resulting from that subdivision impede or block the flow from Los Encinos, a few houses on Los Encinos will be at risk of periodic flooding.

A

Additionally, we must point out that the surface drainage from those Los Encinos lots that immediately abut the northern boundary of the existing Parker Ranch (i.e. 2251, 2261 and 2271 Los Encinos) simply sheets across the property line into Parker's field. Thus any future improvements such as perimeter walls that might result from the proposed subdivision must be designed so as not to disrupt this natural sheet flow.

We therefore request that the *Mitigated Negative Declaration* be revised to address these potential effects and that the proposed subdivision be conditioned in such a manner as to assure that the surface drainage from Los Encinos tract is accommodated in the future.

- The "Project Description" describes the future development that could occur on Parcels 1, 2 and 4 of the proposed subdivision but provides no indication of the sort of future development could occur on Parcel 3. Please provide this information so that we might have an opportunity to comment upon the possible effects of such development.
- Section 4A-2 in its discussion of birds that frequent the lands to be subdivided fails to mention that blue herons forage in the fields outside the deed restriction area for mice and gophers. Owls are also frequently sighted foraging in the same fields.
- Section 27 indicates in its discussion of *Roadway Improvement Condition No. 1* that the subdivider would be required to "...improve Los Encinos Road

B

C



along the parcel's frontage in accordance with *Road Standard Plate B-S(B)*." We are unfamiliar with the County's Road Standard requirements but in the event that such standards require improvements such as curbs, gutters or sidewalks, we must point out that such improvements would be inconsistent with the existing character of Los Encinos Road. We would, therefore, object to such improvements.

D

- Page 4 of Attachment 6 includes a photo on the top of the page that is identified as the northerly property line of proposed Parcel 4. That is in error. It is actually the northerly property line of proposed Parcel 3.

E

Finally, we are compelled to indicate our inability to comprehend the County's rationale in 2003 for legalizing an illegal subdivision (Parcel Map No. 5373) that resulted in the creation of a Parcel of about 1.5 acres (Parcel 2) around the old Parker Ranch House upon lands that the zoning regulations specify a requirement for a 40 acre minimum lot size. While the *Mitigated Negative Declaration* indicates that said parcel is "Not a Part of This Subdivision", the presence of said parcel within the boundaries of the two proposed 43+ acre parcels is rather ridiculous. Clearly the ranch house parcel should be part of one of the new 43 acre parcels.

F

Thank you for the opportunity to comment on the *Mitigated Negative Declaration*.

Yours Truly,



Karen Kortlander  
2251 Los Encinos Rd.



Cathy Cluff  
2261 Los Encinos Rd.



Richard Parsons  
2271 Los Encinos Rd.

#### **Letter Comments 4: Letter from Karen Kortlander *et al*, dated December 7, 2014**

Comment A: The commenters describe the existing drainage patterns from the lots within the Los Encinos subdivision (which is located adjacent and to the north of the project site) onto the project site. The commenters state that future development must be designed such that it does not alter the existing drainage patterns and the MND should evaluate the adverse effects from future development on these drainage patterns.

The proposed project's potential flooding and drainage impacts were evaluated in Sections B.17A, B.17B, B.31A, and B.31B of the MND. As discussed in Section B.17B of the MND, the project site is not located within a 1% annual change floodplain. In accordance with the 2013 Ventura County Building Code, Appendix J Grading, Section J105.2.2, the proposed project will be subject to a comprehensive drainage study for several storm frequencies (2, 10, 50, and 100 year storm events) done as part of the final grading plan which will be reviewed by the Public Works Agency before the issuance of a grading permit. That drainage study will address historical drainage patterns at the property lines and how the lot to lot drainage will be handled. Barriers to historical drainage patterns such as solid walls or elevations in grade will only be allowed if an adequate sized storm drain system is installed to intercept the flows that will be blocked. It is a common situation for older developed lots to drain to the rear of lots and not to the street along Los Encinos Road. The Civil Engineer of Record for the project must address these drainage patterns at the time of the grading plan preparation. Furthermore, the proposed project will be subject to a condition of approval to require the recordation of a deed restriction on the lots that are created by the proposed project, which will prevent the installation of impediments that could adversely affect drainage.

No changes to the MND are required in response to this comment.

Comment B: The commenters state that the MND does not include a description of possible future development that could occur on proposed Parcel 3.

Section A.6 of the MND describes the possible future development that could occur on Parcel 3. As stated in that section of the MND, existing agricultural development on proposed Parcel 3 (e.g., horse barn and animal caretaker dwelling unit) will be allowed to remain. The existing septic tank that serves the animal caretaker dwelling unit will be abandoned when proposed Parcel 3 is developed; the animal caretaker dwelling unit will be connected to the sewer system.

The applicant is proposing to limit new future development to grading activities to create a building pad and driveway on proposed Parcel 3, and the construction and use of a single-family dwelling and accessory structures (e.g., a garage) within the building pad on proposed Parcel 3. In order to gain access to the building pad, future development will involve the construction of a new driveway that will connect to an existing driveway that affords access to Los Encinos Road. (See Attachment 2 to the MND, which illustrates the location of the building pad and driveway on proposed Parcel 3.)

The applicant also is proposing a prohibition on new development (e.g., building or structural development, stockpiling materials, grading, and vegetation removal) to the west of Live Oak Creek, beginning west of the top of bank of Live Oak Creek on proposed Parcel 3 (to accommodate existing development), in order to avoid adverse impacts to biological resources located in or near the Live Oak Creek corridor. Proposed Parcel 3 is subject to an existing deed restriction that was imposed on the property as part of a Conditional Certificate of Compliance (CCC-0208) for Parcel Map No. PM-5373 approved on October 27, 2003. The proposed project includes the imposition of a new deed restriction on Parcel 3 that will prohibit new development west of Live Oak Creek, but will allow existing agricultural development located east of Live Oak Creek on Parcel 3 to remain.

Also, see the response to Comment C in "Email Comments 1 from Cathy Cluff, November 14, 2014."

No changes to the MND are required in response to this comment.

Comment C: The commenters state that the MND did not analyze potential impacts to great blue herons or owls that been observed foraging on the project site.

Section B.4A-2 of the MND analyzed the proposed project's impacts on special status animal species. Specific discussions of great blue heron and owls were not included in the MND because much of the biological impact analysis was based on an Initial Study Biological Assessment conducted in 2012 by Padre Associates, and no observations of these species were noted during field surveys. However, breeding and nesting birds are protected under the Migratory Bird Treaty Act and the California Fish and Game Code. If great blue heron or owl nesting is observed on the subject property, these individuals will be protected pursuant to Mitigation Measure MM BIO-3 that is set forth in the MND. Also, great blue heron is not a special status species, meaning it is not provided special protections by the US Fish and Wildlife Service or California Department of Fish and Wildlife and is not listed under the Federal or State Endangered Species Act, and thus is not afforded any specific protections. Some species of owls are protected species; however, no observations of special status owls were noted during biological surveys. Additionally, great blue heron and many owl species can forage in areas that are abundant throughout the County such as non-native grasslands and agricultural fields.

No changes to the MND are required in response to this comment.

Comment D: The commenters state that improvements such as curbs, gutters, and sidewalks along Los Encinos Road that would be required pursuant to Roadway Improvements Condition 1 [MND § B27a(2)-a], are inconsistent with the existing character of Los Encinos Road.

The Ventura County Road Standards (Last Revised 2013), which was adopted by the Board of Supervisors, specifies the development standards for roads within the Ventura County Roadway System. The Ventura County Standards identify Los Encinos Road as

a Minor Urban Residential Road and, therefore, is subject to County Road Standard Plate B-5 [B]. However, given the condition of the roadway and surrounding area, and that the Transportation Department does not have any plans in the near future (next five years), or long-term, to develop this roadway to Road Standard Plate B-5 [B] requirements, the Public Works Agency, Transportation Department (collectively, "Transportation Department") will not require the road development at this time. Instead, the Transportation Department will allow the applicant to postpone the road development until the date that the Transportation Department plans to implement the development. Currently there is no funding available, and the Transportation Department does not consider the development of Los Encinos Road as a high enough priority to seek funding for it at this time (Ben Emami, Email to Dan Klemann, December 10, 2014).

In short, the Ventura County Road Standards—not the proposed project—establish the development standards that apply to Los Encinos Road, and the Transportation Department will make the determination as to: (1) if or when Los Encinos Road will be developed pursuant to the Road Standard Plate B-5 [B] requirements; and (2) when the applicant will be required to develop or fund the development of the applicant's portion of the Los Encinos Road to the Road Standard Plate B-5 [B] requirements.

No changes to the MND are required in response to this comment.

Comment E: The commenters identified an error in the label of a photograph that is included in Attachment 6, page 4 of the MND.

County staff revised the MND to correct this error, and described this correction in the errata sheet that is included in the Final MND. The comment and correction to the Draft MND do not alter the evaluation of the proposed project's environmental impacts that is set forth in the MND.

Comment F: The commenters question the rationale for allowing the legalization of the lot that is identified as Tax Assessor's Parcel Number 032-0-201-140, which was included as part of Parcel Map 5373. The commenters state that the lot should be included in either proposed Parcel 3 or proposed Parcel 4.

The actual Tax Assessor's Parcel Number for the lot that is the subject of this comment is 032-0-201-145. The lot was initially created by the means of an illegal subdivision. In order to legalize the lot, the property owner at the time applied for a Conditional Certificate of Compliance and Parcel Map (Case Nos. CCC0209 and PM 5373). Pursuant to the Subdivision Map Act [§ 66499.35(b)], the County was required to issue the Certificate of Compliance to legalize the lot, albeit subject to conditions of approval that apply to the development of the lot. Although the County had the discretion to determine what conditions to impose on the Certificate of Compliance regarding the development of the lot, the County did not have the discretion to deny the application for the Certificate of Compliance. Therefore, the lot that is identified as Tax Assessor's Parcel Number 032-0-201-145 is a separate legal lot that may be developed pursuant to the conditions of approval of Conditional Certificate of Compliance Case No. CCC0209, and is not required

to be included as part of the lots that are the subject of the current application for a Tentative Parcel Map.

No changes to the MND are required in response to this comment.





## VENTURA LOCAL AGENCY FORMATION COMMISSION

COUNTY GOVERNMENT CENTER • HALL OF ADMINISTRATION  
800 S. VICTORIA AVENUE • VENTURA, CA 93009-1850  
TEL (805) 654-2576 • FAX (805) 477-7101  
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November 20, 2014

Mr. Dan Klemann, Manager  
Planning Division, County of Ventura  
800 S. Victoria Avenue  
Ventura, CA 93009-1740

SENT VIA E-MAIL

Subject: Draft Mitigated Negative Declaration (MND) for SD12-0002 (Parker Ranch Subdivision), Burnham Road, Ojai

Dear Mr. Klemann:

Thank you for providing the Ventura Local Agency Formation Commission (LAFCo) with the opportunity to review the draft MND for the Parker Ranch subdivision proposal. As a responsible agency under the California Environmental Quality Act (CEQA), LAFCo is charged with ensuring that environmental documents prepared by lead agencies address the issues that relate to LAFCo's scope of authority. Please note that the comments that follow are solely those of the LAFCo staff, and the draft MND has not been reviewed by the Commission.

### Project Description

The applicant proposes to subdivide a 90.16-acre area into four lots, as follows:

Parcel No.	Assessor's Parcel Number	General Plan Designation	Ojai Valley Area Plan Designation	Zoning Designation	Parcel Size (Gross Acres)	Proposed Use
1	032-0-201-10	Existing Community	Urban Residential (1-2 DU/ac)	R1-20,000 sq.ft. (Single-Family Residential, 20,000 square foot minimum parcel size)	1.64 ac	Residential
2	032-0-201-10	Existing Community	Urban Residential (1-2 DU/ac)	R1-20,000 sq.ft.	1.64 ac	Residential
3	032-0-201-15	Open Space	Open Space, 40 acre minimum parcel size	OS-40 ac/SRP (Open Space, 40 acre minimum parcel size/Scenic Resource Protection Overlay Zone) and OS-40 ac	43.34 ac	Residential and animal keeping?
4	032-0-201-15	Open Space	Open Space, 40 acre minimum parcel size	OS-40 ac/SRP and OS-40 ac	43.48 ac	Residential and animal keeping?

A

Burnham Road would provide access to proposed Parcels 1, 2, and 4, and Los Encinos Road would provide access to proposed Parcel 3.

A

## LAFCo Requirements and CEQA Review

The applicant proposes that wastewater service to the four resulting parcels be provided by the Ojai Valley Sanitary District (OVSD) (Draft MND, Item 29 – Waste Treatment and Disposal Facilities). The draft MND appears to adequately address the potential environmental impacts resulting from the proposed project, as it relates to LAFCo's area of concern. However, as noted in LAFCo staff's September 23, 2014 memo to you regarding this project (attached), it appears that the requested extension of OVSD services to accommodate the project may be inconsistent with LAFCo law and Ventura LAFCo policies, which generally discourage urban sprawl and the extension of urban services to land designated for non-urban-type uses (such as open space).

In order for the proposed wastewater service to be extended to the project site, LAFCo law and Ventura LAFCo policies provide that the area served be located within the provider's service area and its sphere of influence. None of the proposed parcels are within the service area of the OVSD, and only proposed Parcels 1 and 2 are within the OVSD's sphere of influence. Because proposed Parcels 3 and 4 are located outside the OVSD's sphere of influence, the OVSD sphere would need to be amended to include these parcels in order for them to be annexed to the OVSD. Additionally, the entire project area would need to be annexed to the OVSD. Therefore, Footnote 18 of the Draft MND should be modified to state that the project site is only *partially* located within the OVSD sphere of influence, and that LAFCo approval of a sphere of influence amendment is necessary in addition to the requirement for annexation.

B

As summarized in the following table, LAFCo action is required for both a sphere of influence amendment and annexation to the OVSD:

Parcel No.	Is the Proposed Parcel Within the OVSD Sphere of Influence?	Is the Proposed Parcel Within OVSD Service Area?	LAFCo Requirements in Order to Receive OVSD Service
1	Yes	No	• Annexation to OVSD
2	Yes	No	
3	No	No	• Amendment of OVSD Sphere of Influence • Annexation to OVSD
4	No	No	

In conclusion, while the draft MND adequately addresses environmental impacts related to the extended wastewater service, LAFCo staff remains concerned that the project appears to be inconsistent with LAFCo law and Ventura LAFCo policies, and that the project as proposed may be infeasible. If, instead, private septic systems are used for wastewater disposal, no LAFCo action will be necessary.

Please feel free to contact me if you have any questions.

Dan Klemann  
November 20, 2014  
Page 3

Sincerely,

A handwritten signature in cursive script that reads "Andrea Ozdy".

Andrea Ozdy  
Analyst

Attachment

c: Kim Prillhart, Ventura County Planning Division  
Melinda Talent, Ventura County Environmental Health Division  
Jeff Palmer, Ojai Valley Sanitary District



# VENTURA LOCAL AGENCY FORMATION COMMISSION

## MEMORANDUM

**DATE:** September 23, 2014

**TO:** Dan Klemann, RMA Planning Division

**FROM:** Andrea Ozdy, Analyst *Andrea Ozdy*

**SUBJECT:** SD12-0002 (Parker Ranch Subdivision), Burnham Road, Ojai

Thank you for providing Ventura Local Agency Formation Commission (LAFCo) staff the opportunity to review the above-referenced project.

### Project Description

The applicant proposes to subdivide an approximately 90-acre area into four lots, as follows:

Parcel No.	Assessor's Parcel Number	General Plan Designation	Ojai Valley Area Plan Designation	Zoning Designation	Parcel Size (Gross Acres)	Proposed Use
1	032-0-201-105	Existing Community	Urban Residential (1-2 DU/ac)	R1-20,000 sq.ft. (Single-Family Residential, 20,000 square foot minimum parcel size)	1.64 ac	Residential
2	032-0-201-105	Existing Community	Urban Residential (1-2 DU/ac)	R1-20,000 sq.ft.	1.64 ac	Residential
3	032-0-201-115	Open Space	Open Space, 40 acre minimum parcel size	OS-40 ac/SRP (Open Space, 40 acre minimum parcel size/Scenic Resource Protection Overlay Zone) and OS-40 ac	43.34 ac	Residential and animal keeping?
4	032-0-201-115	Open Space	Open Space, 40 acre minimum parcel size	OS-40 ac/SRP and OS-40 ac	43.34 ac	Residential and animal keeping?

Burnham Road would provide access to proposed Parcels 1, 2, and 4, and Los Encinos Road would provide access to proposed Parcel 3.

