



**OJAI VALLEY
MUNICIPAL
ADVISORY
COUNCIL**

**REGULAR MEETING NOTICE AND AGENDA
Monday, July 19, 2021 at 7:00 PM
Meeting via ZOOM
Ojai Valley, CA**

Chair: Chris Cohen, Vice Chair: Joseph Westbury
Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Join Zoom Meeting

<https://zoom.us/j/96278797373?pwd=REEzdGVIVVhFNTFwMkZSMHlpU29LZz09>

Meeting ID: 962 7879 7373

Passcode: 370663

One tap mobile

+16699006833,,96278797373#,,, *370663# US (San Jose)

SPECIAL NOTICE: IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER, VENTURA COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 20-20 DECLARING A LOCAL EMERGENCY REGARDING THE COVID-19 VIRUS AND THE "STAY WELL AT HOME" ORDERS ISSUED BY THE COUNTY PUBLIC HEALTH OFFICER, THE HALL OF ADMINISTRATION BUILDING IS CLOSED TO THE PUBLIC. THIS OJAI VALLEY MUNICIPAL ADVISORY COUNCIL MEETING WILL BE CONDUCTED VIA ZOOM AND TELEPHONICALLY.

REGARDING MEETING PARTICIPATION:

IF YOU WOULD LIKE TO ACCESS AND PARTICIPATE IN THE MEETING, PLEASE SEND AN EMAIL TO OVMAC@VENTURA.ORG OR CALL 805-654-2703 AT LEAST THREE (3) HOURS BEFORE MEETING TIME, AND ZOOM AND/OR CALL-IN INFORMATION WILL BE PROVIDED.

REGARDING PUBLIC COMMENTS:

IF YOU WISH TO MAKE EITHER A GENERAL PUBLIC COMMENT OR COMMENT ON A SPECIFIC AGENDA ITEM BEING HEARD, YOU CAN SUBMIT YOUR COMMENT VIA EMAIL BY 4:00 PM THE DAY OF THE MEETING TO THE FOLLOWING ADDRESS: OVMAC@VENTURA.ORG OR CALL (805) 654-2703. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR WILL BE SUBMITTED FOR THE RECORD.

- 1. Call to Order of the Meeting**
- 2. Flag Salute**
- 3. Roll Call**

4. Adoption of the Agenda
5. Public Comments by Citizens on matters Not Appearing on the Agenda
6. City of Ojai Planning Commission Update
7. Approval of the Meeting Minutes of June 21, 2021
 - a. Draft Minutes attached

Formal Item

8. **Review of Tentative Parcel Map (TPM) No. 6011; Application Case No. PL18-0137.** Project application proposes to subdivide an approximately 3.29 acre undeveloped lot into 3 separate lots ranging from 0.75 – 1.78 acres in size. Residential development could occur on each of the new lots via a ministerial Zoning Clearance application following recordation of the map and restricted to recorded building sites as shown on the proposed map. The project site is located in the R-1 Single Family Zone, 20,000 square foot minimum size, with a Temporary Rental Unit Regulation overlay, Dark Sky Overlay, and Habitat Connectivity Wildlife Corridor Overlay. The site has a general plan designation of Very Low Density residential and is located in the Ojai Valley Area Plan.

Please find the Environmental Document/Initial Study via this link:

https://countyofventuraca-my.sharepoint.com/:f:/g/personal/kristina_boero_ventura_org/ErMQKe8fWwVCp3yRz8u8gF8B4aCoc20VGHXGjVWVhBXD3w?e=fYsi16

Planner: Kristina Boero Kristina.boero@ventura.org

Informational Items

9. **County Fire Informational Presentation.** Receive an informational presentation from County of Ventura Fire Department regarding wildfire prevention, fuel management, Fire Hazard reduction Program and current endeavors that County Fire is undertaking along with other jurisdictions.

10. Councilmember Comments

11. Adjournment – Next OVMAC Meeting 9/20/21 via ZOOM.

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail ovmac@ventura.org. Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online please visit us at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

GPA SCREENING

Case No. PL-20-0084


Ojai Valley Area Plan Traffic Policy

OJAI VALLEY MAC MEETING

1

Discussion

- Current Policy
- GPA Screening
- Reasoning
- Case Example
- Summary
- Questions



2

Policy OV-2.5

The County shall prohibit 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 OV-22.2 **Evaluation of Level of Service (LOS) Impacts based on Land Use Changes**, 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 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, similar to the following policies:

3

Exemption to Policy

- Farmworker Housing Complexes, Affordable Housing development per Article 16 of the Non-Coastal Zoning Ordinance, and other housing exclusively for lower-income households, where such developments are served by roads that are currently operating at LOS "E" or better.
- Additional dwellings and lots on Cultural Heritage Sites as permitted in the Non-Coastal Zoning Ordinance.
- Agriculture and Agricultural Operations as permitted in the Coastal and Non-Coastal Zoning Ordinances, where such developments are served by roads that are currently operating at LOS "E" or better.



4

GPA Screening

- A commercial use designed in conformance with the development standards established in the Ventura County Non-Coastal Zoning Ordinance and located on a previously developed, commercially-zoned legal lot.



5

Reasoning

- Promotes vacant business to reopen
- Generates tax revenue and provides local jobs
- Promotes local services



6

Case Example

530 North Ventura Avenue



- *The current property has sat vacant since 2018 and will continue to sit vacant due to GP Policy*
- *This once vibrant establishment is now boarded up*
- *Site has become the scene of crime and unsheltered population*
- *Proposed development is supported by adjacent neighbors*
- *By siting vacant, there is a loss of tax revenue for the area*
- *A business would bring money to stimulate the local economy and add full-time jobs to the area*
- *Amendment is supported by other applicants looking to redevelop their failing commercial properties*

7

Case Example

 VENTURA COUNTY SHERIFF'S OFFICE BEAT: _____
OJAI POLICE DEPARTMENT
Trespass Arrest Authorization
STATEMENT OF OWNERSHIP / PERMISSION TO ENTER PROPERTY
AND REQUEST FOR ASSISTANCE TO ENFORCE TRESPASSING LAWS

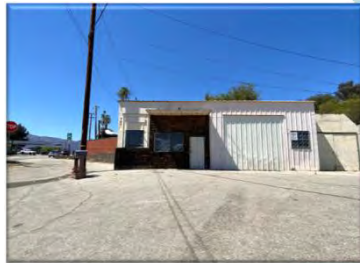
I, _____ am the owner ("Owner"), the owner's agent, or the person in the lawful possession of the property located and the following address:
530 N Ventura Ave, Oak View _____ in Ojai, CA.
(Street Address)

As the owner, owner's agent or person in lawful possession of the property at this address, I authorize police officers of the Ojai Police Department to enter upon the property to enforce California Penal Code and Ojai Municipal Code provisions prohibiting trespass and other criminal conduct. I also consent to the collections of the following information into a Ojai Police Department database for access by law enforcement personnel in the enforcement of applicable trespass laws within the city. _____ (Initials)

8

Summary

- Current Policy
- GPA Screening
- Reasoning
- Case Example



9

Thank you

GPA SCREENING

Case No. PL-20-0084

10



Ojai Valley
Fire Safe Council

Community Wildfire Risk Mitigation Strategy

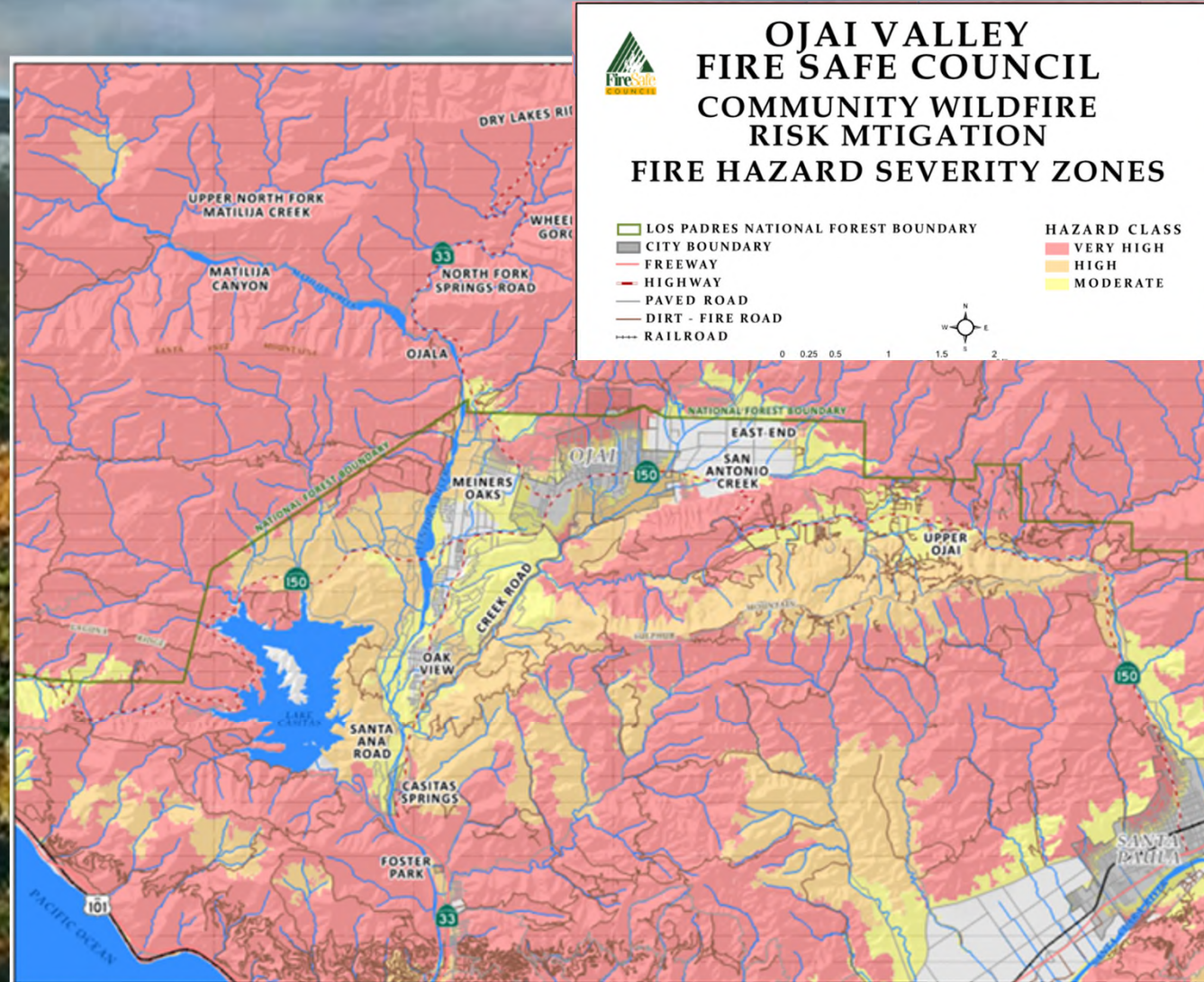
Building Resilient Fire-
Adapted Communities

Christopher Danch

Executive Director

Ojai Valley Fire Safe Council

Ojai Valley & Fire



- 99% Greater Risk from Wildfire
- Surrounded by rugged mountains
- Chaparral-covered canyons
- Steep terrain
- Hot/dry weather and Santa Ana winds
- Very-High and High Fire Hazard Severity Zones
- 89% of building stock pre-2009 (pre-WUI standards)
- Limited evacuation routes
- Communication “dead-zones”
- Vulnerable grid dependency



Ojai Valley Fire Safe Council

Founded in 2000

501(c)(3) Nonprofit

Mission

Promote wildfire safety in the Ojai Valley through community driven collaboration, action, and education

- Since 2001 – managed 26 federally funded grants totaling over \$1.3 million + \$1.5 million in matching contributions
- Administered community-based programs and projects
- Online resources
- Local partnerships



Ongoing Work of the Ojai Valley Fire Safe Council

- Vegetation Management
 - Fuels Reduction
- Defensible Space
- Structural Assessments & Hardening
- Public Education for Wildfire Prevention, Safety, and Preparedness
 - Homeowners
 - Schools
 - Landowners
 - Landscapers
 - Agricultural
 - General Public
- Wildfire Safety Fair
- Ventura County CWPP 2010

Thomas Fire

- 281k acres, 1063 structures destroyed, 2 deaths
- Narrowly escaped the fate of Paradise, CA
- Resident concerns (survey):
 - “Great deal” of concern for wildfires - from 10% to 50% post-Thomas
 - Evacuation, notification, loss of life & property, collective prevention



A Brave New World

Reality of Increasing Threat of Wildfire

- Climate change (major cause)
 - Drought
 - Extreme wind events
 - Record low vegetation moisture content
- Wildfire behavior—severe and intense
- Longer wildfire season
- Wildland-Urban-Interface expanding
- Increasing liability, cost, risk
- Insurance coverage becoming unavailable
- Since 1970, wildfires have increased in frequency by 400% across the USA

Our level of community preparedness, capacity and resiliency must adapt to change

New Initiative

Develop and Implement a comprehensive, sustainable, holistic, *community-based, community-driven* Wildfire Risk Mitigation Strategy for the Ojai Valley Area

Initial Step:

Prepare a Road Map for development, funding, and implementation.



Ventura County
Community Wildfire Protection Plan
*(prepared by the
Ojai Valley Fire Safe Council)*



Revision: 03
Date: March 9, 2010

Ojai Valley Fire Safe Council
533 East Adams Street
Ojai, CA 93023
805/434-1111
info@ovfsc.org

NOTE: An electronic version of this
document can be obtained by sending an e-mail
request to info@ovfsc.org

Unit Strategic Fire Plan

Ventura County Fire Protection
District



Copyright © 2010

Limitations

2021 Unit Strategic Plan 2010 Ventura County CWPP

- Fire-agency focused
- Only three essential elements
- Vegetation management & response focused
- CWPP “Missing” community
- No interconnection to holistic disaster risk needs
 - Evacuation, resident notification, structural hardening, short & long-term recovery services, etc.

Ojai Fire Safe Council's Risk Mitigation Strategy is based on the following:



- Wildfire is inevitable and necessary
- A very small percentage of Wildfires are uncontrollable
- This small percentage causes $\geq 95\%$ of the loss of life and property
- A community-level response capacity is needed for such catastrophic fires

What is a “Fire-Adapted Community”?

- “A knowledgeable and engaged community in which the awareness and actions of residents regarding infrastructure, buildings, landscaping, and the surrounding ecosystem lessens the need for extensive protection actions and enables the community to safely accept fire as a part of the surrounding landscape.”