For all of the resulting parcels, the applicant proposes the following urban services:

- Water – Potable water service is proposed to be provided by the Ventura River Water District (VRWD). All of the resulting parcels are located within both the sphere of influence and boundaries of the VRWD. As such, no LAFCo action is needed in order for the VRWD to provide service to any of the resulting parcels.
- Wastewater – Wastewater service is proposed to be provided by the Ojai Valley Sanitary District (OVSD). None of the proposed parcels are within the boundaries of the OVSD. Proposed Parcels 1 and 2 are within the OVSD sphere of influence. Proposed Parcels 3 and 4 are outside the OVSD sphere of influence. In order for the four resulting parcels to receive wastewater service from the OVSD, LAFCo policies provide the parcels should be annexed to the OVSD. Because Parcels 3 and 4 are located outside the OVSD's sphere of influence, the sphere would need to be amended to include the parcels and to allow for their annexation.

In 2004, the Commission accepted a municipal service review for the OVSD and, in 2005, updated its sphere of influence. As part of the update, the Commission determined that all parcels that were designated for some type of urban use (residential, commercial, or industrial) by the County's Ojai Valley Area Plan were to be included within the OVSD's sphere of influence. The Commission also determined that all parcels that were not designated for urban-type uses (i.e., parcels designated for agricultural or open space uses) by the Area Plan were to be removed from the sphere of influence, unless they were already receiving service from the OVSD. As a result of the update, approximately 2,000 acres were removed from the OVSD's sphere of influence. Proposed Parcels 1 and 2 [which are designated "Urban Residential" by the Area Plan ("Existing Community" by the General Plan)] were retained within the OVSD's sphere, whereas proposed Parcels 3 and 4 (which are designated "Open Space" by both the Area Plan and the General Plan) were not.

The Commission's determinations in 2005 are consistent with LAFCo law and Ventura LAFCo policies, which generally discourage the extension of urban services to land designated for non-urban-type uses such as open space. As a result, it is unlikely that the Commission would support an amendment to the sphere of influence to include proposed Parcels 3 and 4 and annexation of these parcels to the OVSD.

### **Responsible Agency**

LAFCo is a responsible agency under the California Environmental Quality Act (CEQA), and has regulatory authority over the project as currently proposed. Therefore, LAFCo staff would appreciate the opportunity to review and comment on the environmental document that will be prepared for the project.

Please let me know if you have any questions.

c: Kim Prillhart, Ventura County Planning Division  
Melinda Talent, Ventura County Environmental Health Division  
Jeff Palmer, Ojai Valley Sanitary District



**Letter/Memo Comments 5: Letter from Andrea Ozdy, dated November 20, 2014, and Memo from Andrea Ozdy, dated September 23, 2014**

Comment A: The commenter states that the Ventura County Local Agency Formation Commission (LAFCo) is a responsible agency, and must assure that the Mitigated Negative Declaration (MND) addresses the issues that pertain to LAFCo's purview. The commenter clarifies that LAFCo staff, rather than LAFCo, reviewed the MND. The commenter then provides a brief summary of the proposed project.

Planning Division staff concurs that LAFCo is a responsible agency and, pursuant to the requirements of the CEQA Guidelines [§ 15072(a)], sent a copy of the "Notice of Intent to Adopt a Mitigated Negative Declaration" to LAFCo staff soliciting input on the adequacy of the MND. Planning Division staff appreciates LAFCo staff's input in order to ensure that the MND adequately addresses the issues that fall within LAFCo's purview. The commenter provides an accurate summary of the proposed project, as stated in the Draft MND. Planning Division staff encourages LAFCo staff to review the Final MND that includes changes made to the Draft MND, to ensure that it is adequate for LAFCo's use.

No changes to the MND are required in response to this comment.

Comment B: The commenter states that the analysis of environmental impacts set forth in the MND that are related to the proposed method of sewage disposal, is adequate. However, the commenter indicates that the proposed extension of sewer service to the project site may be inconsistent with LAFCo law and Ventura LAFCo policies. More specifically, the commenter states that none of the proposed parcels are currently located within the Ojai Valley Sanitary District's (OVSD's) service area, and only proposed Parcels 1 and 2 are currently located within the OVSD's Sphere of Influence. Therefore, in order to receive sewer service from the OVSD, the applicant must obtain LAFCo's approval to amend the Sphere of Influence to include proposed Parcels 3 and 4, and annex all four parcels into the OVSD's service area. The commenter requests amending Footnote 18 in the Draft MND to reflect that only proposed Parcels 1 and 2 are currently located within the OVSD's Sphere of Influence. Finally, the commenter states that if private septic systems are proposed in lieu of the OVSD sewer system for sewage disposal, LAFCo approval of the project will not be required.

Given that the environmental analysis of environmental impacts related to the proposed method of sewage disposal is adequate, no changes to the environmental analysis is required in response to this comment. However, Planning Division staff amended Footnote 18 pursuant to the commenter's request. Furthermore, the LAFCo procedural requirements, as well as LAFCo staff's position with regard to the consistency of the proposed project with LAFCo law and Ventura LAFCo policies, will be set forth in the staff report for the proposed project for the Planning Director's consideration. Planning Division staff will be recommending that—provided that the Planning Director approves the proposed project—the Tentative Parcel Map should be subject to a condition of approval to require the applicant to receive LAFCo's approval of the OVSD Sphere of

Influence boundary adjustment and annexation of the four proposed parcels into the OVSD service area, prior to recordation of the Parcel Map for the proposed project.

Comment C: The commenter summarizes the proposed project description.

The commenter provides an accurate summary of the proposed project and no changes to the MND are required in response to this comment.

Comment D: The commenter states that: (1) the Ventura River County Water District (VRCWD) will provide water for the proposed project; (2) all of the proposed parcels are within the VRCWD's Sphere of Influence and service area; and (3) no LAFCo action is required in order for VRCWD to provide water for the proposed project.

The commenter provides an accurate description of the proposed source of water for the proposed project. No changes to the MND are required in response to this comment.

Comment E: This comment is essentially the same as Comment B, yet with additional information regarding the history of, and rationale for, the establishment of the OVSD Sphere of Influence.

See the response to Comment B (above). No changes to the MND are required in response to this comment.

Comment F: The commenter states that pursuant to the California Environmental Quality Act (CEQA), LAFCo is a responsible agency for the proposed project. The commenter requests the opportunity to review and comment on the MND that was prepared for the proposed project.

See the response to Comment A (above). No changes to the MND are required in response to this comment.

Draft MEETING SUMMARY  
Ojai Valley Municipal Advisory Council  
December 15th, 2014

Chair Joe Westbury called the meeting to order at 7 PM. MAC Members present were Joe Westbury, Terry Wright, Todd Wilson, and Carin Kally. Brian Segee's absence was excused.

Under public comment, Gene Elerding reported a missing speed limit sign in Oak View and Steve Offerman said he would alert Caltrans.

A

Reporting for the Ojai Planning Commission, Steve Foster said the Commission has seen a substantial increase in development permits of all varieties, and is evaluating a project involving an historic Wallace Neff building.

The next item was the review of a 4-lot tract map located near the intersection of Burnham Road and Los Encinos Drive. Representing applicant Harold Parker, Jane Farkas described the project. A neighbor of the project noted that the location of the driveway for lot #1 will entail constructing a bridge over the road ditch, and that several oak trees have died and have fallen which would make it possible to relocate the driveway southerly which would avoid the need for a bridge.

B

Several neighbors discussed how the existing drainage from the Los Encinos tract drains through the project site, and that if this drainage is obstructed their properties would flood. Richard Parsons noted that neither the Mitigated Negative Declaration nor the application noted the existence of this drainage course and possible flooding impacts. Daniel Klemann of the County Planning Division said that any grading plan and permit for the project would address local drainage. Steve Offerman noted that a homeowner could later construct a wall or structure or otherwise block the drainage without any permits so that reliance on the grading permit may not be adequate to protect the neighbors.

C

Several neighbors questioned whether a fence would be required to protect the habitat in Live Oak creek from horses or other large animals. Mr. Klemann said that no fence is being required but that neighbors could report destruction of habitat. Neighbors noted that they cannot see the creek.

D

Local biologist David Magney said that the MND does not adequately address biological impacts because the site survey was not conducted during a time when plants were blooming, and that no survey of invertebrates was conducted. He submitted a letter with his findings.

E

The issue of water consumption was discussed, and Mr. Klemann noted that cessation of the historic pasture irrigation would offset the water use of the additional homes as

F

required by the Ojai Valley Area Plan, and that the local water districts had provided letters saying they can serve the project. Neighbors attested to the site being heavily irrigated within the last five years.

F

The issue of sewers was discussed, and Ms. Farkas said that the two smaller lots along Burnham would be sewerred, but that the large lots were stuck between conflicting regulations that respectively dictate the lots should be on sewers and should be on septic systems. Ms. Farkas is trying to resolve the issue to allow septic systems on the two 40+ acre lots. Todd Wilson questioned whether LAFCo would need to approve the project, and Mr. Klemann said that it would depend on the outcome of Ms. Farkas' efforts. Terry Wright pointed out an inaccuracy in the project application regarding whether there are carwash stalls on the premises.

G

MAC Chair Joe Westbury asked Steve Offerman to propose language that addresses the issues that were discussed and Mr. Offerman said that the MAC could recommend the following:

- 1) That the applicant and County should evaluate whether the death of Oak trees on Lot #1 would allow the driveway to be relocated southerly to avoid the need for additional grading and bridge construction.
- 2) That the project be conditioned to require a fence along the habitat conservation area's westerly border to prevent grazing animals from entering the conservation area from the new lots while still allowing wildlife movement.
- 3) That the project be conditioned to preserve the existing pattern of drainage inflow from the Los Encinos tract and to not obstruct this drainage.
- 4) That the project be conditioned to require that all outdoor lighting be fully shielded and downward facing. (this is a standard condition of the MAC to prevent nuisance lighting and preserve a rural ambiance)
- 5) That the County evaluate David Magney's letter and determine whether additional biological evaluations are necessary before the MND can be approved.

H

Joe Westbury made a motion to approve the above recommendations. The motion was seconded by Terry Wright and approved unanimously.

The summary of the meeting of October 20<sup>th</sup> was approved unanimously on a motion by Joe Westbury, seconded by Terry Wright.

I

To avoid national holidays in January and February, the MAC selected the date of February 2<sup>nd</sup> 2015 for the next MAC meeting.

The meeting adjourned at 9:00 PM.

## **Ojai Municipal Advisory Committee (MAC) Comments 6: Draft Summary of the December 15, 2014, Meeting**

Comment A: Comment A summarizes procedural actions that the Ojai MAC took, and comments unrelated to the proposed project that were made, at the Ojai MAC meeting on December 15, 2014 ("the meeting").

No changes to the MND are required in response to this comment.

Comment B: Comment B summarizes comments that the agent for the project applicant made at the meeting. It then goes on to summarize comments from an owner of property near the project site, who suggested relocating the access driveway for proposed Parcel 1 from its currently proposed location, to the south of the currently proposed location. The property owner stated that the suggested location for the driveway would not require a bridge over a drainage culvert along Burnham Road, and is located within an area where oak trees have fallen.

The driveway for proposed Parcel 1 could be constructed in the alternative location suggested by the property owner. However, as stated in the Mitigated Negative Declaration (MND) (Section B.4) that County staff prepared for the proposed project, all of the impacts to biological resources associated with the construction of the driveway in its currently proposed location will be mitigated to a less-than-significant level, with the implementation of the mitigation measures set forth in the MND. The evaluation of project alternatives (e.g., a project alternative that includes the driveway in the alternative location that the property owner suggests) is only required in the case where a project will have a significant impact to the environment, and an Environmental Impact Report (EIR) must be prepared. Once again, due to the fact that all of the impacts evaluated in the MND will be reduced to a less-than-significant level with the implementation of the suggested mitigation measures, an EIR and project alternatives analysis is not required for the proposed project.

Furthermore, although the proposed project will have potentially significant impacts related to the removal of one oak tree (*Quercus agrifolia*), alteration of oak trees within proximity to the proposed location for a driveway, and removal oak woodland understory habitat, it is unclear whether at least some of these impacts would be further reduced in the alternative location suggested by the property owner. Although the alternative location for the driveway might not require the removal of an oak tree, the alteration of oak trees and removal of oak woodland understory habitat still would be required in the suggested alternative location for the driveway. Moreover, the suggested alternative location for the driveway is steeper than the proposed location for the driveway and, therefore, would require greater site alteration (e.g., grading and/or the construction of retaining walls) in order to construct the driveway, which may have additional impacts to oak woodlands beyond what will occur with the proposed location of the driveway.

Finally, the construction of the bridge across the culvert will not have a significant impact on the environment (e.g., a significant impact related to biological resources or drainage).



The driveway and bridge must be constructed pursuant to the Ventura County Public Works Agency, Transportation Department's and Development and Inspection Services Division's requirements, thereby ensuring that no significant impacts will occur.

No changes to the MND are required in response to this comment.

Comment C: Several neighbors at the meeting expressed concerns regarding how the existing drainage pattern from the Los Encinos tract drains onto the project site within the area of proposed Parcel 1. The neighbors and Mr. Steve Offerman expressed concerns regarding how future development—including development that is exempt from requiring a land use permit (e.g., walls that are less than six-feet in height)—may exacerbate inadequacies in the existing drainage system from the Los Encinos tract.

See the response to Comment A that was set forth in the letter from Karen Kortlander *et al*, dated December 7, 2014. As stated in the response to that comment, future development of the site will be subject to a drainage plan: (1) to ensure that the proposed project does not increase runoff flows or volumes in any storm event; and (2) will be subject to the review and approval of the Public Works Agency. Furthermore, the proposed project will be subject to a condition of approval to require the recordation of a deed restriction on the lots that are created by the proposed project, which will prevent the installation of impediments that could adversely affect drainage.

No changes to the MND are required in response to this comment.

Comment D: Comment D summarizes requests made at the meeting to require the installation of fencing of the area that will be subject to the proposed deed restriction, in order to prevent grazing activities that could adversely affect habitat along Live Oak Creek.

Pastures and horse grazing activities already occur within the area that will be subject to the proposed deed restriction that will prohibit new development within area that will be subject to the proposed deed restriction. Since these activities and development already exist, and are not a result of the proposed project, they are part of the existing environmental condition and would be allowed to remain within the area that will be subject to the proposed deed restriction. However, the existing development and uses within the area that will be subject to proposed deed restriction will not permitted to expand beyond what currently exists.<sup>1</sup>

In addition, the proposed project does not create the potential for the keeping of animals beyond what is currently permitted on the project site, thereby creating an impact to warrant the imposition of new restrictions on existing animal keeping activities. Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8107-2.5.2, Table 3), a property owner may have an unlimited number of animals on property that has an Open Space

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<sup>1</sup> The applicant's agent submitted a revised Tentative Parcel Map that illustrates the location of the existing animal keeping uses and development that are located within the area that will be subject to the proposed deed restriction.

zoning designation and is at least 10 acres in size. The existing lot that will be subdivided into proposed Parcels 3 and 4 has an Open Space zoning designation and is approximately 86.82 acres (gross) in size. The proposed project does not include a change to the existing Open Space zoning designation of the property, and proposed Parcels 3 and 4 will be greater than 10 acres in size [i.e., 43.34 acres (gross) in size and 43.48 acres (gross) in size, respectively]. Therefore, an unlimited number of animals may be kept on the lot that will be subdivided into proposed Parcels 3 and 4, and the proposed project does not create the potential for the allowance of additional animals and, consequently, new impacts to habitat along the Live Oak Creek corridor.

Finally, assuming that the proposed project is approved, it will be subject to a condition of approval that will require Planning Division staff to conduct a site inspection at least once every three years to ensure that the project site is maintained in accordance with the conditions of approval of the Tentative Parcel Map. If the property is not maintained in accordance with the terms of the proposed deed restriction, it will constitute a violation of the conditions of approval of the Tentative Parcel Map and Planning Division staff will be required to take enforcement actions to abate the violation.

No changes to the MND are required in response to this comment.

Comment E: This comment summarizes comments that Mr. David Magney made at the meeting and in the letter from David Magney, dated December 15, 2015, regarding the adequacy of the sensitive plant survey and lack of surveys for invertebrate species that may occur within the project site.

See the responses to the letter from David Magney, dated December 15, 2015 (and related email from David Magney, dated December 17, 2015, and related letters from Matt Ingamells, dated December 16, 2015, and December 18, 2015).

No changes to the MND are required in response to this comment.