*The National Wildfire
Coordinating Group
U.S. Forest Service*





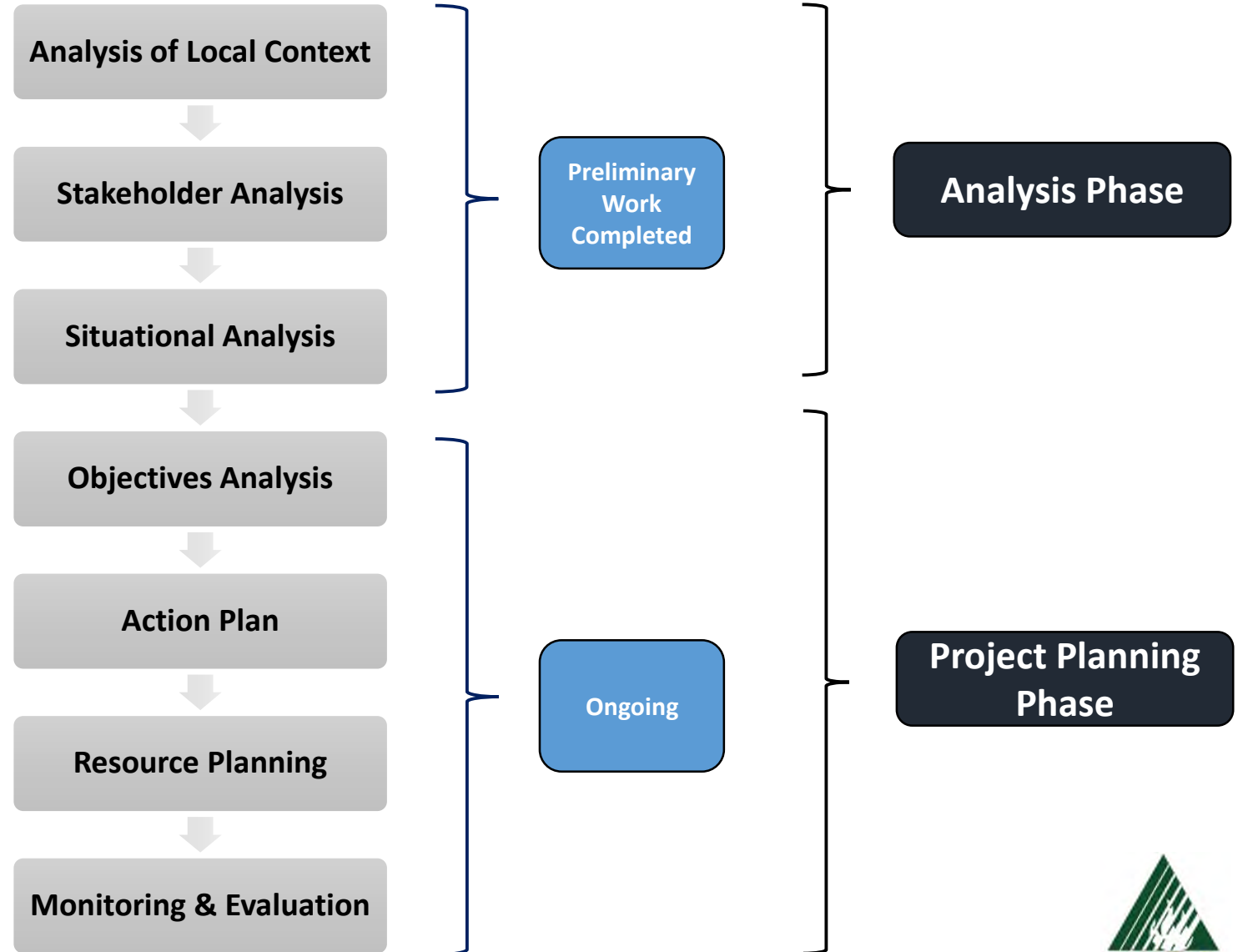
ROAD MAP 2019: Identifies community values and assessment of current capacities for wildfire risk management

- + Identify Project Priority and Sequencing**
- + Stakeholder Analysis and Engagement Strategy**
- + Funding Plan**
 - Pursue diverse funding sources**
 - Look to City/County to support plan**
 - Expanded Grant Writing**
 - Community Support**
 - Green Bond Program**
- + Develop Preliminary Action Plans**
- + Prepare Operational Plans for Priority Projects**
- + Implementation of 1st Year Priority Projects**

Developing a Strategic Plan for Community WUI Fire Risk Management

Approach rooted in Disaster Risk Reduction & Capacity Building field

***Iterative, non-linear process**





Seeking Public Feedback

Identifying

- Values
- Education Programs
- Community Needs
- Areas For Improvement
- Technology Needs
- Further Studies/Analysis
- Prioritizing Action Items
- Experiences/Perceptions

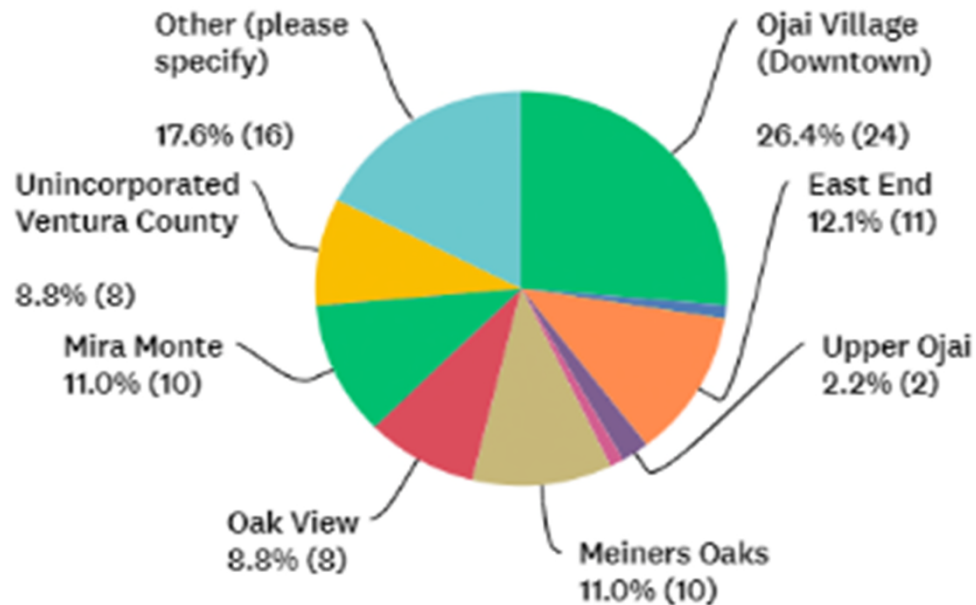
Currently administering online survey for demographics, experiences, risk perceptions, attitudes, concerns, post-Thomas Fire.

<https://www.surveymonkey.com/r/OjaiValleyWildfire>

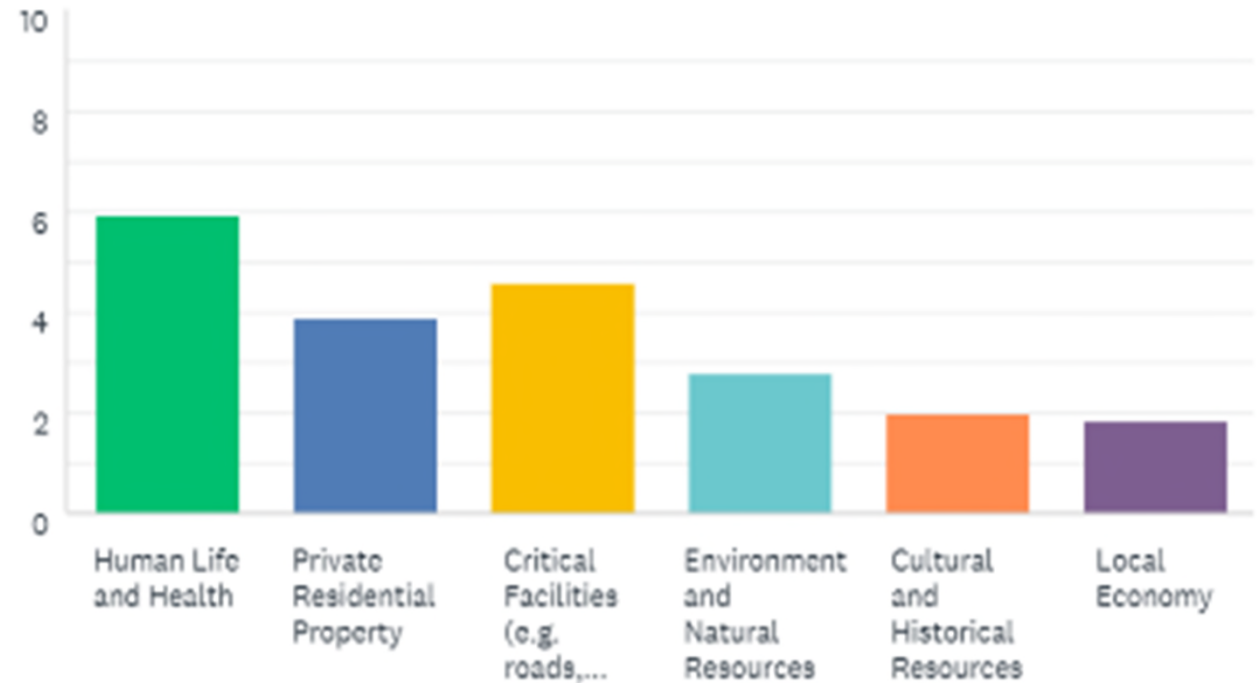


Sampling of Preliminary Survey Results

Responses by Area



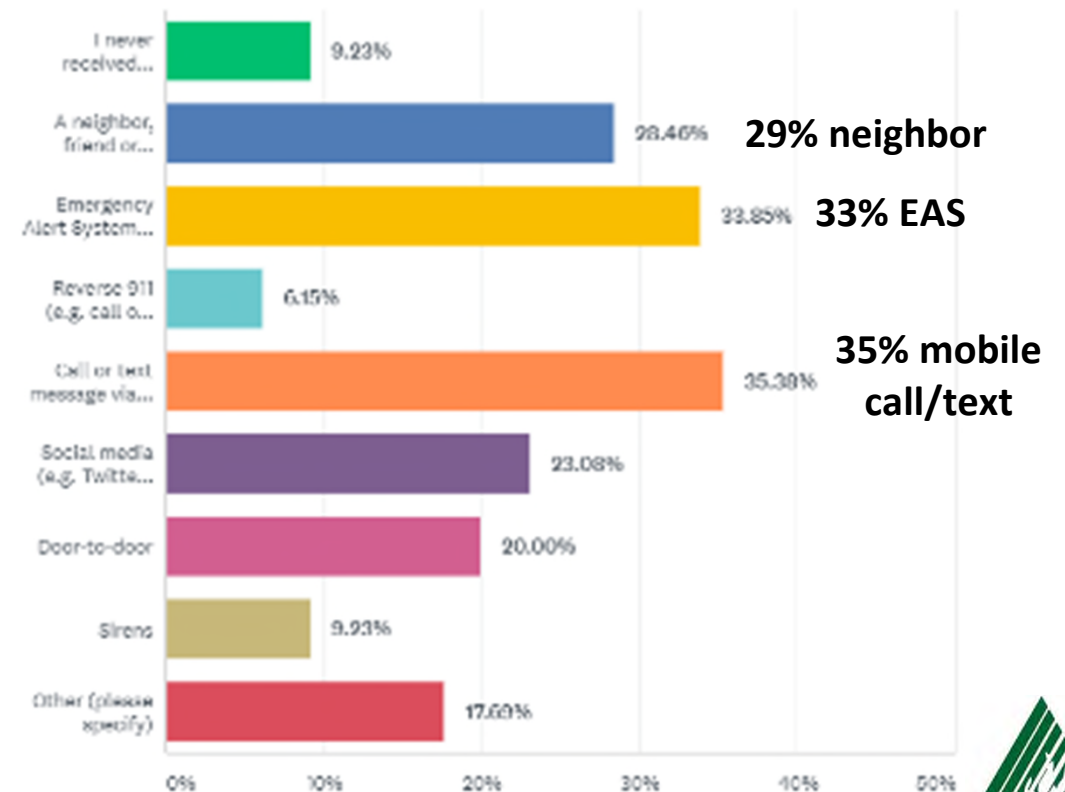
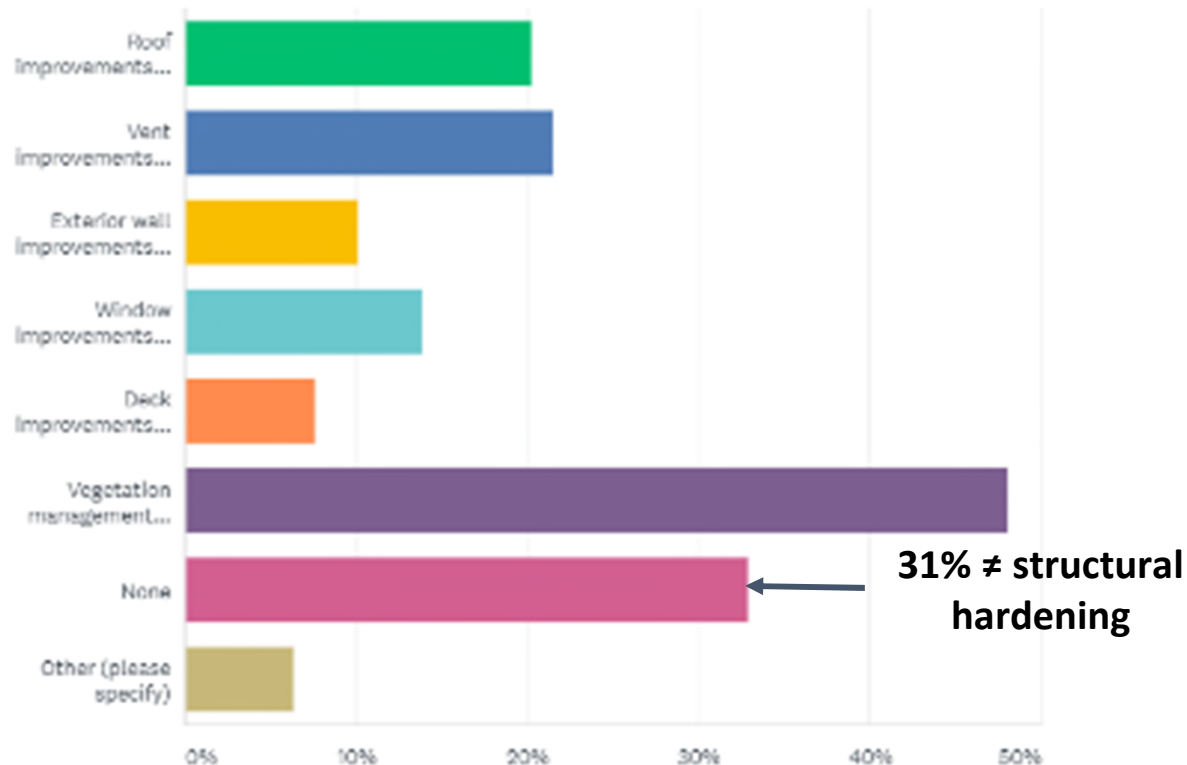
Ranking of Values to Protect