Comment F: Comment F summarizes the discussion of changes to water consumption that will result from the proposed project, which occurred at the meeting. At the meeting, some neighbors to the project site stated that irrigation of the site has increased within the last five years.

See the response to Comment B that was set forth in the email from Cathy Cluff, dated November 14, 2014. As discussed in Sections B2A-1 through -4 of the MND, the Ventura River County Water District (VRCWD) will supply domestic water service to the project site. The proposed project will result in an estimated net reduction in water usage by 0.9 to 2.07 acre-feet/year. Data on the actual historical water use of the project site is unavailable.<sup>2</sup> Therefore, the water demand estimates were based on a number of sources [e.g., the Casitas Municipal Water District *Urban Water Management Plan* (February 21, 2014) and California Department of Water Resources *California Irrigation*

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<sup>2</sup> On December 16, 2014 (Personal Communication with Bert Rapp), County staff requested historical water usage records for the project site from the VRCWD, but did not receive them.

*Management Information System* (January 2010)] to estimate the existing water demand versus potential future water demand that will occur from the proposed project.

Irrigation of the horse pastures might have increased over the last five years—especially given the drought conditions that existed during that time period. However, the property owner was not prohibited from increasing the irrigation during that time period and no substantial evidence has been submitted to indicate that the water demand estimates are incorrect.

Therefore, the proposed project will not result in a significant increase in water usage. As stated in the “Errata” sheet that was prepared for the Final MND, Planning Division staff revised Sections B2A-1 through -4 of the MND to reflect the information provided in the updated water usage calculations from the project applicant’s agent.

Comment G: This comment summarizes the discussion that occurred at the meeting regarding the regulatory requirements that pertain to sewage disposal for the proposed project. Also, the comment includes a statement made at the meeting regarding an error in the project application regarding a question that pertains to car wash stalls (Item F.18.c(5) of the Discretionary Entitlement Application).

Footnote 18 to Section 29a-1 of the MND explains the procedural requirements that will apply to the proposed project in order to obtain sewage disposal service from the Ojai Valley Sanitary District (OVSD). The project site is partially located within the sphere of influence—but not the service area—of the OVSD. Therefore, assuming that the Planning Director approves the proposed project, the applicant will need to apply for, and receive approval of, annexation of the subject property into the OVSD service area, in order to receive sewage disposal service from the OVSD. The Ventura County Local Agency Formation Commission (LAFco) must approve the annexation.

With regard to Item F.18.c(5) of the Discretionary Entitlement Application, the applicant did not check the “N/A” box, indicating that the item did not apply to the proposed project. Item F.18.c(5) only applies to project’s that involve a commercial car wash operation. The proposed project does not include the development and use of a commercial car wash operation.

No change to the MND are required in response to this comment.

Comment H: Comment H sets forth the Ojai MAC chair’s request to include comments regarding the following:

- Relocation of the proposed driveway for proposed Parcel 1: See the response to Comment B (above);
- Requirement for a fence along the proposed deed restriction area: See the response to Comment D (above);
- Requirement to preserve the existing drainage pattern from the Los Encinos tract and prohibition on obstructions to the drainage: See the response to Comment C

(above), as well as the response to Comment A that was set forth in the letter from Karen Kortlander *et al*, dated December 7, 2014;

- Requirement to ensure that all outdoor lighting be fully shielded and downward facing: Biological Resources Mitigation Measure 6 (MM BIO-6, Wildlife Corridor and Habitat Outdoor Lighting/Glare) that is set forth in Section 4E.1, -2, and -3 of the MND includes this requirement.
- Consideration of Mr. David Magney's comments set forth in his letter to Dan Klemann, dated December 15, 2014: See the response to Comment E (above), as well as the responses to the comments set forth in the letter from David Magney, dated December 15, 2015 (and related email from David Magney, dated December 17, 2015, and related letters from Matt Ingamells, dated December 16, 2015, and December 18, 2015).

No changes to the MND are required in response to this comment.

Comment I: Comment A summarizes procedural actions that the Ojai MAC took at the meeting including, but not limited to, inclusion of Comment H (discussed above) into the Ojai MAC minutes of the meeting.

No changes to the MND are required in response to this comment.

# California Native Plant Society

## Channel Islands Chapter

P.O. Box 6 Ojai, CA 93024-0006

[www.cnpsci.org](http://www.cnpsci.org)

15 December 2014

Dan Klemann  
Planning Division  
County of Ventura  
800 S. Victoria Avenue  
Ventura, California, 93009-1740

**Subject: Mitigated Negative Declaration for Tentative Tract Map No. 5878 (SD12-0002)  
(Parker Subdivision) Biological Resources**

Dear Dan:

The California Native Plant Society (CNPS), Channel Islands Chapter, herein provides comments on the Mitigated Negative Declaration (MND) for the Parker Subdivision located in the Ojai Valley. CNPS is a California nonprofit corporation dedicated to the preservation of the California flora. The author of this letter, David L. Magney, is an expert on the flora of Ventura County, as well as lichens and terrestrial mollusks, and is a Ventura County Planning Division Approved Biologist. This letter represents a cursory review of the MND and Initial Study Biological Assessment.

A

The botanical field surveys were inadequate as they failed to be conducted during seasons when special-status plant species would have been detected, failing to follow establish field survey protocols developed by the California Native Plant Society and California Department of Fish and Wildlife. The ISBA identified only 88 vascular plant species as present onsite.

The flora of the site is likely richer than reported as many annual and perennial bulb species likely were not detected during the last three years of extreme drought. CNPS expects that the site contains well over 100 vascular plant taxa, based on the size and location of the property. Early and late spring surveys should be conducted in 2015 as many plants that have lain dormant will likely germinate as a result of this season's current and expected rains.

B

In particular, suitable habitat for a rare annual plant, *Navarretia ojaiensis*, is present onsite; however, field surveys were not conducted when it would mostly likely have been detected, late May through early July.

C

No surveys were conducted for nonvascular plants, such as bryophytes or lichens. Both these groups of plants are an important part of the biodiversity of Ventura County and the Ojai Valley and some species are rare. Surveys should have been conducted and an analysis of their significance should be performed.

D





Ninety-seven (97) bryophyte taxa have been identified as occurring in Ventura County (Magney 2009<sup>1</sup>), of which 5 are known to meet the criteria for being considered as Locally Important Species per the County's rarity criteria.

E

Numerous species (127) of lichens are known to occur in Ventura County (Magney 2014<sup>2</sup>), including a number that are considered rare.

F

*Euphorbia crenulata* was found onsite and should have been considered a Locally Rare Plant. It is known from 5 or fewer populations in Ventura County (Magney 2013<sup>3</sup>)

G

*Lathyrus vestitus* was identified as being present onsite; however, it was not identified fully to subspecies. There are three subspecies of *L. vestitus* that are known to occur in Ventura County (Magney 2013).

H

*Rumex salicifolius* was identified as being present onsite; however, it was not identified fully to variety. There are two varieties of *R. salicifolius* that are known to occur in Ventura County, one of which is Locally Rare (Magney 2013).

I

No surveys for invertebrates of any kind were performed. Special-status mollusks (*Helminthoglypta* species) are known to occur in the Ojai Valley and could occur on the project site (Magney 2011<sup>4</sup>).

J

Due to the deficiencies in the biological resources surveys and assessment, CNPS believes that it is premature to determine that all sensitive biological resources have been identified that may be impacted by the proposed subdivision. Entire groups of species were not considered on any level (bryophytes, lichens, invertebrates) that should have been surveyed for and assessed for significance. The MND is not ready for acceptance as complete.

K

Thank you for considering the concerns of the California Native Plant Society.

Respectfully,

A blue ink signature of David L. Magney is written over a faint, illegible background.

David L. Magney  
President

cc: Greg Suba, CNPS Conservation Program Director

<sup>1</sup> Magney, D.L. 2009. Ventura County Bryophytes. Sespe Institute, Inc., Ojai, California. [http://www.sespeinstitute.com/PDFs/Ventura\\_County\\_Bryophytes.pdf](http://www.sespeinstitute.com/PDFs/Ventura_County_Bryophytes.pdf)

<sup>2</sup> Magney, D.L. 2014. Ventura County Lichens: Annotated Checklist. (Version 1.2, 17 January 2014.) David Magney Environmental Consulting, Ojai, California. [http://magney.org/files/Floras/Ventura\\_County\\_Lichens-v1.2.pdf](http://magney.org/files/Floras/Ventura_County_Lichens-v1.2.pdf)

<sup>3</sup> Magney, D.L. 2013. Checklist of Ventura County Rare Plants. (Twentieth Edition, 3 October 2013.) California Native Plant Society, Channel Islands Chapter, Ojai, California. <http://cnpsci.org/html/PlantInfo/ChecklistofVenturaCountyRarePlants-20131003.pdf>

<sup>4</sup> Magney, D.L. 2011. Ventura County Wildlife – Terrestrial Snails and Slugs. David Magney Environmental Consulting, Ojai, California. <http://www.magney.org/photofiles/VenturaCountySnails1.htm>

December 16, 2014  
Project no. 1202-1301

Ms. Jane Farkas  
Sespe Consulting, Inc.  
374 Poli Street, Suite 200  
Ventura, CA 93001

**Mitigated Negative Declaration for Parker Ranch TPM no. 5878; Case SD12-0002  
Response to California Native Plant Society Comment Letter**

**Introduction**

Padre Associates prepared an Initial Study Biological Assessment (ISBA) which was used by Ventura County Planning to prepare the subject Mitigated Negative Declaration (MND). Comments on the MND are focused on the findings and analysis presented in the ISBA. The following responses are numbered and correspond to numbers assigned to the comments contained in the letter (attached).

**Comment Response**

1. Botanical field surveys were conducted in spring and summer and are consistent with the "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" developed by the California Department of Fish & Wildlife, in that they were:
  - Floristic in nature (all plants encountered were identified);
  - Literature research (using the California Natural Diversity Data Base, BIOS5 and other sources) was conducted to identify special-status plant species that may be encountered;
  - The surveys covered all potential development areas, with a buffer;
  - The project site was systematically covered during the field surveys, including all habitat types at a suitable level of effort; and
  - Two surveys were scheduled and conducted to allow special-status plant species known from the area to be in flower or otherwise identifiable.

Given the highly disturbed nature of much of the site (see photographs in the ISBA), 88 plant species identified in the ~28 acre survey area is a reasonable value and not indicative of poor survey methods.

2. It is possible that drought conditions may have resulted in poor growth and germination of some native plants at the site, and limited the potential to identify these species. However, impact areas do not provide suitable habitat for special-status plant species known from the area. In addition, the "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" do not disallow botanical surveys conducted in drought years or require follow-up surveys in future years which may have more normal rainfall.
3. The spring botanical survey was conducted on April 30, 2013, when local *Navarretia* species would be identifiable, at least to genus. *Navarretia* species were not identified during the spring botanical survey.
4. No special-status non-vascular plant species were identified in the project area during the literature research; therefore, specialized surveys were not conducted.
5. Based on the list of Ventura County Bryophytes compiled by Mr. Magney, one species (*Tortula californica*, California screw moss) is listed as rare or endangered (List 1B) by the California Natural Diversity Data Base occurs in Ventura County. Therefore, it appears this species meets the definition of rare, endangered or threatened in Section 15380 of the State CEQA Guidelines. Although the botanist conducting the surveys is not highly experienced in the identification of bryophytes, no mosses were observed within impact areas during the botanical surveys.
6. Based on the list of Ventura County Lichens compiled by Mr. Magney, none are listed as rare or endangered (or otherwise sensitive) by the California Natural Diversity Data Base, or considered rare or sensitive by any conservation organization.
7. *Euphorbia crenulata* is not included on the 2014 Locally Important Plant List recently updated by Ventura County, or considered rare or sensitive by any conservation organization.
8. *Lathyrus vestitus* ssp. *vestitus* occurs on the project site, but this species is not considered rare or sensitive by any conservation organization.
9. The Second Edition of the Jepson Manual is the taxonomic reference used in preparation of the ISBA and does not identify varieties or subspecies of *Rumex salicifolius*. In any case, this species is not considered rare or sensitive by any conservation organization.



10. Based on the list of native terrestrial snails of Ventura County compiled by Mr. Magney, eight species are listed as special animals by the California Natural Diversity Data Base. Seven of these eight species only occur on San Nicholas Island, or other channel islands. In mainland Ventura County, Trask's shoulderband (*Helminthoglypta traskii traskii*) is the only snail listed as a special animal by the California Natural Diversity Data Base. This species has been reported from the Conejo Valley, and is typically found in coastal scrub and chaparral. Due to the lack of suitable habitat on the project site and lack of observation records in the project area, Trask's shoulderband is considered absent from the project site.
11. In summary, the biological resources of the project site have been adequately characterized, impacts have been identified and feasible mitigation measures provided. Therefore, the biological resources portion of the MND as supported by the ISBA fully complies with the California Environmental Quality Act.

\*

\*

\*

Should you have any questions concerning this letter, please contact me at 805/644-2220 ext. 13 at your earliest convenience.

Sincerely,

**Padre Associates, Inc.**



Matt Ingamells  
Senior Biologist

Attachment: CNPS comment letter dated December 15, 2014

# California Native Plant Society

## Channel Islands Chapter

P.O. Box 6 Ojai, CA 93024-0006

[www.cnpsci.org](http://www.cnpsci.org)

15 December 2014

Dan Klemann  
Planning Division  
County of Ventura  
800 S. Victoria Avenue  
Ventura, California, 93009-1740

**Subject: Mitigated Negative Declaration for Tentative Tract Map No. 5878 (SD12-0002)  
(Parker Subdivision) Biological Resources**

Dear Dan:

The California Native Plant Society (CNPS), Channel Islands Chapter, herein provides comments on the Mitigated Negative Declaration (MND) for the Parker Subdivision located in the Ojai Valley. CNPS is a California nonprofit corporation dedicated to the preservation of the California flora. The author of this letter, David L. Magney, is an expert on the flora of Ventura County, as well as lichens and terrestrial mollusks, and is a Ventura County Planning Division Approved Biologist. This letter represents a cursory review of the MND and Initial Study Biological Assessment.

1. The botanical field surveys were inadequate as they failed to be conducted during seasons when special-status plant species would have been detected, failing to follow establish field survey protocols developed by the California Native Plant Society and California Department of Fish and Wildlife. The ISBA identified only 88 vascular plant species as present onsite.
2. The flora of the site is likely richer than reported as many annual and perennial bulb species likely where not detected during the last three years of extreme drought. CNPS expects that the site contains well over 100 vascular plant taxa, based on the size and location of the property. Early and late spring surveys should be conducted in 2015 as many plants that have lain dormant will likely germinate as a result of this season's current and expected rains.
3. In particular, suitable habitat for a rare annual plant, *Navarretia ojaiensis*, is present onsite; however, field surveys were not conducted when it would mostly likely have been detected, late May through early July.
4. No surveys were conducted for nonvascular plants, such as bryophytes or lichens. Both these groups of plants are an important part of the biodiversity of Ventura County and the Ojai Valley and some species are rare. Surveys should have been conducted and an analysis of their significance should been performed.





5. Ninety-seven (97) bryophyte taxa have been identified as occurring in Ventura County (Magney 2009<sup>1</sup>), of which 5 are known to meet the criteria for being considered as Locally Important Species per the County's rarity criteria.
6. Numerous species (127) of lichens are known to occur in Ventura County (Magney 2014<sup>2</sup>), including a number that are considered rare.
7. *Euphorbia crenulata* was found onsite and should have been considered a Locally Rare Plant. It is known from 5 or fewer populations in Ventura County (Magney 2013<sup>3</sup>).
8. *Lathyrus vestitus* was identified as being present onsite; however, it was not identified fully to subspecies. There are three subspecies of *L. vestitus* that are known to occur in Ventura County (Magney 2013).
9. *Rumex salicifolius* was identified as being present onsite; however, it was not identified fully to variety. There are two varieties of *R. salicifolius* that are known to occur in Ventura County, one of which is Locally Rare (Magney 2013).
10. No surveys for invertebrates of any kind were performed. Special-status mollusks (*Helminthoglypta* species) are known to occur in the Ojai Valley and could occur on the project site (Magney 2011<sup>4</sup>).
11. Due to the deficiencies in the biological resources surveys and assessment, CNPS believes that it is premature to determine that all sensitive biological resources have been identified that may be impacted by the proposed subdivision. Entire groups of species were not considered on any level (bryophytes, lichens, invertebrates) that should have been surveyed for and assessed for significance. The MND is not ready for acceptance as complete.

Thank you for considering the concerns of the California Native Plant Society.