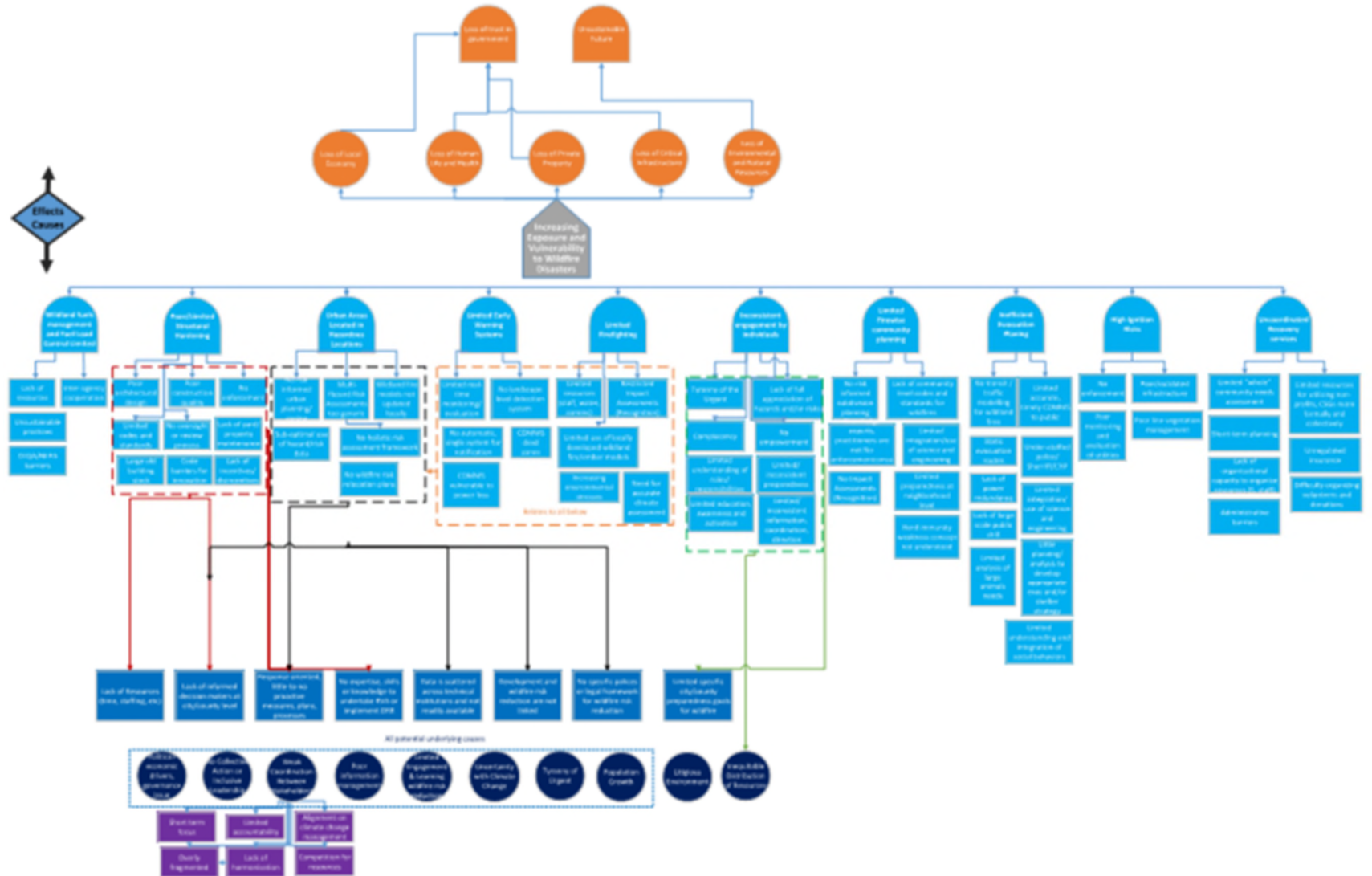
N=160 households, ~500 people

Sampling of Preliminary Survey Results cont.

“The follow-up recovery at the government level was horrible. If it weren't for the local non-profits, the community would have fallen apart.”



Preliminary Project Development





Goals for Wildfire Risk Mitigation

Empower	Prepare and empower our community to mitigate wildland fire risk
Protect	Protect values
Leverage	Leverage existing capacities
Build	Build citizen and “whole” community capacities
Develop	Develop a “culture of resiliency”
Become	Become a truly “fire-adapted” community



Road Map Working Group: Concerns

Emergency
Communications to
Public

Evacuation
Improvements

Loss of power to
critical facilities

Vulnerable
Populations

Improved Emergency
Planning

Increased community
capacity and resiliency

- Expanded volunteer support and engagement

Road Map: Priority Projects Identified



- Community-Supported Grazing Program
- 2010 Community Wildfire Protection Plan (CWPP) Update
- Ojai Valley CWPP
- Fine-Scale Risk Mapping & Dashboard
- Wildfire Evacuation Vulnerability Assessment
- Structural Hardening
 - Training
 - Initial Targeted Assessments
 - Data collection & management
- Improving Public Emergency Communications
 - NSF Grant-Volunteer Geospatial Information & Crowdsourced Data
- Community Microgrid for Critical Facilities
- Assessment of Critical Water Infrastructure for First Responders
- Assessment of Critical Agricultural Wetted Zones
- Property Insurance (WRAP)

Building Partnerships

- National/State/Local government, civil society, non-profits (137 identified)
- Strategic plan for roles and responsibilities

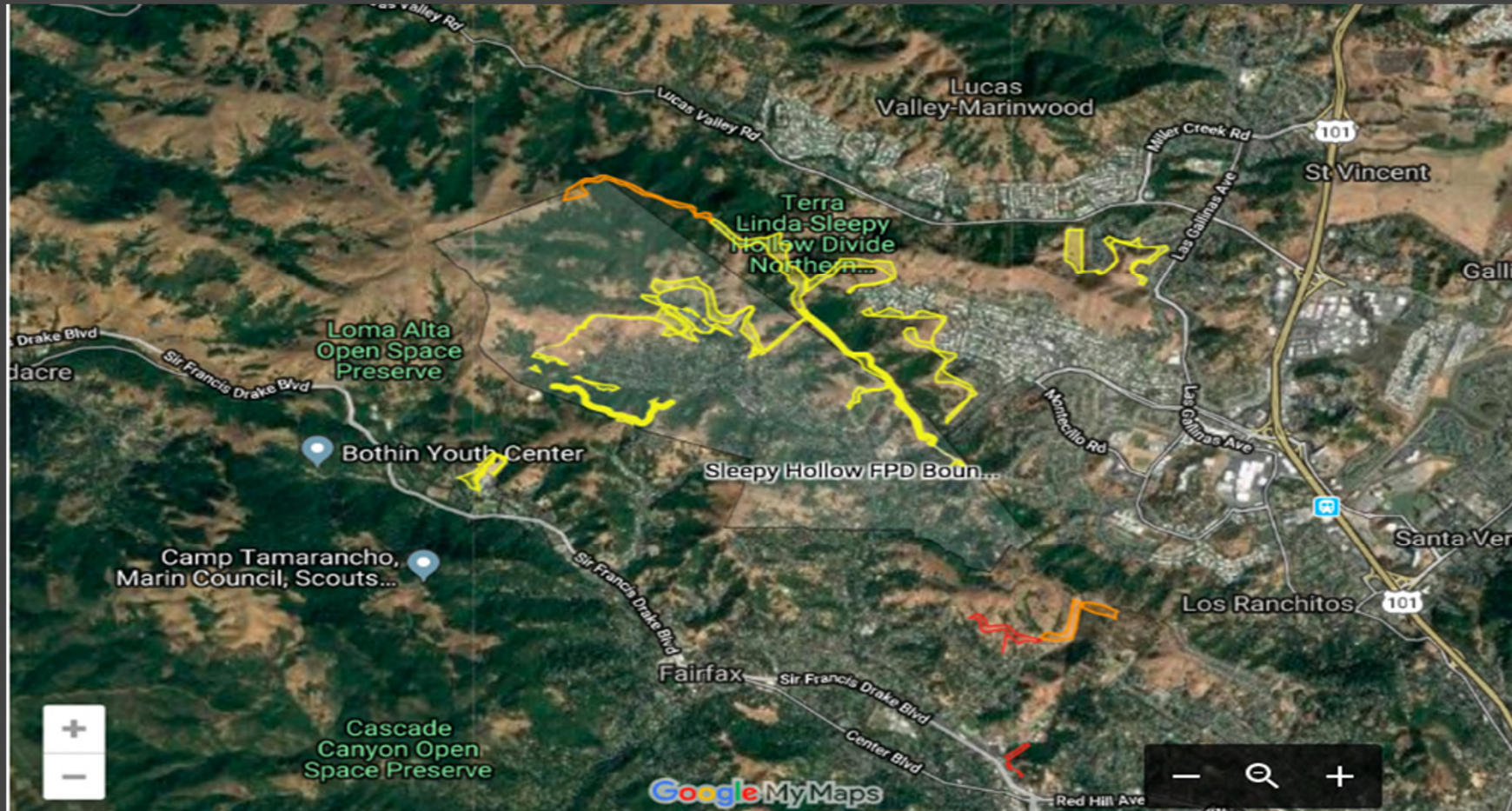
Examples:

- VCFPD
- City of Ojai
- Los Padres NF
- Ventura County Resource Conservation District
- The C.R.E.W.
- Ojai Valley Land Conservancy
- Local schools
- Private Industry Partners



Ojai Valley Community-Supported Prescribed Grazing Program

Modeled After Successful Program in Northern California by Marin Fire Safe Council



Ojai Valley Prescribed Grazing for Wildfire Safety



- Ecologically-sound vegetation management
- Increased WUI resilience
- Prescribed Grazing For Optimum Plant, Shrub, and Tree Control
- Reduced CO2 emissions!
- Increased carbon sequestration
- New Industries = New Ojai Jobs!

Stakeholder Convening June 25, 2021

OJAI VALLEY FIRE SAFE COUNCIL PRESENTS

THE COMMUNITY SUPPORTED GRAZING PROGRAM

FOR FIRE SAFETY AND ECOLOGICAL STEWARDSHIP

PLEASE JOIN US FOR A DEMONSTRATION AND INTRODUCTION TO
THE OVFSO FLAGSHIP GRAZING PROGRAM



JUNE 25TH, 2021

6PM - 8PM

OJAI RETREAT * 160 BESANT ROAD

HOSTED BY THE CSGP TEAM

CHRIS DANCH - DIRECTOR OF THE OJAI VALLEY FIRE SAFE COUNCIL

COLE BUSH - CSGP PROGRAM DIRECTOR, FOUNDER OF SHEPHERDESS LAND AND LIVESTOCK CO. LLC

MICHAEL LEIGHT - CSGP COMMUNITY OUTREACH DIRECTOR, FOUNDER OF VENTURA BRUSH GOATS LLC

* LIGHT REFRESHMENTS WILL BE SERVED *

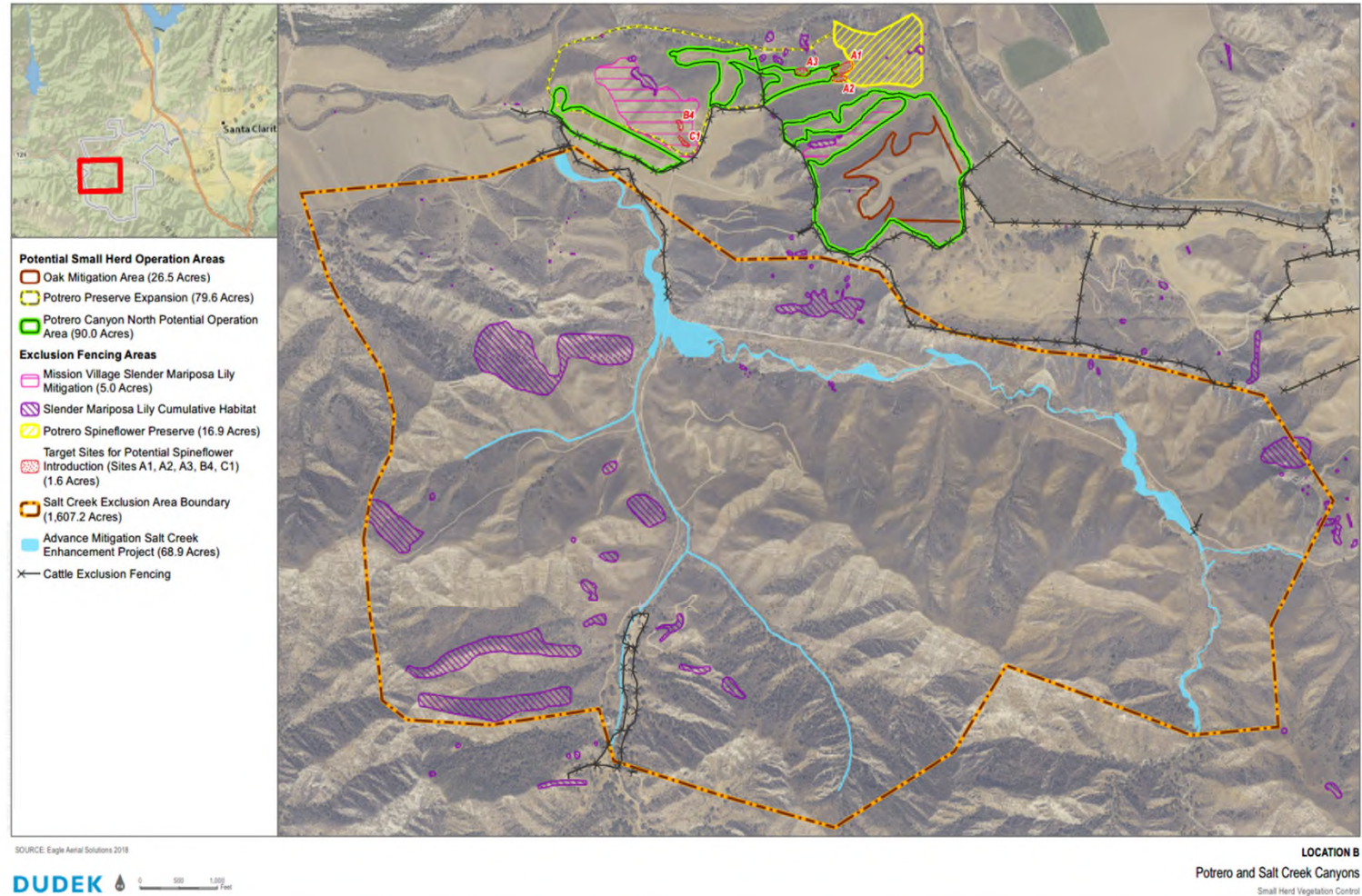


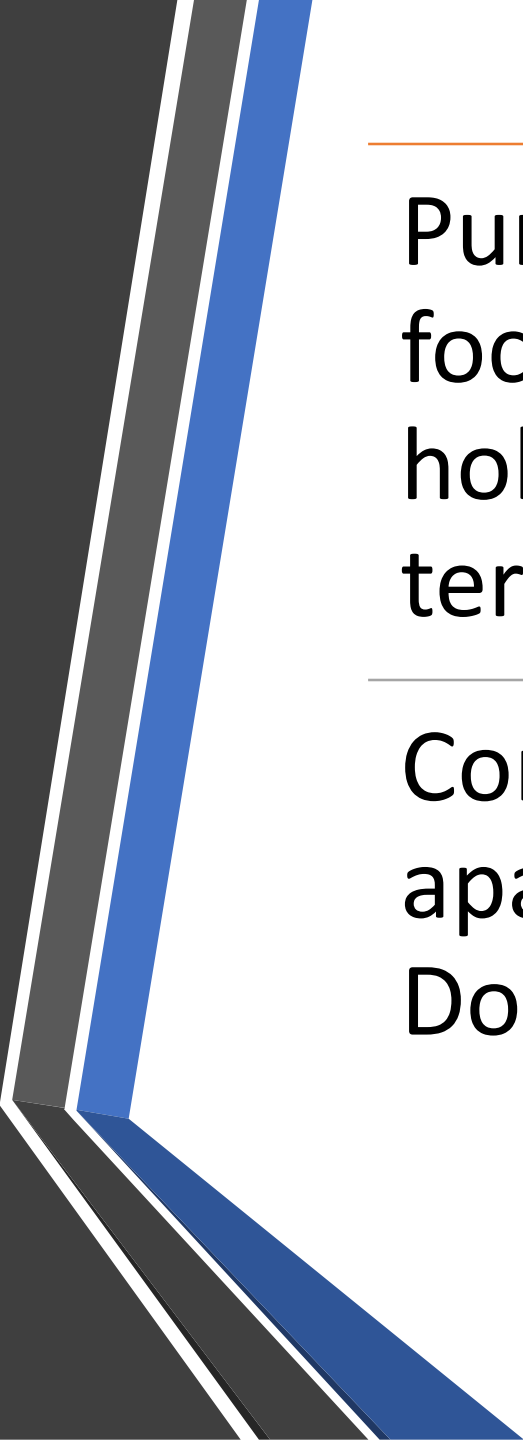
FireSafe
COUNCIL
OJAI VALLEY



NEXT STEPS

- Demonstration/
Pilot Sites
- Mapping
- Landowner
Agreements
- Prepare
Prescriptions 2022
- Launch Fundraising
Campaign
- Public Education





What is
required to
realize the
Road Map?

Purposeful, community-
focused, community-driven,
holistic, inclusive, and long-
term planning and funding

Consistent Baseline Funding
apart from Grants and
Donations

Why Consistent Baseline Funding?