Respectfully,

David L. Magney  
President

cc: Greg Suba, CNPS Conservation Program Director

<sup>1</sup> Magney, D.L. 2009. Ventura County Bryophytes. Sespe Institute, Inc., Ojai, California.  
[http://www.sespeinstitute.com/PDFs/Ventura\\_County\\_Bryophytes.pdf](http://www.sespeinstitute.com/PDFs/Ventura_County_Bryophytes.pdf)

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**From:** davidmagney@gmail.com on behalf of David Magney <david@magney.org>  
**Sent:** Wednesday, December 17, 2014 12:50 PM  
**To:** Klemann, Daniel  
**Cc:** Ogonowski, Mark; Aaron Sims; Greg Suba  
**Subject:** Re: Preliminary comments on bio resources for Parker Ranch subdivision

Dan,

Here are my comments on Padre's responses.

1. Ingamells lists sources he used but failed to data readily available online provided by the Channel Islands Chapter of CNPS, my Ventura County Flora website (which has many area checklists and other pertinent information), Sespe Institute website (which publishes information about a variety of subjects, including terrestrial mollusks), my company website which lists data on lichens, plants, and wildlife of Ventura County. None of these resources were reviewed. He did not visit known populations of rare plants to see what phenological state they were in, or if they even germinated in 2014. He did not identify all species fully, but most of them where.
2. I agree; however, he did not state clearly the limitations of surveying during an extreme drought or how that may affect decisions about potential impacts. You cannot prove a negative; however, we know that annual plants have great variability in germination depending on precipitation and/or temperature conditions, which may result in vastly different results depending on the timing of the surveys. His findings of wide swings in population density for the perennial bulb species, *Calochortus catalinae*, at the Butler Ranch is a good example. The findings over several years at Ahmanson Ranch and Newhall Ranch for the annual *Chorizanthe parryi* var. *fernandina* is another example where some years nothing germinates where millions germinate under optimal conditions.
3. See comment 2 above. He should have visited a known occurrence in the Ojai Valley to confirm that he would likely find the *Navarretia* if it was present onsite.
4. How can he claim this if he did not survey for or identify any nonvascular plant species? CEQA requires assessment of impacts to biological resources, not just special-status species.
5. How can he claim this if he did not survey for or identify any moss species?
6. The fact that none of the lichens I have listed as known to occur in Ventura County are not tracked by the CNDDDB does not mean that they are not considered rare or locally rare. A little research is required. Relying only on the CNDDDB list is a failure to adequately assess the resources.
7. *Euphorbia crenulata* is indeed considered a locally rare plant (5 or fewer populations in Ventura County) by the California Native Plant Society as it is published as such on the Channel Islands Chapter CNPS website at part of the CNPS Locally Rare Plant Project.
8. Agreed. *Lathyrus vestitus* ssp. *vestitus* is not rare; however, subspecies *alefeldii* and *bolanderi* are locally rare while subspecies *laevicarpus* has its Type Locality in Ventura County.
9. While using the Jepson Manual, Second Edition is appropriate as a general base to start with vascular plant taxonomy, it is NOT appropriate to rely on it as the standard for current taxonomy. Many taxa have already changed names on some level since its publication. The Jepson Herbarium works to update taxonomy on its website, through the Jepson eFlora (<http://ucjeps.berkeley.edu/IJM.html>). Taxonomy changes a lot, and new taxa are discovered or described regularly, all of which must be considered and researched at the time of an assessment. A professional botanist MUST stay current on taxonomic changes to properly identify plants, which does require an extra level of effort. The field of botany is not a static science and review of taxonomic journals, such as *Systematic Botany*, *Madrono*, *Crossosoma*, *Bryologist*, and others is a necessary part of the profession. Just because the Second Edition of the Jepson Manual does not recognize a taxon does not mean it is not a valid taxon. What is or not included in that publication is quite complex and should not be relied upon as the only source of taxonomy. In fact, I erred in using that

old name. Variety *crassus* has been elevated to a full species: *Rumex crassus*, Willow-leaved Dock. It was published as *Rumex salicifolius* var. *crassus* in the first edition of the Jepson Manual and elevated to *Rumex crassus* in the Second Edition. *Rumex salicifolius* is not a rare species.

10. As stated above, the CNDDDB is NOT the only source for determining a taxon's rarity. Specifically for invertebrates listed by the CNDDDB, CDFW has not had staff or funding to review all the recommendations for additions to what the CNDDDB tracks; therefore, to rely on it as the only source for determining what species are rare fails to meet minimum professional standards of analysis. My research into the terrestrial mollusks in California, focusing on southern California counties, has shown that many species meet the CNDDDB rarity ranking criteria for consideration as rare statewide, much less in Ventura County. The results of my research on this group of invertebrates represents the best available science available, which I have published on the Sespe Institute website ([www.sespeinstitute.com](http://www.sespeinstitute.com)). Ingamells also failed to mention that there are 5 species of terrestrial mollusks on the County's Locally Important Animals List for 2014. Of those, I have found *Helminthoglypta willetti* in the Ojai Valley, which could indeed occur on the Parker Ranch property. Surveys need to be conducted to see what species are present, not simply ignored because they have yet to be added to the CNDDDB list.

11. I disagree, for the reasons listed above. Additional seasonal surveys are needed to determine what biological resources are present before an adequate impact assessment can be performed. Now is a really good time to survey for terrestrial mollusks. Surveys for lichens and bryophytes can also be conducted now.

Respectfully,

David L. Magney  
President  
David Magney Environmental Consulting  
P.O. Box 1346  
Ojai, CA 93024  
805/646-6045 Headquarters  
530/273-1799 Northern California office  
[www.magney.org](http://www.magney.org)

*To provide quality environmental consulting services with integrity that protects and enhances the human and natural environment.*

On Tue, Dec 16, 2014 at 3:40 PM, Klemann, Daniel <[Daniel.Klemann@ventura.org](mailto:Daniel.Klemann@ventura.org)> wrote:

Good Afternoon, David:

I just received these (attached) comments from Mr. Ingamells regarding your comments on the MND for the Parker Ranch subdivision project. If you have anything else that you would like to add in response to Mr. Ingamells' comments, please let me know.

Thanks.

Dan Klemann, M.A. | Manager

Residential Permits Section



[daniel.klemann@ventura.org](mailto:daniel.klemann@ventura.org)

Ventura County Resource Management Agency | Planning Division

P. [805.654.3588](tel:805.654.3588) | F. [805.654.2509](tel:805.654.2509)

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

[www.ventura.org/rma/planning](http://www.ventura.org/rma/planning)

For online permits and property information, visit [VC Citizen Access](#).

**From:** [davidmagney@gmail.com](mailto:davidmagney@gmail.com) [mailto:[davidmagney@gmail.com](mailto:davidmagney@gmail.com)] **On Behalf Of** David Magney

**Sent:** Monday, December 15, 2014 9:01 PM

**To:** Klemann, Daniel

**Cc:** Ogonowski, Mark

**Subject:** Preliminary comments on bio resources for Parker Ranch subdivision

Dan,

Attached are some preliminary comments on the ISBA for the Parker Ranch subdivision. These are the same that I presented to the Ojai Valley Municipal Advisory Council tonight.

Thanks,

David L. Magney  
President

CNPS Channel Islands Chapter

P.O. Box 6  
Ojai, CA 93024  
[805/646-6045](tel:8056466045)

[www.](http://www.cnpsci.org)

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[.org](http://www.cnpsci.org)



December 18, 2014  
Project no. 1202-1301

Ms. Jane Farkas  
Sespe Consulting, Inc.  
374 Poli Street, Suite 200  
Ventura, CA 93001

**Mitigated Negative Declaration for Parker Ranch TPM no. 5878; Case SD12-0002  
Response to David Magney Comment E-mail (12/17/14)**

**Introduction**

Padre Associates prepared an Initial Study Biological Assessment (ISBA) which was used by Ventura County Planning to prepare the subject Mitigated Negative Declaration (MND). We prepared a response (dated 12/16/14) to a comment letter from the California Native Plant Society (CNPS) dated December 15, 2014. The following is a response to a follow-up e-mail from David Magney, President of the local CNPS Chapter.

Although not required by the State CEQA Guidelines, the County's Administrative Supplement to the State CEQA Guidelines requires formal responses to comments on MNDs. It should be noted that the public comment period for the subject MND ended on December 10, 2014; however, Ventura County Planning has the option to respond to late comment letters.

**Comment Response**

The comments provided by Mr. Magney do not focus on the adequacy of the MND in complying with Public Resources Code and the State CEQA Guidelines (as supplemented by Ventura County). They do not dispute any of the findings of the MND, or provide any new information regarding the presence of rare, threatened or endangered species (as defined under CEQA) at the project site. Mr. Magney's comments focus on the comprehensiveness of the biological surveys conducted at the project site. We feel our December 16, 2014 response fully addressed the survey methodology used to prepare the ISBA and MND. I commend Mr. Magney's research into non-vascular plants and terrestrial mollusks that may occur in Ventura County; however, these data do not appear to have been peer-reviewed and any "rare" findings have not been recognized by the California Department of Fish & Wildlife.

CEQA does not require an exhaustive biological inventory be prepared, only to adequately characterize the biological resources on-site, identify any significant impacts and provide feasible mitigation measures to avoid impacts or reduce them to a level of less than significant. The ISBA and MND fully comply with the County's Initial Study Assessment Guidelines (ISAG), including determining significant impacts to plant and animal species and their habitats (ISAG Section 4.D.1), ecological communities (ISAG Section 4.D.2) and habitat connectivity (ISAG Section 4.D.3), and providing feasible mitigation.

\*

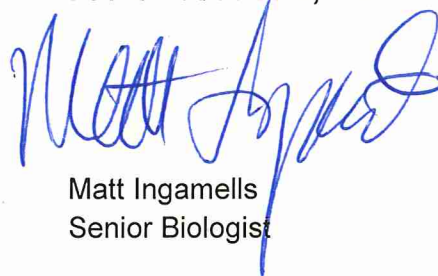
\*

\*

Should you have any questions concerning this letter, please contact me at 805/644-2220 ext. 13 at your earliest convenience.

Sincerely,

**Padre Associates, Inc.**



Matt Ingamells  
Senior Biologist

Attachment: David Magney comment e-mail dated December 17, 2014

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7. *Euphorbia crenulata* is indeed considered a locally rare plant (5 or fewer populations in Ventura County) by the California Native Plant Society as it is published as such on the Channel Islands Chapter CNPS website at part of the CNPS Locally Rare Plant Project.

8. Agreed. *Lathyrus vestitus* ssp. *vestitus* is not rare; however, subspecies *alefeldii* and *bolanderi* are locally rare while subspecies *laevicarpus* has its Type Locality in Ventura County.

9. While using the Jepson Manual, Second Edition is appropriate as a general base to start with vascular plant taxonomy, it is NOT appropriate to rely on it as the standard for current taxonomy. Many taxa have already changed names on some level since its publication. The Jepson Herbarium works to update taxonomy on its website, through the Jepson eFlora (<http://ucjeps.berkeley.edu/IJM.html>). Taxonomy changes a lot, and new taxa are discovered or described regularly, all of which must be considered and researched at the time of an assessment. A professional botanist MUST stay current on taxonomic changes to properly identify plants, which does require an extra level of effort. The field of botany is not a static science and review of taxonomic journals, such as *Systematic Botany*, *Madrono*, *Crossosoma*, *Bryologist*, and others is a necessary part of the profession. Just because the Second Edition of the Jepson Manual does not recognize a taxon does not mean it is not a valid taxon. What is or not included in that publication is quite complex and should not be relied upon as the only source of taxonomy. In fact, I erred in using that old name. Variety *crassus* has been elevated to a full species: *Rumex crassus*, Willow-leaved Dock. It was published as *Rumex salicifolius* var. *crassus* in the first edition of the Jepson Manual and elevated to *Rumex crassus* in the Second Edition. *Rumex salicifolius* is not a rare species.

10. As stated above, the CNDDDB is NOT the only source for determining a taxon's rarity. Specifically for invertebrates listed by the CNDDDB, CDFW has not had staff or funding to review all the recommendations for additions to what the CNDDDB tracks; therefore, to rely on it as the only source for determining what species are rare fails to meet minimum professional standards of analysis. My research into the terrestrial mollusks in California, focusing on southern California counties, has shown that many species meet the CNDDDB rarity ranking criteria for consideration as rare statewide, much less in Ventura County. The results of my research on this group of invertebrates represents the best available science available, which I have published on the Sespe Institute website ([www.sespeinstitute.com](http://www.sespeinstitute.com)). Ingamells also failed to mention that there are 5 species of terrestrial mollusks on the County's Locally Important Animals List for 2014. Of those, I have found *Helminthoglypta willetti* in the Ojai Valley, which could indeed occur on the Parker Ranch property. Surveys need to be conducted to see what species are present, not simply ignored because they have yet to be added to the CNDDDB list.

11. I disagree, for the reasons listed above. Additional seasonal surveys are needed to determine what biological resources are present before an adequate impact assessment can be performed. Now is a really good time to survey for terrestrial mollusks. Surveys for lichens and bryophytes can also be conducted now.

Respectfully,

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**Letters and Email Comments 7: Letter from David Magney, dated December 15, 2015 (Related Email from David Magney, dated December 17, 2015, and Related Letters from Matt Ingamells, dated December 16, 2015, and December 18, 2015)**

Comment A: The commenter asserts that field surveys performed by the consulting biologist were outside the bloom period of many of the special status plant species that occur within a 5-10 mile radius of the project site according to the California Natural Diversity Database (CNDDB).

This statement is valid for some species; however, the project impact areas associated with the proposed subdivision do not provide suitable habitat for these species. Thus there is a very low potential for these species to occur within the areas of potential future development. It appears the consulting biologist followed many of the survey protocols specified in the California Department of Fish and Wildlife's (CDFW's) *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (2009). One exception is the provision for visiting a reference site. Verifying rare plants in bloom is particularly important during droughts to ensure that the timing of surveys is appropriate and to help substantiate negative findings in adverse conditions caused by drought. However, once again, given that there is a very low potential for these species to occur within the areas of potential future development, additional field surveys are not required.

No changes to the MND are required in response to this comment.

Comment B: The commenter recommends conducting special-status plant surveys in 2015 to capture the potentially numerous species that may not have bloomed in previous years when surveys were conducted with less precipitation.

CDFW special status native plant survey protocols do not specifically require follow-up surveys if adverse conditions, such as a drought, occur that year; however, in some cases, more than one field season may be necessary to accurately survey the floristic diversity of a site and detect the presence of special status plant taxa. At the very least, the drought conditions should be discussed in biological reports and survey results assessed in the context of these adverse conditions. Future biological reporting should contain such contingencies.

With regard to the surveys that were completed for the proposed project, biological surveys were conducted on August 6, 2012, and April 30, 2013. These dates do not encompass the typical bloom period of some of the special-status and rare botanical species with potential to occur; however, as stated in the response to Comment A (above), the areas in which potential future development will occur do not contain suitable habitat for many of the species—the areas of the subject property where impacts will occur consist primarily of degraded non-native grassland and do not contain suitable habitat. Furthermore, areas within the project site in which suitable habitat exists and will be protected through a deed restriction that will prevent new development. Although it is likely that fewer species were detected on the project site due to prolonged drought

conditions, the Planning Division will not require additional surveys because of the disturbed nature of the impacted areas.

No changes to the MND are required in response to this comment.

Comment C: Comment C states that suitable habitat for Ojai Navarretia (*Navarretia ojaiensis*) is present on the site and that surveys were not conducted during its bloom period. The Ojai navarretia California Native Plant Society (CNPS) 1B.1 is described as occurring in valley and foothill grasslands<sup>1</sup> and has a bloom period of May (potentially mid- or late May) to July.

The consulting biologist conducted project surveys outside the bloom period for the Ojai navarretia by one day, although some sources suggest they tend to bloom in late May<sup>2</sup>, indicating surveys may have been weeks before the defined bloom period. The assertion that they were blooming during this time by using a reference site would have greatly substantiated the claim that this species is absent from the site. Visiting a reference site is good practice for any rare plant surveys, especially if surveys are conducted during the very beginning or very end of a bloom period. Botanical surveys that attempt to identify plants solely by identifying leaf structures with no inflorescence is a much less reliable method of detecting rare plants because they are more easily missed when surveying a large site. In the future, it is strongly recommended that a reference site be used to confirm that potentially occurring rare plants are in fact blooming during the time of biological surveys. Although this is not a strict requirement in the ISBA standards, it is good practice and will lead to a more straight forward review process. The consulting biologist contends that the Ojai navarretia would have been identifiable to genus if they were present; however, drought conditions may have prevented it from blooming or completing its lifecycle as an annual at all in 2013.