- Historically the OVFSC has functioned primarily with grants with no direct community support
- Such grants are becoming underfunded and highly competitive with more losers than winners
- Grants are project-specific, intermittent, uncertain, short-term
- Often require “shovel-ready” project and have match requirements

Baseline Funding Possibilities

- Measure C
 - A portion to be dedicated to Wildfire Safety
- Parcel Tax
 - Follow Marin County's lead
 - WUI Ordinance
 - Formed Marin Wildfire Prevention Authority (by JPA)
 - Special ballot for Parcel Tax (passed by over 73% approval)
 - Allows up to \$0.10 per sq. ft. for 10 years
 - Community Oversight
 - No Unfunded Liabilities
 - 10% Administrative Cap



PROJECT FUNDING: Beyond Grants

GREEN BONDS

Working with:

Green Bonds-
California State
Treasurer

California
Infrastructure &
Economic Development
Bank (IBank)

California Pollution
Control Financing
Authority

Green Bond Funding Concept

- Green Bonds for community-level for resiliency
- Utilize Fire Safe Councils
- Aggregate community projects into single bond offering
- Use of Stimulus Funds (e.g., Climate Catalyst Fund) to create “bond worthy” projects
- Ibank has expressed interest in the concept and requested Stimulus Fund proposal
- Stimulus Funds suspended with Covid shutdown and resulting State budget deficit



For More Information

Ojai Valley Fire Safe Council
Christopher Danch
Executive Director/Grants Manager

- Tel: 805-646-7307
- Cell: 805-640-5407
- Email: chris@firesafeojai.org
- www.firesafeojai.org (New!)



**OJAI VALLEY
MUNICIPAL
ADVISORY
COUNCIL**

**DRAFT MEETING MINUTES
Monday, June 21, 2021 at 7:00 PM
Meeting via ZOOM
Ojai Valley, CA**

Chair: Chris Cohen, Vice Chair: Joseph Westbury
Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

1. Call to Order of the Meeting

Executive Officer Clensay called the meeting to order at 7:11 PM.

2. Flag Salute

3. Roll Call

PRESENT: Chair Cohen, Members Kennedy, Malloy, Wright

ABSENT: Vice Chair Westbury

STAFF: Maruja Clensay, Executive Officer

4. Adoption of the Agenda

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Wright

NOES: None

ABSENT: Member Westbury

Motion carries 4-0 with Member Westbury absent.

5. Public Comments by Citizens on matters Not Appearing on the Agenda (Time limit per item – three minutes).

No members of the public desired to speak on matters not appearing on the agenda.

6. City of Ojai Planning Commission Update – N/A as Commissioner was present. Emailed update read into the record during Council Comments at the end of the meeting.

7. Approval of the Meeting Minutes of May 17, 2021

Member Wright made a motion to approve meeting minutes as presented. Member Malloy seconded.

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Wright

NOES: None

ABSENT: Member Westbury

Motion carries 4-0 with Member Westbury absent.

8. Approval of Amended OVMAC Meeting Calendar.

- a. Revise OVMAC Meeting Calendar to remove August 2021 meeting to be consistent with County decision-maker hearing calendars.

Member Malloy made a motion to amend the schedule and cancel the August 16th meeting. Member Kennedy seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Wright

NOES: None

ABSENT: Member Westbury

Motion carries 4-0 with Member Westbury absent.

9. OVMAC Meeting Location Discussion.

- a. Discuss when to host the OVMAC meetings to the Oak View Community Center.

Member Wright made a motion to continue the virtual meetings until further guidance from OSHA for public meetings/gatherings. Member Malloy seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Cohen, Kennedy, Malloy, Wright

NOES: None

ABSENT: Member Westbury

Motion carries 4-0 with Member Westbury absent.

Informational Items

**10. Project Applicant Presentation for a General Plan Amendment Screening Application
Case No. PL-20-0084.**

Project Applicant Mr. Jacob Glaze of Kimley-Horn shared an informational presentation to the OVMAC regarding a forthcoming Board of Supervisor's Screening of a General Plan Amendment to amend a Traffic Policy in the Ojai Valley Area Plan involving Certain Parcels along a portion of the State Highway 33 Corridor.

[Applicant's Power Point Presentation attached]

Council Discussion/Comments:

Member Kennedy – Acknowledges the Peak Hour Traffic policies are tough; and would like to see them relaxed to see what can be done for local businesses. It's a large lot and can't imagine it just being an Auto Parts Store. Are there any other plans for the rest of the property?

[Applicant] Mr. Glaze – It's a little over an acre of land, and will be only an Auto Parts Store due to landscaping and parking requirements and related public improvements; some road widening would ultimately be required if the project is approved.

Member Wright – Have questions about prior tenants, with it being a bar, primarily night-time trips, so understand the traffic trips are different. Could the entrance be off the back street? Would that affect the traffic trips? Not sure – but agrees with what Member Kennedy said and would be open to looking at relaxing the traffic policies.

Member Kennedy – What is happening with the residential part of the project? Was it a prior mixed use at some time?

[Applicant] Mr. Glaze – No existing residential on the property; just the bar and office space. Also acknowledged the other point of entry off Old Ventura was looked at, but the traffic impacts remain.

Member Malloy – I just want to be clear with what is expected of us here. Early input to change this strict traffic policy/counts? We hear a lot of concerns regarding traffic in some very small neighborhoods in our community. Is this a sweeping Valley Wide request or just specific to this parcel?

[Applicant] Mr. Glaze - We are looking to do an Ojai Valley Area plan update related to this Traffic Policy as we cannot do spot-zoning. This is the first step of a long process. We are looking for initial feedback which we are going to report back to the County. This request is allowing us to just look at this; a lot of additional analysis will have to happen in order to have this policy ultimately changed. Current applicant/property owner is looking into this exception for their own property, but it would apply to the entire Ojai Valley Area.

Member Kennedy – When was the Ojai Valley Area Plan last updated?

Executive Officer Clensay - The Ojai Valley Area Plan was updated/adopted in 2019/2020 with the General Plan.

Member Kennedy – My concern with the Valley in general and traffic mitigation is that we are trying to open local businesses to get the supplies we need and not have to drive to Ventura. We also have Amazon trucks coming into the Valley every day. We are worried about traffic mitigations for our local businesses, yet you have Amazon Prime and all other carriers coming in a billion times a day, and no one talks about that. I think it is time to have a discussion Valley wide how do we propose to mitigate this type of thing because its not right that they get to grow their corporate business but local businesses can't even get their feet of the ground. As well as the infrastructure requirements that are required, because the infrastructure in Oak View is from the 1930s. I feel you and I know where we are at, and I think it's something we should further discuss. When the General Plan outreach occurred in the Valley, I do not recall a lot of discussion regarding the traffic policy. I'm very open to finding out how we can do something to help the business owners be successful. I want to be open minded about it.

Chair Cohen - That is a good point about making sure we are not shooting ourselves in the foot by counting destination trips to the Ojai Valley, but not counting through-trips that are bypassing those facilities. My initial reaction is what I understand of the proposal is that it appears to be a pretty broad exemption; and if it is a broad exemption, maybe goes farther than I might want to see. The way I understood it, is that if there is any commercial use that is going to occupy a space that was Commercial previously, regardless of the change of commercial use, the type of commercial use, it would not be subject to the trip counting?

[Applicant] Mr. Glaze – In a broad stroke of the paintbrush, yes, but this is something we need to better identify and would come out of future analysis with other jurisdictions and working groups. It will more than likely be modified and be brought back to the OVMAC prior to it being put into place, and provided that studies support it.

Chair Cohen – Got it; so if this is a temperature taking, my temperature is that it sounds like an issue that needs to be addressed because it is preventing revitalization of vacant businesses, but that this initial scope sounds like it could have some unintended consequences if its not tailored or dialed in a bit more, or allowing more discretion from the Planning Commission or whomever. But it sounds like this policy is already causing unintended consequences by not allowing vacant/local businesses to re/develop and turn vacant properties into profitable businesses.