The impact areas on the project site are below the elevational range of the species, which is 240-620 meters above mean sea level<sup>3</sup>; however, because Ojai navarretia is a rare species, limited information is available. According to CNPS, Ojai navarretia typically occurs on clayey soils, usually in grassland/forbland on north-facing slopes at the base of the slope. Also, it does not appear to compete well with the invasive Mediterranean grasses, such as *Bromus diandrus* and *B. hordeaceus*; in fact, in grassland areas where these species are thick, no Ojai navarretia can be found.<sup>4</sup> Ojai navarretia may occur onsite given it is found in grassland habitat; however, the proposed areas of potential future development are outside the species' elevational range, the subject property has been heavily disturbed for a long period of time, and the species does not compete well with

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<sup>1</sup> California Native Plants Society Rare and Endangered Plant Inventory, <http://www.rareplants.cnps.org/detail/3325.html>

<sup>2</sup> CNPS, Channel Islands Chapter [http://www.cnpsci.org/PlantInfo/RarePlants/RarePlantProfile-Navarretia\\_ojaiensis.htm](http://www.cnpsci.org/PlantInfo/RarePlants/RarePlantProfile-Navarretia_ojaiensis.htm)

<sup>3</sup> Calflora, plant characteristics. <http://www.calflora.org/entry/plantchar.html?crn=10742>

<sup>4</sup> CNPS, Channel Islands Chapter, *Navarretia ojaiensis* article: [http://www.cnpsci.org/PlantInfo/RarePlants/RarePlantProfile-Navarretia\\_ojaiensis.htm](http://www.cnpsci.org/PlantInfo/RarePlants/RarePlantProfile-Navarretia_ojaiensis.htm)

dense invasive grasses found within the areas of potential future development. For these reasons, the likelihood of Ojai navarretia occurring within the areas of potential future development is low and additional surveys are unnecessary.

No changes to the MND are required in response to this comment.

Comment D: This comment addresses a lack of surveys for non-vascular plants such as bryophytes and lichens.

It is highly likely that the project site was not adequately surveyed for special-status non-vascular plants and invertebrates. Ideally, consultants hired to conduct these surveys have the experience and skills to identify all potentially occurring special-status species, such as bryophytes, lichens, and invertebrates. A lack of literature citing observations of these species should by no means be evidence used to make the assumption that these species are not present. Surveys for these species are not as extensive as those for vascular plants and, as a result, coverage of these species is not well-represented in reference materials such as the CNDDDB. Surveys for special status bryophytes, lichens, and invertebrates should occur if suitable habitat is present, and the results of the surveys and potential project impacts should be set forth in Initial Study Biological Assessments (ISBAs). Although the Planning Division does not specifically require qualified biologists to possess this specific training or expertise, it does require them to have substantial experience conducting botanical surveys and have the ability to evaluate the potential for special status species to occur. No follow-up surveys will be required.

No changes to the MND are required in response to this comment.

Comment E: Comment E discusses five bryophyte species that meet the County's criteria for being designated as a Locally Important Species (LIS), according to the commenter.

The scope of biological surveys should include all potentially occurring special status species, including bryophytes listed in CDFW's Special Vascular Plants, Bryophytes, and Lichens List. Their presence or absence should also be discussed in an ISBA. However, the Planning Division can only recognize species as locally important if they have been validated through the County's Locally Important Plant Review Committee review and selection process or if substantial evidence can be presented to demonstrate that the two criteria used to designate LIS are met. The bryophyte species identified by the commenter are likely good candidates for the County's LIS list and will be considered during the next review process; however, not enough information is currently known about bryophytes to meet both LIS criteria.

No changes to the MND are required in response to this comment.

Comment F: The commenter raises a valid point that numerous lichen species have the potential to occur on the proposed project site and that resources besides CNDDDB exist to assist in determining whether or not they are likely to occur. Surveys should account for all special status species, including lichens, whether or not these species occur on

lists associated with CNDDDB. In fact, the Ventura County ISAGs specifically state: “Existing mapped biological information has limitations, and therefore it should be used in combination with evidence from other published studies and evidence found during the field survey to evaluate the significance of potential project impacts to a biological resource.”<sup>5</sup> Particularly in cases where information from traditional sources such as CNDDDB is limited or may be out of date, other resources such as information provided by the commenter should be included in an ISBA. However, CNDDDB provides the only means to evaluate the rarity of lichens at this time; thus, if a species is listed on the Special Vascular Plants, Bryophytes, and Lichens List, it is considered rare. No lichen species were listed as occurring on the project site thus no impacts are anticipated.

No changes to the MND are required in response to this comment.

Comments G through I: The commenter has cited three species that occur on the project site that may be considered LIS or are not identified correctly to species and subspecies level.

The Planning Division expects biological reports from qualified biologists to include all observed individuals identified to the species and subspecies level as necessary. This information is necessary and important in determining the extent of impacts and applicable mitigation. The Planning Division recommends that qualified biologists consult all relevant resources such as the Channel Islands Chapter of CNPS for information on locally rare species and the latest information on taxonomic nomenclature. The consulting biologist has since identified the individual in question as *Lathyrus vestitus ssp. vestitus*.

Surveys should account for all LIS that have the potential to occur on a subject property, whether or not these species occur on lists associated with CNDDDB. As stated in the response to Comment F (above), the Ventura County ISAGs specifically state: “Existing mapped biological information has limitations, and therefore it should be used in combination with evidence from other published studies and evidence found during the field survey to evaluate the significance of potential project impacts to a biological resource.”<sup>6</sup> This data is available on the CNPS Channel Islands Chapter website; however, precise spatial data containing observations of these species are not readily available as with CNDDDB data. The Planning Division recognizes the work the commenter has done to research and record species that are locally rare and likely qualify as candidates for the Ventura County Locally Important Species List. The Standards for ISBAs state the current list of LIS “...*should not be considered comprehensive*. Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.” However, without the careful vetting of the Locally Important Plant Review Committee and the inclusion of substantial evidence that a species meets these two criteria, the Planning Division cannot designate these species as LIS; they may be good candidates for the County’s LIS list and will be considered during the next review process.

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<sup>5</sup> Ventura County Initial Study Assessment Guidelines, “Methodology,” pg. 37

<sup>6</sup> *Ibid.*

No changes to the MND are required in response to this comment.

Comment J: The comment states that the ISBA did not address invertebrate species such as the five species of mollusks on the Ventura County Locally Important Animals List.

Surveys should account for all special-status species including LIS, whether or not these species are found in CNDDDB per the Ventura County ISAGs. Data on the occurrence of these mollusks is available on the commenter's website and should be used as a supplemental source of information regarding the potential for invertebrate species to occur. However, very little information is available regarding habitat requirements for special status invertebrates. Of the five mollusk species that occur on the Ventura County Locally Important Animals List, one occurs only on Catalina Island, one has only been recorded in Simi Valley in Ventura County, two have not been observed in Ventura County, and one has suitable habitat requirements that are not present within the areas in which potential future development will occur. The Planning Division expects qualified biologists to be knowledgeable about all potentially occurring LIS and have the capability to determine whether or not they have the potential to occur. In addition, all ISBAs should account for the potential for Locally Important Animal Species to occur and any potential impacts and necessary mitigation. If suitable habitat for these species occurs on the subject property, the potential for these species to occur should be discussed in an ISBA. However, because information regarding suitable habitat is limited or suitable habitat is absent from areas of future development, no additional surveys for invertebrate species will be necessary.

No changes to the MND are required in response to this comment.

Comment K: The evaluation of impacts to and mitigation measures for biological resources in the draft MND are adequate.



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## **EXHIBIT 5 – CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP NO. 5878 (SD12-0002)**

### **RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

#### **Planning Division Conditions**

##### **1. Project Description**

The Project 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 Exhibits 1, 3, and 4, dated July 7, 2015, 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 Tentative Parcel Map 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 the Project.

The Project description is as follows:

The Project consists of a Tentative Parcel Map to subdivide an approximately 90.16 acre lot into four lots. Each resulting lot will meet the minimum lot size of its respective zoning designation. Parcel 1 will be 1.64 acres, Parcel 2 will be 1.64 acres, Parcel 3 will be 43.34 acres, and Parcel 4 will be 43.48 acres. The building pads will be located outside of the Live Oak Creek corridor in areas that have been previously disturbed—that is, approximately 200 feet to the east of Live Oak Creek (Parcels 3 and 4) and approximately 650 feet the east of Live Oak Creek along Burnham Road (Parcels 1 and 2). Future development on the Parcels will be limited to an access driveway, single-family dwelling, and accessory structures (excluding a second dwelling unit) on each lot, all of which will be located within the building pads shown on the Tentative Parcel Map. (See Condition No. 14, below.)

Additionally, the Project includes a prohibition on new development (e.g., building or structural development, stockpiling materials, grading, and vegetation removal) to the west of Live Oak Creek, beginning within 200 feet east of the top of bank of Live Oak Creek on Parcel 4 and west of the top of bank of Live Oak Creek on Parcel 3 (to accommodate existing development), in order to avoid adverse impacts to biological resources located in or near the Live Oak Creek corridor, and to the west of the Live Oak Creek Corridor. Parcels 3 and 4 are subject to an existing deed restriction that was imposed on the property as part of a Conditional Certificate of Compliance (CCC-0208) for Parcel Map No. PM-5373 approved on October 27, 2003. The Project includes the removal of the existing deed restriction and imposition of new restrictions on Parcels 3 and 4, which will prohibit new development west of Live Oak Creek. Existing development and uses (e.g., existing agricultural development) will be

allowed to remain within the area that is currently subject to the existing deed restriction. (See Exhibit 3 of the Planning Director hearing on July 7, 2015, and Condition No. 18, below.)

The Project will result in the direct removal of approximately 0.06 acres of *Quercus agrifolia* woodland alliance, and the removal of one protected coast live oak tree (*Quercus agrifolia*) to afford access to Parcel 1. The Ventura County Fire Protection District's (VCFPD's) required 100 feet of fuel modification will affect approximately 2.20 acres of *Quercus agrifolia* woodland alliance through understory removal and oak tree limbing up to 5 feet from the ground within 100 feet of the building pads for Parcels 1 and 2.

Development associated with the Project will require up to approximately 500 cubic yards of grading for all four lots. The Project site is currently developed with an existing 644 square foot animal caretaker dwelling unit, two existing barns that are 1,778 square feet and 2,086 square feet in size, and horse corrals adjacent to Live Oak Creek on proposed Parcel 3. The existing septic tank that serves the animal caretaker dwelling unit will be abandoned when Parcel 3 is developed.

The Ventura River County Water District (VRCWD) will provide water, Ojai Valley Sanitary District (OVSD) will provide sewage disposal, Southern California Edison will provide electricity, and The Gas Company will provide gas to the lots. None of the lots are currently within the boundaries of the OVSD. Parcels 1 and 2 are currently within the sphere of influence for the OVSD; however, Parcels 3 and 4 are not located within the sphere of influence for the OVSD. Prior to recordation of the Parcel Map for the Project and receiving sewage disposal service from the OVSD, the Subdivider must receive approval from the Ventura County Local Agency Formation Commission (LAFCo) in order to annex the Project site into the OVSD.

Private driveways that connect to Burnham Road and Los Encinos Road will provide access to the building pads for each Parcel.

Finally, there is an existing Watershed Protection District easement along Live Oak Creek. The Project does not include any changes to the existing easement.

The grading, 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, all approved County land use hearing exhibits in support of the Project, and conditions of approval below. (PL-1)

## **2. Ground Disturbance and Construction Activities**

Prior to any ground disturbance activities (e.g., vegetation removal, grading, or trenching for utilities) or construction activities, the Subdivider shall obtain a Zoning Clearance from the Planning Division.

Prior to any construction activities, the Subdivider shall obtain a Building Permit from the Building and Safety Division.

Prior to any grading activities, the Subdivider shall obtain a Grading Permit from the Public Works Agency. (PL-6)

**3. Conditions of Approval and Map Notations**

The conditions of approval for the Project supersede all conflicting notations, specifications, dimensions, typical sections and the like which may be shown on the Tentative Parcel Map. All of the provisions of the Subdivision Map Act, *Ventura County Subdivision Ordinance*, and adopted County policies are applicable to this condition. (PL-63)

**4. Tentative Parcel Map Expiration**

Pursuant to § 8205-8 of the *Ventura County Subdivision Ordinance*, the Tentative Parcel Map shall expire on [insert date] (i.e., five years after the approval of the Tentative Parcel Map). Unless a Parcel Map is filed prior to expiration of the corresponding Tentative Parcel Map, all proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new subdivision entitlement application. A Parcel Map may be approved and recorded after the expiration date of the Tentative Parcel Map, if the Parcel Map application is filed with, and deemed adequate for recordation by, the County Surveyor prior to the expiration date. Approval of a minor or major modification of the Tentative Parcel Map shall not affect the expiration date of a Tentative Parcel Map. (PL-64)

**5. Acceptance of Conditions**

Recordation of the Parcel Map shall constitute acceptance by the Subdivider and all successors-in-interest of all conditions of approval for the Project. (PL-65)

**6. Tentative Parcel Map Modification**

The Planning Director may change the Tentative Parcel Map, or the conditions of approval of the Tentative Parcel Map, upon the approval of a map modification application, pursuant to § 8205-7 et seq. of the *Ventura County Subdivision Ordinance*. Pursuant to § 8205-8.3 of the *Ventura County Subdivision Ordinance*, approval of a minor or major modification does not affect the expiration date of the Tentative Parcel Map set forth in Condition No. 4 of the Project (above). (PL-66)

**7. Documentation Verifying Compliance with Other Agencies' Requirements Related to the Project**

**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) and the completion of the Mitigation and Monitoring Reporting Program set forth in the MND that was adopted for the Project (Exhibit 4).

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



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

**Timing:** The documentation shall be submitted to the Planning Division prior to recordation of the Parcel Map for the Project, or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Subdivider in the Project file. In the event that the Federal, State, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Subdivider shall submit the new documentation within 30 days of receipt of the documentation from the other agency. (PL-9)

8. Recordation of Tentative Parcel Map Conditions of Approval/Mitigation Monitoring and Reporting Program and Planning Director Hearing Exhibits

**Purpose:** The purpose of this condition is to notify the Subdivider's successors-in-interest of the conditions of approval and mitigation monitoring and reporting program that applies to future development on the lots created by the Project.

**Requirement:** The Subdivider shall record a copy of these conditions of approval of the Project (that include the Mitigation Monitoring and Reporting Program set forth in the MND for the Project) with the Parcel Map for the Project, in the Office of the County Recorder.

**Documentation:** The recorded conditions of approval shall serve as the documentation to verify compliance with this condition of approval.

**Timing:** Within one week following the recordation of the conditions of approval and Parcel Map, the Subdivider shall submit a copy of the recorded conditions of approval and Parcel Map to the Planning Division.

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded conditions of approval and Parcel Map in the Project file. The Subdivider (and any successors-in-interest) shall submit all plans for any future development that may occur on the lots created by the Parcel Map, to the Planning Division for review and approval, to ensure that future development on the lots created by the Project comply with the requirements of these conditions of approval. The Planning Division has the authority to inspect the property to ensure that future development complies with the requirements of these conditions of approval, in accordance with § 8114-3.2 of the *Ventura County Non-Coastal Zoning Ordinance* (NCZO) (2014).

9. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Subdivider shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 9.b. Specifically, the Subdivider shall bear the full costs of the following:

- (1) condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and
  - (2) monitoring and enforcement costs required by the NCZO (§ 8114-3). The Subdivider, or the Subdivider'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 (which may include weekday and/or weekend inspections), public reports, penalty hearings, forfeiture of securities, and suspension of permits for development on the lots created by the Project. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Subdivider shall be billed for said costs and penalties pursuant to the NCZO (§ 8114-3.4).
- b. Establishment of Revolving Compliance Accounts: Prior to recordation of the Parcel Map for the Project, the Subdivider, or the Subdivider's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
- (1) a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 9.a, above), monitoring and enforcement (Condition 9.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Subdivider and the Planning Director; and
  - (2) a signed and fully executed County RMA reimbursement agreement, which is subject to the Subdivider's right to challenge any charges obligating the Subdivider to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 9.b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of the Project and/or the NCZO that may occur.
- d. Billing Process: The Subdivider 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 permits for development associated with the Project. The Subdivider shall have the right to challenge any charge prior to payment. (PL-12)

**10. Defense and Indemnity**

As a condition of the Project and permits for future development associated with the Project, including adjustment, modification, or renewal thereof, the Subdivider agrees to:

- a. Defend, at the Subdivider's sole expense, any action brought against the County by a third party challenging either the County's decision to approve the Project, or the manner in which the County is interpreting or enforcing the conditions of the Project; 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 Subdivider 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 Subdivider defended or controlled the defense thereof pursuant to Section 10.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 Subdivider of the Subdivider's obligations under this condition.

Neither the approval of the Project, nor compliance with the conditions thereof, shall relieve the Subdivider from any responsibility otherwise imposed by law for damage to persons or property; nor shall the approval of the Project 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 Subdivider 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 (Project Description), as it may be subsequently modified pursuant to the conditions of the Project. (PL-13)

**11. Invalidation of Condition(s)**

If any of the conditions or limitations of the Project are held to be invalid, that holding shall not invalidate any of the remaining Tentative Parcel Map 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 Subdivider 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, the Project 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 Subdivider 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 the Project, 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, pursuant to the procedures set forth in the *Ventura County Subdivision Ordinance* (§ 8205-7 et seq. and § 8210-1, as applicable). 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 the Tentative Parcel Map may expire and permits for development on the lots created by the Project may be revoked. (PL-14)

#### 12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of the Project, the County shall confer in writing with the Subdivider 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 Subdivider 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 Subdivider or a contractor of the Subdivider undertakes. In accordance with Condition No. 9 (above), if the County hires a consultant to review any work undertaken by the Subdivider, or hires a consultant to review the work undertaken by a contractor of the Subdivider, the hiring of the consultant will be at the Subdivider's expense. (PL-15)

#### 13. Relationship of Tentative Parcel Map Conditions, Laws and Other Permits

The Subdivider shall design, maintain, and operate the Project site 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 Tentative Parcel Map condition contained herein is in conflict with any other Tentative Parcel Map condition contained herein, when principles of law do not provide to the contrary, the Tentative Parcel Map condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of the Project for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules or regulations,

or orders of an authorized governmental agency. Neither the approval of the Project, nor compliance with the conditions of the Project, shall relieve the Subdivider from any responsibility otherwise imposed by law for damage to persons or property. (PL-16)

**14. Permissible Development on the Lots Created by Tentative Parcel Map No. 5878 (SD12-002)**

**Purpose:** The purpose of this condition is to set forth the development that is permissible on the lots created by the Tentative Parcel Map.

**Requirement:**

*Development on Parcels 1 and 2*

New development on Parcels 1 and 2 shall be limited to:

- a. One single-family dwelling and residential accessory structures (except for second dwelling units) on each Parcel, located solely within the building pads shown in Exhibit 3 of the Planning Director hearing on July 7, 2015;
- b. Grading to construct the driveways and building pads shown in Exhibit 3 of the Planning Director hearing on July 7, 2015;
- c. Ground disturbance for, and installation and maintenance of, utilities (e.g., electrical, water, and sewer lines) to serve the one single-family dwelling and residential accessory structures, located solely within the building pads and driveways shown in Exhibit 3 of the Planning Director hearing on July 7, 2015; and
- d. Vegetation removal solely for: (1) the construction of the driveways and building pads shown on Exhibit 3 of the Planning Director hearing on July 7, 2015; (2) fuel reduction within 100' of buildings and structures, in order to comply with the VCFPD's requirements; and (3) fuel reduction within 10' of driveways, in order to comply with the VCFPD's requirements.

*Development on Parcels 3 and 4*

Condition No. 18 (below) sets forth the permissible development on Parcels 3 and 4 within the deed restriction area shown in Exhibit 3 of the Planning Director hearing on July 7, 2015.

All of the existing agricultural development located outside of the existing deed restriction area on Parcels 3 and 4, as shown in Exhibit 3 of the Planning Director hearing on July 7, 2015, may remain on Parcels 3 and 4. Development that is solely for the purpose of maintaining the existing agricultural development may be permitted; however, expansion of the existing agricultural development (e.g., the construction of new buildings or the creation of new pastures) shall be prohibited.

New development on Parcels 3 and 4 shall be limited to:

- a. One single-family dwelling and residential accessory structures (except for second dwelling units) on each Parcel, located solely within the building pads shown in Exhibit 3 of the Planning Director hearing on July 7, 2015;
- b. Grading to construct the driveways and building pads shown in Exhibit 3 of the Planning Director hearing on July 7, 2015;



- c. Ground disturbance for, and installation and maintenance of, utilities (e.g., electrical, water, and sewer lines) to serve the one single-family dwelling and residential accessory structures, located solely within the building pads and driveways shown in Exhibit 3 of the Planning Director hearing on July 7, 2015;
- d. Ground disturbance to abandon all existing septic systems and connect structures containing plumbing to the public sewer, pursuant to Condition No. 28 (below); and
- e. Vegetation removal solely for: (1) the construction of the driveways and building pads shown on Exhibit 3 of the Planning Director hearing on July 7, 2015; (2) removal of the septic systems shown on Exhibit of the Planning Director hearing on July 7, 2015, and connection of structures containing plumbing to the public sewer; (3) fuel reduction within 100' of buildings and structures, in order to comply with the VCFPD's requirements; and (4) fuel reduction within 10' of driveways, in order to comply with the VCFPD's requirements.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map with the Parcel Map for the Project, with the Office of the County Recorder. The Subdivider must submit a copy of the recorded conditions of approval and the Parcel Map to the Planning Division.

Any development that requires a permit from the RMA Planning Division shall be documented in the permit application and permit for the development.

**Timing:** Within one week following the recordation of the conditions of approval and Parcel Map, the Subdivider shall submit a copy of the recorded conditions of approval to the Planning Division.

Prior to initiating any development that requires a permit from the RMA Planning Division, the Subdivider shall obtain the requisite permit.

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded conditions of approval in the Project file. The Subdivider (and any successors-in-interest) shall submit all plans for any future development that may occur on the lots created by the Parcel Map, to the Planning Division for review and approval, to ensure that future development complies with the requirements of this condition. The Planning Division has the authority to inspect the property to ensure that it is maintained as required, in accordance with § 8114-3.2 of the NCZO. If the Planning Division confirms that the restricted area has not been maintained as required, enforcement actions may be enacted in accordance with § 8114-3 of the NCZO.

**15. Paleontological Resources Inadvertently Discovered During Ground Disturbance or Construction Activities:**

**Purpose:** In order to avoid 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 Subdivider 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 Subdivider shall record a copy of the conditions of approval of the Project (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder. The Subdivider shall submit the reports prepared by the paleontologist or geologist. Additional documentation may be required to demonstrate that the Subdivider has implemented any recommendations set forth in the paleontological report.

**Timing:** The Subdivider shall record a copy of the conditions of approval of the Project concurrently with the Parcel Map for the Project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map. Paleontological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Reporting:** The Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. The Subdivider shall provide any paleontological report prepared for the Project site to the Planning Division to be made part of the Project file. The Subdivider shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. (PL-56)

**16. Archaeological Resources Inadvertently Discovered During Ground Disturbance or Construction Activities:**

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

**Requirement:** The Subdivider shall implement the following procedures:

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

- 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:** The Subdivider shall record a copy of the conditions of approval of the Project (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder.

If archaeological remains are encountered, the Subdivider 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 Subdivider has implemented any recommendations made by the archaeologist's report.

**Timing:** The Subdivider shall record a copy of the conditions of approval of the Project concurrently with the Parcel Map for the Project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map. Archaeological reports shall be provided to the Planning Division immediately upon completion.

**Monitoring and Timing:** The Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. The Subdivider shall provide any archaeological report prepared for the Project site to the Planning Division to be made a part of the Project file. The Subdivider shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director. (PL-59)

#### 17. Construction Noise:

**Purpose:** To comply with the Ventura County General Plan *Goals, Policies and Programs* (2013) Noise Policy 2.16.2-1(5), *County of Ventura Construction Noise Threshold Criteria and Control Plan* (2010), and *Ojai Valley Area Plan* Noise Policy 2.4.2-3.

**Requirement:** The Subdivider 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. In addition, mufflers shall be used on all heavy construction equipment.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Project (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder.

The Subdivider 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 Subdivider shall record a copy of the conditions of approval of the Project concurrently with the Parcel Map for the Project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map.

The sign shall be installed prior to the issuance of a building or grading permit (as appropriate, given the specific development activities that will occur) and throughout grading and construction activities. The Subdivider 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 Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. The Subdivider shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of noise-generating grading or construction activities. Upon the request of the Planning Director, the Subdivider shall provide the Planning Director with a copy of the "Complaint Log," in order to investigate any noise complaints and verify compliance with the requirements of this condition (PL-59)

#### 18. Permanent Protection of Biological Resources

**Purpose:** To avoid potentially significant impacts to riparian habitat, special status species habitat, and Sensitive and Locally Important Communities, the Subdivider shall permanently protect the existing riparian habitat, special status species habitat, and sensitive and Locally Important Communities, which are located within the deed restriction area (Exhibit 3 of the Planning Director hearing on July 7, 2015). This mitigation measure requiring the establishment of a deed restriction area for the permanent protection of biological resources is consistent with the Ventura County General Plan *Goals, Policies and Programs* (2013) Policy 1.4.2-4, and *Ojai Valley Area Plan* (2008) Goal 1.4.1 and Policies 1.4.2-3 and 1.4.2-7.

**Requirement:** Exhibit 3 of the Planning Director hearing on July 7, 2015, identifies the location and types of existing agricultural development that may remain within the deed restriction area—the agricultural development consists of: two graded pads; dirt roads; bridge foundations; horse pastures, fencing, and irrigation lines; and a "picnic area," which includes a brick barbeque, outhouse accessory structure that is approximately six feet in height and nine square feet in size, and five, approximately two-foot tall block wall structures (collectively, "existing agricultural development").<sup>1</sup>

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<sup>1</sup> See Condition No. 27, below—the Subdivider must either: (1) demolish and remove the barbeque and accessory structure; or (2) obtain a Zoning Clearance in order to allow the barbeque and accessory structure to remain.

No new development or uses besides the existing agricultural development may occur within the deed restriction area. More specifically, the following uses and development shall be prohibited within the deed restriction area:

- (1) removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees, except for what is required solely for the maintenance of the existing agricultural development;
- (2) dumping, filling, storing, disposal, burying, or stockpiling of any natural or manmade materials;
- (3) erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles, except for what is required solely for the maintenance or replacement of the existing agricultural development;
- (4) placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
- (5) operation of dunebuggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment, except for what is required solely for the maintenance of the existing agricultural development;
- (6) removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for:  
(a) controlled burns (for fuel reduction, as regulated by the VCFPD and only after receiving prior written consent from the Planning Director); (b) removal of non-native species and sensitive habitat restoration or maintenance (which must be under the direction of a qualified biologist); and (c) the maintenance of the existing agricultural development
- (7) application of insecticides or herbicides, poisons, or fertilizers, except for what is required solely for the maintenance of the existing agricultural development;
- (8) grazing or keeping of cattle, sheep, horses or other livestock, or pet animals beyond what currently occurs as part of the existing agricultural development;
- (9) planting, introduction, or dispersal of non-native or exotic plant or animal species except for what currently occurs as part of the existing agricultural development;
- (10) hunting or trapping, except: (a) live trapping for purposes of scientific study; (b) hunting or trapping by the residents of the Parcels in compliance with all regulations of the California Department of Fish and Wildlife and United States Fish and Wildlife Service; and (c) removal of non-native species;
- (11) manipulating, impounding or altering any natural watercourse, body of water or water circulation within the restricted area, and activities or uses detrimental

to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;

(12) light pollution (e.g., lighting that is directed towards Live Oak Creek and other habitat areas); and

(13) other activities that damage the existing flora, fauna, or hydrologic conditions.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map with the Parcel Map for the Project, with the Office of the County Recorder. The Subdivider must also delineate on the Parcel Map (in metes and bounds) the area that is the subject of the deed restriction. Prior to recordation of the Parcel Map and conditions of approval, the Subdivider shall submit a draft copy of the Parcel Map to the Planning Division for review and approval. The Subdivider must submit a copy of the recorded conditions of approval and the Parcel Map to the Planning Division.

Any maintenance activities associated with the existing agricultural development that require a permit from the RMA Planning Division, shall be documented in the permit application and permit for the maintenance activities.

**Timing:** Prior to recordation of the Parcel Map and conditions of approval, the Subdivider shall submit a draft copy of the Parcel Map to the Planning Division for review and approval. Within one week following the recordation of the conditions of approval and Parcel Map, the Subdivider shall submit a copy of the recorded conditions of approval and Parcel Map to the Planning Division.

Prior to implementing any maintenance activities associated with the existing agricultural development that require a permit from the RMA Planning Division, the Subdivider shall obtain the requisite permit.

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded conditions of approval and Parcel Map in the Project file. The Subdivider (and any successors-in-interest) shall submit all plans for any future development that may occur on the lots created by the Parcel Map, to the Planning Division for review and approval, to ensure that future development complies with the requirements of this condition. The Planning Division has the authority to inspect the property to ensure that it is maintained as required, in accordance with § 8114-3.2 of the NCZO. If the Planning Division confirms that the restricted area has not been maintained as required, enforcement actions may be enacted in accordance with § 8114-3 of the NCZO.

**19. Biological Resources Mitigation Measure 1 (MM BIO-1): Tree Protection Plan (TPP)**

**Purpose:** The purpose of this mitigation measure is to: (1) avoid potentially significant impacts to the coast live oak trees (*Quercus agrifolia*) and oak woodlands; and (2) ensure compliance with the County's Tree Protection Regulations (TPR) (NCZO, § 8107-25 et seq.), County's Tree Protection Guidelines (TPG), Oak Woodland Conservation Act (OWCA) (Public Resources Code § 21083.4 and Fish and Game Code § 1361), and *Ojai Valley Area Plan* Policy 1.4.2-3.

**Requirement:** The Subdivider shall prepare a TPP pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010) that is



currently available on-line at: <http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf>. The Subdivider shall conduct all development activities on the lots created by the Tentative Parcel Map, pursuant to the requirements set forth in the TPP.

**Documentation:** The Subdivider shall retain an arborist to prepare the TPP and submit the TPP to the Planning Division for review and approval.

**Timing:** Prior to the recordation of the Parcel Map, the Subdivider shall submit the TPP to the Planning Division for review and approval. Prior to issuance of the first Zoning Clearance for any development activities that have the potential to adversely affect protected trees, the Subdivider must implement the tree protection measures, and submit the required documentation to demonstrate that the Subdivider implemented the tree protection measures, pursuant to the requirements set forth in the approved TPP.

**Monitoring and Reporting:** The Subdivider shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains a copy of the approved TPP in the Project file. The Planning Division has the authority to inspect the property to ensure that the Subdivider complies with the requirements of the TPP, and may implement enforcement actions in accordance with § 8114-3 of the NCZO. (PL-39)

**20. Biological Resources Mitigation Measure 2 (MM BIO-2): Coast Live Oak Tree and Woodland Conservation**

**Purpose:** The purpose of this mitigation measure is to compensate for the removal of oak tree #1 identified in the Initial Study Biological Assessment (ISBA) (Padre and Associates, July 11, 2013) for the Project, and inadvertent removal of any additional oak trees, and the direct loss of 0.06 acres of coast live oak woodland due to development activities. This mitigation measure also is required pursuant to the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361), *Ojai Valley Area Plan* Policy 1.4.2-7, and the Ventura County Oak Woodlands Management Plan (2007). This mitigation measure is also intended to fulfill the tree replacement requirements of the County's Tree Protection Regulations (TPR) (NCZO, § 8107-25 et seq.), but modifies the replacement requirements under the TPR to allow for replacement with local seedlings or acorns at a 10:1 ratio for every protected tree removed.

In accordance with *Ojai Valley Area Plan* Policy 1.4.2-7, significant adverse impacts to a Locally Important Plant Community shall be mitigated by preserving the same Locally Important Plant Community at a 2:1 ratio that will be removed as a result of the Project.

**Requirement:**

*Option 1: Tree Planting*

If the Subdivider removes oak trees, the Subdivider shall transplant the tree(s) to a suitable location either on- or off-site, and the Subdivider shall plant an additional 10 oak



trees (as acorns or seedlings) on-site,<sup>2</sup> for every oak tree removed from the site. Consistent with *Ojai Valley Area Plan* Policy 1.4.2-4,b replacement oak trees must be propagated from locally collected acorns or cuttings from specimens either on or adjacent to the Project site. Replacement and/or relocated trees shall be located outside of any VCFPD-required fuel modification zone, and within an area suitable for oak woodland restoration/oak tree planting, as determined by a County-approved qualified biologist. The County-approved qualified biologist shall monitor the mitigation area for at least 7 years or more if the success criteria have not been met by the seventh year. After achieving the success criteria, the restoration area shall be permanently protected (i.e., by the means of a deed restriction or conservation easement).

*Option 2: Oak Woodland Conservation*

Since planting trees shall not fulfill more than one-half of the Public Resources Code § 21083.4(b) mitigation requirements, the Subdivider shall either:

- 1) replace trees as specified above under Option 1 and protect 0.06 acres of on- or off-site unprotected oak woodland through permanent dedication, in accordance with the Ventura County Tree Mitigation Fund Program; or
- 2) forgo the tree planting and restore or enhance 0.12 acres of protected oak woodland through the Ventura County Tree Mitigation Fund Program.

The Subdivider shall pay an in-lieu fee to the Planning Division's Tree Mitigation Fund. This in-lieu fee will be calculated in accordance with the Ventura County Tree Protection Ordinance and Tree Protection Guidelines to offset the loss of the oak trees that will be removed for the Project, and the fee will be used to dedicate land, in fee or through appropriate easements, that contains significant oak woodland habitat suitable for preservation, in accordance with Section IV.C of the County's Tree Protection Guidelines and the California Oak Woodland Conservation Act (California Public Resources Code § 21083.4).

**Documentation:**

*Tree Planting*

The Subdivider shall provide the Planning Division with an Oak Woodland Restoration/Tree Replacement Plan prepared by a County-approved qualified biologist that satisfies the requirements of this condition and the Ventura County "Content Requirements for Tree Protection Plans."

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<sup>2</sup> The trees must be planted on-site in order to mitigate for impacts to wildlife movement due to habitat loss, which were discussed in Section 4E.1, -2, and -3 of the Mitigated Negative Declaration that was prepared for the Project (Exhibit 4 of the Planning Director's hearing on July 7, 2015).

### *Oak Woodland Conservation*

Option 1: Prior to an expected or actual impact to an oak tree, the Subdivider shall provide the Planning Division the in-lieu fee adequate for the protection of 0.06 acres of oak woodland area.

Option 2: Prior to an expected or actual impact to an oak tree, the Subdivider shall provide the Planning Division with an in-lieu fee adequate to protect or enhance 0.12 acres of protected oak woodland area.

### **Timing:**

#### *Tree Planting*

Prior to recordation of the Parcel Map, the Subdivider shall provide the Oak Woodland Restoration/Tree Replacement Plan to the Planning Division for review and approval. The Subdivider shall implement all transplanting and monitoring activities in accordance with the approved Oak Woodland Restoration/Tree Replacement Plan and the Ventura County "Content Requirements for Tree Protection Plans."

The Subdivider shall transplant and plant oak trees prior to the completion of development activities that result in the removal or transplantation of an oak tree. Transplanted and replaced trees shall be monitored by a County-approved qualified biologist for a minimum of seven years, and reports prepared by the monitoring biologist on the progress of the transplanted/planted oak trees shall be submitted to the Planning Division by December 30th annually for seven years following completion of construction (or more if the success criteria have not been met by Year 7), in compliance with the requirement set forth in the Ventura County "Content Requirements for Tree Protection Plans."

#### *Oak Woodland Conservation - Options 1 and 2*

Prior to the issuance of a Zoning Clearance for development activities that will result in the removal of an oak tree, the Subdivider shall submit the in-lieu fee, calculated for either 0.06 acres (Option 1) or 0.12 acres (Option 2).

### **Monitoring and Reporting:**

#### *Tree Planting*

The Subdivider shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division shall verify that transplanted trees and replaced trees shall have at least a 70% survival rate after seven years. If the survival rate is less than 70% after seven years, replacement plantings shall occur until the 70% survival rate for a seven-year duration is met.

The Planning Division maintains a copy of the approved Oak Woodland Restoration/Tree Replacement Plan in the Project file. The Planning Division has the authority to inspect the property to ensure that the Subdivider complies with the requirements of the Oak Woodland Restoration/Tree Replacement Plan, and may implement enforcement actions in accordance with § 8114-3 of the NCZO.

*Oak Woodland Conservation - Options 1 and 2*

The Planning Division will place the in-lieu fee in the Oak Woodland Mitigation subaccount of the Ventura County Tree Mitigation Fund Program and ensure that the fee is used to conserve oak woodland in Ventura County, pursuant to the requirements of the Ventura County Tree Mitigation Fund Program.

**21. Biological Resources Mitigation Measure (MM BIO-3): Avoidance of Nesting Birds**

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

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

1. Timing of construction: Prohibit land clearing activities during the breeding and nesting season (January 1 – September 1), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 – September 1) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved biologist.

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

**Documentation:** The Subdivider shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with the Survey Report, the Subdivider shall provide a copy of a signed contract with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Subdivider shall submit to the Planning Division a Mitigation Monitoring Report

from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

**Timing:** If land clearing activities will occur between January 1 and September 1, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than three days prior to initiation of land clearing activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for any land clearing activities. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

**Monitoring and Reporting:** The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for land clearing activities. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file. (PL-47)

22. Biological Resources Mitigation Measure 4 (MM BIO-4): Avoidance of Non-Native Invasive Plants in Landscaping

**Purpose:** To mitigate potentially significant impacts from invasive plants on wetland and sensitive plant communities.

**Requirement:** Invasive plant species (e.g., species identified by the California Invasive Plant Council) shall be prohibited within landscaping on the lots created by the Project.

**Documentation:** The Subdivider shall record the conditions of approval of this Tentative Map (which will include this mitigation measure) with the Parcel Map, in the Office of the County Recorder. Prior to the installation of landscaping on the lots, the Subdivider shall: (1) submit a landscape plan to the Planning Division for review and approval, which does not include the use of invasive plant species; and (2) obtain a Zoning Clearance for the installation of the landscaping. The landscape plan shall comply with the requirements of this mitigation measure and the "Ventura County Landscape Design Criteria" (1992).

**Timing:** The Subdivider shall record the conditions of approval (which will include this mitigation measure) concurrently with the recordation of the Parcel Map for the Project, and submit a copy of the recorded conditions and Parcel Map to the Planning Division within one week of recordation of the documents. Prior to the installation of landscaping on the lots, the Subdivider shall submit the landscape plan to the Planning Division for review and approval, and obtain a Zoning Clearance for the landscaping. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded conditions of approval and Parcel Map in the Project file. Planning Division staff will review any future landscape plans to confirm that they comply with the requirements of this mitigation measure. Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the NCZO.

**23. Biological Resources Mitigation Measure 5 (MM BIO-5): Wildlife Fencing**

**Purpose:** To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

**Requirement:** All new fences or walls, except for those within 100-feet of structures and retaining walls, must be permeable to wildlife, and conform to the following standards:

- a. Split-rail, pole, or wire fences must be constructed with:
  - (1) The top rail or wire that is no more than 40 inches above the ground;
  - (2) The top two rails or wires at least 12 inches apart;
  - (3) The bottom wire or rail at least 18 inches above the ground;
  - (4) Smooth top and bottom wires (no barbed wire on the top or bottom wires);
  - (5) No vertical stays; and
  - (6) Minimum 10-foot intervals for all posts.
- b. Moveable one- or two-strand electric fencing for grazing.

**Documentation:** Prior to installing any new fences or walls on the lots created by the Project, the Subdivider shall obtain a Zoning Clearance from the Planning Division. As part of the application for the Zoning Clearance, the Subdivider shall submit plans that graphically illustrate the location, design, and materials of the fences and walls, for the Planning Division's review and approval.

**Timing:** The Subdivider shall obtain the Zoning Clearance for fences and walls, prior to installation of fences and walls. Within one week of completion of installation of fences and walls, the Subdivider shall contact the Planning Division in order to schedule an inspection of the fences and walls.

**Monitoring and Reporting:** The Subdivider shall submit plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for fences and walls. The Planning Division will conduct a site inspection to verify that fences and walls are built according to the approved plans. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the NCZO. (PL-51)

**24. Biological Resources Mitigation Measure 6 (MM BIO-6): Wildlife Corridor and Habitat Outdoor Lighting/Glare**

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat.

**Requirement:** All outdoor light sources must be located within 100 feet of a structure or adjacent to a driveway and shall be fully shielded and downward facing to direct light downward onto buildings, structures, driveways, or yards in order to prevent the illumination of surrounding habitat and surrounding properties. Floodlights shall be prohibited. Lighting shall be located such that it is not directed at glass and other materials used on building exteriors and structures, which could create reflective glare. The



Subdivider shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing the lighting plan. The Subdivider shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. An electrical engineer registered by the State of California shall prepare the lighting plan. The plan must include illumination information within parking areas, pathways, driveways, and open spaces on the lots created by the Project. In order to minimize light and glare from emanating from the Project, all exterior structure light fixtures and freestanding light standards must be high cut-off type, fully shielded, and downward facing onto the property to avoid the casting of any direct light onto wildlife habitat or surrounding properties. The Subdivider shall bear the total cost of the review and approval of the lighting plan. The Subdivider shall install all exterior lighting in accordance with the approved lighting plan.

**Documentation:** The Subdivider shall obtain a Zoning Clearance for lighting, from the Planning Division. The Subdivider shall submit a stamped copy of the proposed lighting plan to the Planning Division for review and approval, prior to issuance of the Zoning Clearance for lighting.

**Timing:** The Subdivider shall submit a lighting plan for review and approval by the Planning Division prior to the issuance of a Zoning Clearance for lighting. The Subdivider shall maintain the lighting as approved in the lighting plan for the life of the permit.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Subdivider shall ensure that the lighting is installed according to the approved lighting plan prior to final inspection of the lighting. The Building and Safety Inspector and the Planning Division have the authority to ensure that the lighting is installed according to the approved lighting plan. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the NCZO. (PL-50)

25. Scenic Resources (Ojai Valley Area Plan Policy 1.6.2-5, Goals, Policies and Programs Policy 4.5.2-3, and § 8207-2.5 of the Ventura County Subdivision Ordinance):

**Purpose:** In order to ensure that: (1) the reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum as required pursuant to Scenic Resources Policy 1.6.2-5 of the Ventura County General Plan *Ojai Valley Area Plan*; and (2) the Subdivider installs underground utility service lines wherever feasible, pursuant to *Goals, Policies and Programs Policy 4.5.2-3* and § 8107-2.5 of the Ventura County Subdivision Ordinance.

**Requirement:** Where possible as determined by the Planning Director in consultation with the Public Works Agency, Engineering Services Department, Development and Inspection Services Division, the Subdivider shall conform improvements to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.



- b. Angular Forms: Angular forms generally shall not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: Grade slopes shall be concealed by landscaping, berms or other measures.
- d. The toe and crest of all cut and fill slopes in excess of five feet vertical height shall be rounded with vertical curves.
- e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion in conformance with natural slopes.
- f. Where cut and fill slopes in excess of five feet in height are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading permit, conditional use permit, or building permit. The plan will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes, and irrigation systems.

In addition, where possible as determined by the Planning Director, the Subdivider shall install underground service utility lines for development on the subject lots.

**Documentation:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map (which will include this condition of approval) with the Parcel Map, in the Office of the County Recorder. Prior to the commencement of grading activities, the Subdivider shall: (1) submit a copy of the grading plans to the Planning Division for review and approval; and (2) obtain a Zoning Clearance for grading. Prior to the installation of service utility lines, the Subdivider shall: (1) submit plans for the service utility lines to the Planning Division for review and approval; and (2) obtain a Zoning Clearance for the installation of the service utility lines.

**Timing:** The Subdivider shall record a copy of the conditions of approval of the Tentative Parcel Map concurrently with the Parcel Map for the Project. Within one week of recording the conditions of approval and Parcel Map, the Subdivider shall provide the Planning Division with a copy of the recorded conditions of approval and Parcel Map. Prior to the issuance of a Zoning Clearance for grading, the Subdivider shall submit the grading plans to the Planning Division for review and approval. Prior to the commencement of grading activities, the Subdivider shall obtain the Zoning Clearance for grading.

Prior to the issuance of a Zoning Clearance for the installation of the service utility lines, the Subdivider shall submit the plans for the service utility lines to the Planning Division for review and approval. Prior to the installation of the utility lines, the Subdivider shall obtain the Zoning Clearance for the installation of the utility lines.

**Monitoring and Reporting:** The Planning Division will review the recorded conditions of approval to ensure that they were properly recorded. Planning Division staff will review the: grading plans for future grading activities to ensure that they comply with the requirements of this condition, prior to issuance of the Zoning Clearance for grading; and

plans for the utility lines to ensure that they comply with requirements of this condition, prior to issuance of the Zoning Clearance for the installation of the utility lines. The Planning Division (in consultation with Public Works Agency Grading Inspectors, if needed) has the authority to conduct site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the NCZO. (PL-50)

**26. Annexation of the Project Site Into the Ojai Valley Sanitary District (OVSD) and Sizing of Lateral Sewer Lines**

**Purpose:** The purposes of this condition are to: (1) ensure that the Project site is annexed into the OVSD service area, in order to provide sewage disposal service for future residential development on the parcels created by the Project; and (2) lateral sewer lines are sized such that they can only serve development on the lots created by this Tentative Parcel Map.

**Requirement:** The Subdivider shall obtain the Ventura County Local Agency Formation Commission's (LAFCo's) approval to annex the Project site into the OVSD service area, in order to receive sewage disposal service from the OVSD for future residential development on the parcels created by the Project. Assuming that the Subdivider obtains LAFCo's approval to annex the Project site into the OVSD service area and receives sewage disposal service from OVSD, all lateral sewer lines shall be sized such that they can only serve development on the lots created by this Tentative Parcel Map.

**Documentation:** The Subdivider shall provide the Planning Division with the approval documents (e.g., resolution or hearing minutes) from the Ventura County LAFCo, which demonstrate the Ventura County LAFCo's approval to annex into the OVSD service area. Prior to issuance of a Building Permit for development that requires sewage disposal services, the Subdivider shall submit plans of the lateral sewer lines to the Resource Management Agency, Building and Safety Division that indicate the sizes of the lateral sewer lines to be installed.

**Timing:** Prior to recordation of the Parcel Map for the Project, the Subdivider shall: (1) obtain the Ventura County LAFCo's approval to annex the Project site into the OVSD service area; and (2) submit the documentation to the Planning Division, which demonstrates the Ventura County LAFCo's approval to annex the Project site into the OVSD service area. Prior to issuance of a Building Permit for development that requires sewage disposal services, the Subdivider shall submit plans of the lateral sewer lines to the Resource Management Agency, Building and Safety Division.

**Monitoring and Reporting:** Planning Division staff will review the documentation submitted by the Subdivider and, if needed, contact Ventura County LAFCo staff, to ensure that the Subdivider received Ventura County LAFCo's approval to annex the Project site into the OVSD service area. The Resource Management Agency, Building and Safety Division staff, in consultation with the Planning Division staff, will review the plans of the lateral sewer lines and conduct a site inspection to ensure that the lateral sewer lines are sized in accordance with the requirements of this condition.

**27. Legalization or Demolition/Removal of Existing Accessory Structures**

**Purpose:** The purpose of this condition is to ensure that an existing barbecue and outhouse accessory structure that are located on Parcel 3 of the Tentative Parcel Map are either legally permitted or demolished and removed from the Project site, in compliance with the NCZO (§ 8105-4).

**Requirement:** An existing barbecue and outhouse accessory structure are located on proposed Parcel 3 (as shown on Exhibit 3) that require the issuance of a Zoning Clearance pursuant to the NCZO (§ 8105-4). However, there are no Zoning Clearances on file with the Planning Division for these structures. Therefore, the Subdivider shall either: (1) obtain a Zoning Clearance to allow the barbecue and outhouse accessory structure to remain on Parcel 3; or (2) demolish and remove the barbecue and outhouse accessory structure.

**Timing:** Prior to recordation of the Parcel Map for the Project, the Subdivider shall either: (1) obtain a Zoning Clearance to allow the barbecue and outhouse accessory structure to remain on Parcel 3; or (2) demolish and remove the barbecue and outhouse accessory structure.

**Monitoring and Reporting:** If the Subdivider decides to obtain a Zoning Clearance in order to allow the barbecue and outhouse accessory structure to remain on Parcel 3, Planning Division staff will review the application and plans for the structures, and issue the Zoning Clearance. If the Subdivider decides to demolish and remove the barbecue and outhouse accessory structure, then Planning Division staff will either conduct a site inspection or review photo documentation from the Subdivider which illustrates that the structures were removed. The Planning Division has the authority to conduct site inspections to ensure compliance with this condition consistent with the requirements of § 8114-3 of the NCZO.

**Environmental Health Division (EHD) Conditions**

**28. Abandonment of Onsite Wastewater Treatment Systems (Septic Systems)**

**Purpose:** To assure protection of groundwater quality and prevent public health hazards by improper disposal of liquid waste and conformance with state and local regulations.

**Requirement:** The Subdivider shall abandon all existing septic systems on the property and connect the structures containing plumbing to the public sewer.

**Documentation:** The Subdivider shall submit to the EHD, a copy of the completed building permit for abandonment of the septic systems and connection to public sewer.

**Timing:** Prior to the recordation of the map, the Subdivider shall complete the abandonment and obtain written confirmation from EHD that the condition has been satisfied.

**Monitoring and Reporting:** EHD shall review the documentation provided by the Subdivider to assure compliance with this condition.

29. Sewer Service Certificate

**Purpose:** To assure that each lot created by the subdivision has an approved method of sewage disposal.

**Requirement:** The Subdivider shall submit a project specific Sewer Service Certificate for Subdivisions to the EHD.

**Documentation:** The Subdivider shall submit the Sewer Service Certificate to EHD for review and approval.

**Timing:** Prior to recordation of the Parcel Map, the Subdivider shall obtain written confirmation from EHD that the condition has been satisfied.

**Monitoring and Reporting:** EHD shall review and approve the adequacy of the Sewer Service Certificate to assure compliance with this condition. (EHD-5)

30. Water Service Certificate

**Purpose:** To assure that each lot created by the subdivision has an approved source of water supply.

**Requirement:** The Subdivider shall submit a project specific Water Service Certificate for Subdivisions to EHD.

**Documentation:** The Subdivider shall submit the Water Service Certificate to EHD for review and approval.

**Timing:** Prior to recordation of the subdivision map, the Subdivider shall obtain written confirmation from EHD that the condition has been satisfied.

**Monitoring and Reporting:** EHD shall review and approve the adequacy of the Water Service Certificate to assure compliance with this condition. (EHD-8)

**PUBLIC WORKS AGENCY CONDITIONS**

**Transportation Department**

31. Traffic Impact Mitigation Fee (TIMF):

The Project will create an entitlement for generating additional traffic. If the Subdivider chooses to develop the property, before the issuance of a Building Permit for new construction or a Zoning Clearance to initiate a new use, pursuant to the TIMF Ordinance, the Subdivider shall deposit with the Transportation Department a TIMF. The amount of TIMF will be based on type of development proposed by the Subdivider at the time of development. (TD – 1)

32. Roadway Improvements:

**Purpose:** Road improvements shall be required when the existing road does not meet the applicable requirements of the current County Road Standard Plate.

**Requirement:** Road improvements are required in accordance with the County Road Standards, the Ventura County General Plan *Goals, Policies and Programs* (Section 4.2.2), Ordinance 1607 (November 10, 1964), the "Paveout Policy" (January 16, 1968), and Ventura County Code of Ordinances (Division 8, Chapter 4 – Urban Area Development).

- a. Improve Burnham Road along the parcel's frontage in accordance with Road Standard Plate B-5[A].
- b. In lieu of Section 32.a (above), road improvements on Burnham Road may be postponed until the Subdivider or future property owner apply for a building permit or Zoning Clearance, or at such time as the County improves the road, whichever comes first. The Subdivider shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road. Prior to recordation of the Parcel Map, the Subdivider shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.
- c. Improve Los Encinos Road along the parcel's frontage in accordance with Road Standard Plate B-5[B].
- d. In lieu of Section 32.c (above), road improvements on Los Encinos Road may be postponed until the Subdivider applies for a building permit or a Zoning Clearance, or at such time as the County improves the road, whichever comes first. The Subdivider shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road. Prior to recordation of the Parcel Map, the Subdivider shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.

**Documentation:** Submit road improvement plans, an agreement, and proof of posting the surety or written acknowledgement that the road improvements are being postponed and the Subdivider shall pay a pro-rata share of the road improvements when the County decides to improve the road.

**Timing:** The requirements shall be met prior to recordation of the Parcel Map and shall be transferred to future property owners if the lot(s) are sold.

**Monitoring and Reporting:** The Public Works Agency – Transportation Department will review the submittals. (TD – 6)

## **Engineering Services Department, Development and Inspections Services Division**

### **33. Grading Permit**

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

**Requirement:** The Subdivider shall submit a grading plan showing existing and proposed elevations to the Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans to the Development and Inspection Services Division for review and approval. The Subdivider must post sufficient surety in order to ensure proper completion of the proposed grading.

**Documentation:** If a grading permit is required, all materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to the Development and Inspection Services Division for review and approval.

**Timing:** All applicable documentation, as specified above, must be approved prior to issuance of a Zoning Clearance for grading.

**Monitoring and Reporting:** Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as State and Federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports. (ESD-1)

#### 34. Drainage Plan

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

**Requirement:** The Subdivider shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Development and Inspection Services Division for review and approval. The Subdivider shall post sufficient surety in order to ensure proper completion of the drainage plan.

**Documentation:** Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water; water flow rates; major water courses; drainage areas and patterns; diversions; collection systems; flood hazard areas; sumps; debris basins; detention facilities; and drainage courses and mitigation measures devised to manage the drainage. The drainage plans shall include the location of all retaining walls and site walls to demonstrate no diversion of surface drainage will occur. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the Project site will be protected from flooding based on a 1% annual chance storm.

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

**Monitoring and Reporting:** Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports. (ESD-2)



## **Water and Sanitation Department, Integrated Waste Management Division (IWMD)**

### **35. Waste Diversion & Recycling Requirement**

**Purpose:** To ensure the Project complies with Ordinance 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this Project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at [www.wasteless.org/ord4445](http://www.wasteless.org/ord4445).

**Requirement:** Ordinance 4445 (§ 4770-2.3) requires the Subdivider to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by the Project from local landfills. For a complete list of County-franchised solid waste haulers, go to: [www.wasteless.org/commercialhaulers](http://www.wasteless.org/commercialhaulers).

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

**Timing:** Upon request, the Subdivider must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

**Monitoring and Reporting:** Upon request, the Subdivider shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by the Project are being diverted from the landfill. (IWMD-1)

### **36. Construction & Demolition Debris Recycling Plan (Form B)**

**Purpose:** Ordinance 4421 requires the Subdivider to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, and cardboard) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: [www.wasteless.org/ord4421](http://www.wasteless.org/ord4421).

**Requirement:** The Subdivider must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 60% of the recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: [www.wasteless.org/recycling/greenbuildingCD](http://www.wasteless.org/recycling/greenbuildingCD). A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste and recycling facilities in Ventura County is available at: [www.wasteless.org/construction&demolitionrecyclingresources](http://www.wasteless.org/construction&demolitionrecyclingresources). A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: [www.wasteless.org/greenwasterecyclingfacilities](http://www.wasteless.org/greenwasterecyclingfacilities). A complete list of County-franchised solid waste haulers is available at: [www.wasteless.org/commercialhaulers](http://www.wasteless.org/commercialhaulers).

**Timing:** Upon Building and Safety Division's issuance of a building permit for the Project, the Subdivider must submit a Form B – Recycling Plan to the IWMD for approval.

**Monitoring and Reporting:** The Subdivider is required to keep a copy of the approved Form B – Recycling Plan until Building and Safety Division’s issuance of a final permit. (IWMD-2)

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

**Purpose:** Ordinance 4421 requires the Subdivider to divert recyclable C&D materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, and plastic containers) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: [www.wasteless.org/ord4421](http://www.wasteless.org/ord4421).

**Requirement:** The Subdivider must submit a Form C – Reporting Form to the IWMD for approval upon issuance of the final Building and Safety Division permit. A copy of Form C – Reporting Form is available at: [www.wasteless.org/recycling/greenbuildingCD](http://www.wasteless.org/recycling/greenbuildingCD).

**Documentation:** The Subdivider must submit original recycling facility receipts and/or documentation of reuse with the Form C – Reporting Form to verify a minimum of 60% of the recyclable C&D debris generated by the Project was diverted from the landfill.

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

**Monitoring and Reporting:** The Subdivider is required to keep a copy of the approved Form C – Reporting Form until Building and Safety Division’s issuance of a final permit. (IWMD-3)

**Watershed Protection District, Water and Environmental Resources, Storm Water Quality Section (SWQS)**

38. Compliance with Post-construction Stormwater Management Plan (PCSMP)

**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), each parcel of Tentative Parcel Map 5878 may be subject to the post-construction requirements for surface water quality and stormwater runoff. In accordance with Part 4.E., “Planning and Land Development Program” of the Permit, the application for development on each parcel may be required to include performance criteria defined in Section III of Part 4.E of the Permit and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures July 2011 (TGM).

**Requirement:** Development on each parcel shall meet the performance criteria defined in Section III of Part 4.E of the Permit and the TGM.

**Documentation:** Based on the impervious area to be added, created, or replaced at each parcel the Subdivider may be required to submit the following items to the SWQS for review and approval:

- a. A complete site plan prepared and stamped by a California licensed civil engineer or land surveyor that accurately delineates the location of the development,

existing and proposed impervious surfaces, storm drain system elements, general drainage pattern, and proposed site-specific Post-Construction Stormwater Management Plan (PCSMP). A drawing detail prepared and stamped by a California licensed civil engineer or architect verifying that the installation of the PCSMP will meet performance criteria defined in Section III of Part 4.E of the Permit and the TGM.

- b. Drainage Study or Hydrology Report prepared and stamped by a California licensed civil engineer including applicable calculations of stormwater quality design flow and volume to meet TGM requirements.

**Timing:** Items a and b set forth in this condition (above) shall be submitted to the SWQS for review and approval prior to issuance of Zoning Clearance for construction for each parcel, if determined applicable.

**Monitoring and Reporting:** SWQS staff will review the submitted materials for consistency with the Permit and TGM. Grading and/or Building Inspectors will conduct inspections during construction to ensure that the installation is consistent with the approved plans. SWQS staff will conduct a final inspection to verify that post-construction stormwater management controls were installed in compliance with PCSMP and other applicable standards, specifications, and regulations, prior to approving and/or signing off for occupancy and issuing the Certificate of Occupancy for development on the parcels created by the Project. (SWQ-1)

### **39. PCSMP Maintenance Plan and Agreement**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) Part 4.E., "Planning and Land Development Program" and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures July 2011 (TGM).

**Requirement:** Based on the amount of impervious area to be added, created, or replaced on each parcel created by the Project, the Subdivider may be required to provide a Maintenance Plan and annual verification of ongoing maintenance provisions for the required Post-Construction Stormwater Management Plan (PCSMP) controls in accordance with Permit Part 4.E., "Planning and Land Development Program" and TGM.

**Documentation:** Based on the impervious area to be added, created, or replaced on each parcel created by the Project, the Subdivider may be required to submit the following items to the SWQS for review and approval:

- a. Maintenance Plan (Exhibit "C" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available at <http://onestoppermit.ventura.org>) for the PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM.

The Maintenance Plan shall include, but is not limited to, the following:

- (1) the location of each device;

- (2) the maintenance processes and procedures necessary to provide for continued operation and optimum performance;
  - (3) a timeline for all maintenance activities; and
  - (4) any technical information that may be applicable to ensure the proper functionality of this device.
- b. Maintenance Agreement (County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form is available at <http://onestoppermit.ventura.org>) signed by the Property Owner including a signed statement accepting responsibility for maintenance for the PCSMP. The statement must include written verification that all PCSMP will be properly maintained. At a minimum, this statement shall include the following:
- (1) written conditions in the sales or lease agreement, which require the Property Owner or tenant to assume responsibility for PCSMP maintenance and annual maintenance inspection;
  - (2) written text in project covenants, conditions and restrictions ("CCRs") to a Homeowners Association; or
  - (3) any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
- c. Completed and signed Annual Maintenance Verification Report (Exhibit "D" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available under the SWQS tab at <http://onestoppermit.ventura.org>).

**Timing:** Items a and b set forth in this condition (above), if required for each parcel created by the Project, shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (Item c, set forth in this condition, above) shall be submitted to SWQS annually prior to September 15th after signing off for occupancy and issuing the Certificate of Occupancy.

**Monitoring and Reporting:** SWQS staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on-site for periodic review by SWQS staff. (SWQ-2)

**40. Compliance with Stormwater Construction Best Management Practices (BMPs)**

**Purpose:** To ensure compliance with Part 4.F., "Development Construction Program" of the Ventura Countywide Municipal Stormwater Permit [Los Angeles Regional Water Quality Control Board NPDES Permit No.CAS004002 ("Permit")].

**Requirement:** The Subdivider shall meet performance criteria defined in Section I of Part 4.F through the inclusion of effective BMPs for Construction Sites during all ground disturbing activities.

**Documentation:** The Subdivider shall complete, sign, and submit to SWQS for review and approval the applicable form for construction BMPs. Depending on the construction site conditions on each parcel, the submitted form shall be SW-1 for less than 1 acre of soil disturbance, SW-2 for one acre or greater of soil disturbance, or SW-HR for construction at high risk sites. These forms are available at <http://onestoppermit.ventura.org/>.

**Timing:** The applicable form (SW-1, SW-2, or SW-HR) shall be submitted for each parcel 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 each parcel at the time of development for consistency with the NPDES Permit. Grading and/or Building Inspectors will conduct inspections during construction to ensure that the appropriate BMPs are effectively installed in accordance with the signed forms (SW-1, SW-2, or SW-HR). (SWQ-3)

## **Watershed Protection District, Planning and Regulatory Division, Advanced Planning Section**

### **41. Floodplain Clearance**

**Purpose:** To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan *Goals, Policies and Programs* Policy 2.10.2-3 to technically verify that impacts to the proposed development are less than significant from flooding conditions during the 1% annual chance storm event.

**Requirement:** The Subdivider shall obtain a Floodplain Clearance from the County Public Works Agency Floodplain Manager. The Floodplain Clearance will be verified by the County Public Works Agency Floodplain Manager that the proposed development is located outside the mapped boundaries of the 1% annual chance floodplain as determined from the latest available Digital Flood Insurance Rate Map (DFIRM) provided by the Federal Emergency Management Agency (FEMA).

**Documentation:** A Floodplain Clearance issued by the County Public Works Agency Floodplain Manager.

**Timing:** The Floodplain Clearance shall be obtained prior to issuance of a Zoning Clearance for construction.

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

## **VCFPD CONDITIONS**

42. Map Approval

**Purpose:** To ensure compliance with all applicable codes, ordinances and Project conditions.

**Requirement:** The Subdivider shall submit two copies of any map, including parcel map waivers, to the Fire Prevention Bureau for approval.

**Documentation:** A stamped copy of the approved map.

**Timing:** The Subdivider shall submit two copies of the map to the Fire Prevention Bureau for approval at least 14 days before map recordation.

**Monitoring and Reporting:** A copy of the approved map shall be kept on file with the Fire Prevention Bureau. (VCFPD-61)

43. Recorded Map

**Purpose:** To ensure compliance with all applicable codes, ordinances and Project conditions.

**Requirement:** The Subdivider shall submit a copy of all recorded maps to the Fire Prevention Bureau.

**Documentation:** A recorded copy of the approved map.

**Timing:** The Subdivider shall submit a copy of all recorded maps to the Fire Prevention Bureau within 7 days of map recordation.

**Monitoring and Reporting:** A copy of the recorded map shall be kept on file with the Fire Prevention Bureau. (VCFPD-62)

**VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT (VCAPCD)**

44. VCAPCD Rules and Regulations for Dust

**Purpose:** In order to ensure that fugitive dust and particulate matter that may result from any site preparation and special events/activities on the site are minimized.

**Requirement:** The Subdivider shall comply with the provisions of applicable VCAPCD "Rules and Regulations" (2008), which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The Lead Agency shall ensure compliance with the following provisions:

- a. Dust control activities shall include, but are not limited to, watering any unpaved roadway and the area used for parking, and should penetrate sufficiently to minimize fugitive dust during facility activities. Environmentally-safe dust control agents applied according to manufacturers' recommendations may be used in lieu of watering.
- b. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.



**Conditions for Tentative Parcel Map No. 5878 (SD12-0002)**

**Subdivider:** Harold B. Parker

**Date of Public Hearing:** July 7, 2015

**Location:** 955 Burnham Road and 2245 Los Encinos Road

**Date of Approval:** [insert date]

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**Timing:** The Subdivider shall comply with these requirements throughout the site preparation and operational phase of the Project.

**Reporting and Monitoring:** The Lead Agency shall monitor all dust control measures during grading activities. (APCD-1)