Member Malloy – I agree with both Chris and Barbara in that but somewhere in between those two comments is an elephant in the room that we are seeing in Downtown Ojai, and in Meiners Oaks; Spaces we had seen Mom and Pop businesses owned by local folks, but we are seeing these one-of-many boutiques, restaurants, owned by people who have second homes in L.A. and that keeps upping the rent prices and small Mom and Pops can't get in there anymore. I like the good intentions but we need to be immensely careful so we are serving the communities in the appropriate way, and those impacted neighbors in the appropriate way and we are helping local businesses thrive.

Member Wright – Will this going to be a local business or a commercial business?

[Applicant] Mr. Glaze - I believe the property owner is open to all but has had interest from a National Auto Parts vendor, but as the discussions continue, I think that could be further discussed.

Public Comment:

- Stephen Weed – Good on your applicant for raising this issue. It is an issue that affects Oak View and Casitas Springs and other communities. Thanks for bringing it up. My thoughts are that having this sort of limitations strictly on traffic trips alone seems overly restrictive. I'm local to Oak View and know the vicinity pretty well. It's important you stay visible with this because I cannot imagine doing any sort of development in either of these neighborhoods without this kind of adjustments to the Area Plan. I think we need to look at the future of these communities and what we want to be. Thank you.

Chair Cohen - Thank you Mr. Glaze for your informational presentation.

Executive Officer Clensay - The Screening Application is scheduled for July 21, 2021 before the Board of Supervisors for a green light to submit. Once deemed complete, the application will come back before the OVMAC for comments.

11. Fire Safe Council Presentation.

The OVMAC received an informational presentation from Chris Danch, Executive Director, of the Ojai Valley Fire Safe Council, regarding the history of the OV Fire Safe Council and its current efforts related to wildfire risk mitigation strategy, wildfire prevention and preparedness, vegetation management, and collaborative efforts with other county agencies and organizations relating to wildfire safety and education. This is one of two informational sessions. The second session will focus on the OVFSC's Community-Supported Prescribed Grazing Program and Chris will be joined by the grazing program Co-Directors, Cole Bush and Michael Leicht.

[Informational Power Point Attached]

Council Discussion/Comments:

Chair Cohen - Thank you Chris, just to confirm, you are coming back with the Grazing Program presentation?

Chris Danch – Yes that is correct. We are starting with a stakeholder event and reaching out to specific grounds to take in further detail because we are asking for help to do this. Wanting to help understand the needs, the scale, and what we want to have to do, and that will be at our next presentation on July 19, 2021.

Member Malloy – I want to thank you so much for all your work on this. This is so exciting. The breath and depth of the work you have done is so impressive and its so exciting to see, so thank you. As an educator, I want to get this information to more people [seeking local fund source for Ojai Valley Wildfire Safety].

Chris Danch - Once the state funds get released from the state, it's a feeding frenzy, and Ojai Valley may only get 3% of the funds. You really want to build community resilience that comes from the bottom up. We need locally funded communities from potential parcel/property taxes. We have a need here that is going to save our community that those agencies cannot control.

Member Wright – That was a great presentation, thank you. Wanted to highlight the Ojai Fourth of July parade will have the sheep and may be a good opportunity to have flyers/brochures to hand out to people.

Chris Danch – Yes, we will be doing that and holding another public event in the Fall to do this educational campaign as well.

Member Kennedy - Question regarding the property tax idea - would that result with two taxes for the same thing?

Chris Danch – That would have to be further analyzed, but I believe we do not have a current State tax program regarding wildfire. That is part of the feasibility aspect of this. We want to avoid any double taxation, but also to lay out a plan to show how the money would be spent here and would require local governance (elected board). We are a bit a-ways from that, but want to start taking a look at it. So far, its been pretty well received and would require more outreach to get a sense of whether the taxation is worth doing.

Member Kennedy – I don't think the general public really knows about the WUI and a lot of public education will be required. As a builder, it's very important to know where the WUI is because it affects how you develop your home.

Chris Danch - Still have a lot of data collection to do so we can use this information for future proposals and grant acquisitions. This can also assist with modeling for insurance purposes. But what people do not understand is how fire travels; its too variable and the wind direction with the ember cast could have decimated this Valley during the Thomas Fire. It's a significant challenge we need to address for building, funding, assessing, etc. but it's something we need to do.

Chair Cohen – Could you explain what the “WUI” is?

Chris Danch - The “Wildland – Urban Interface” – characterized by the native vegetation that you are building adjacent to or within and has certain development requirements. This will go beyond defensible space. We have been in a working group that will look at fire ember cast modeling system to assist with that analysis. During the Thomas Fire, we all came away with the same concerns – communication. We learned about the critical need for real time reliable data related to a wildfire. We need to look at a new public information system that details real time fire location, movement, structures, road closures, needs, etc. We are looking at new and efficient ways to get that information out. Funding is a challenge, but it's a direction we need to move towards.

Chair Cohen - It strikes me that the kind of work that you are doing sounds like it should be required for all communities to do this, but its probably better that it comes from the bottom up. We are able to tailor to specific community needs and not having to adhere to top down instructions. Thank you for taking the initiative to do this.

Chris Danch – Want to say that the Ventura County Fire Protection District works closely with us in a working group. With the Grazing Program for example, they are right there with us. It's critical that that coordination goes on. But this kind of modeling needs to be community driven.

[Second Informational Presentation tentatively scheduled for July 19th OVMAC Meeting]

12. Councilmember Comments

Executive Officer Clensay provided a City of Ojai Planning Commission update from Commissioner Quilici which was read into the record:

On June 2, the Ojai Planning Commission approved a remodel to a single-family residence. We also reviewed and recommended (to the City Council) a list of parcels in the City appropriate for development of lower-income housing against the City's RHNA (Regional Housing Needs Assessment) allocation. On June 16, we reviewed and recommended (to the City Council) a draft Housing Element for the City's General Plan Update.

13. Adjournment – Meeting adjourned at 8:55 PM

Next OVMAC Meeting will be July 19, 2021 via ZOOM.

DRAFT

MEMORANDUM

DATE: July 19, 2021

TO: Ojai Valley Municipal Advisory Committee Members

FROM: Kristina Boero, Senior Planner, Ventura County Planning Division ^{KB}

SUBJECT: Tentative Parcel Map (TPM) No. 6011 (Case No. PL18-0137), Matthew Portenstein, Vacant Lot on Burnham Road, west of the Ventura River

Project Site Size, Location, and Parcel Number: The 3.29-acre undeveloped property is located along Burnham Road, approximately 817 feet south of the intersection of Burnham Road and Los Encinos Road, in the community of Oak View, in the unincorporated area of Ventura County. State Highway 150 is located approximately 0.40 miles north of the subdivision (Attachment 1). The Tax Assessor's parcel number (APN) for the parcel that constitutes the subdivision is 032-0-201-105

Project Site Land Use and Zoning Designations:

- a. Countywide General Plan Land Use Map Designation: Very Low Density Residential
- b. Ojai Valley Area Plan Land Use Map Designation: Urban Residential 1-2 dwelling units per acre (UR 1-2 DU/AC)
- c. Zoning Designation: (R1-20,000 sq. ft. / TRU / DKS / HCWC) Single-Family Residential, 20,000 square feet minimum lot size / Temporary Rental Unit Regulation Overlay Zone / Dark Sky Overlay Zone / Habitat Connectivity Wildlife Corridor Overlay Zone

Project Description: Matthew and Pamela Portenstein ("Subdivider"), request approval of a TPM to subdivide an approximately 3.29-gross acre lot into 3 separate lots. After Parcel Map No. 6011 records, proposed Lot 1 will be 1.78 acres (77,531.4 square feet [sq. ft.]), proposed Lot 2 will be 0.75 acres (32,782 sq. ft.) and proposed Lot 3 will be 0.76 acres (32,930 sq. ft.) (Attachment 2). The net acreage and gross acreage will be the same after Parcel Map No. 6011 records because there are no proposed or existing right of way or private drive easements within the exterior boundary of the TPM. Residential development of each lot could occur with a ministerial zoning clearance following recordation of the TPM. Future development would be restricted to designated building sites as shown on the TPM. A private onsite driveway on each proposed lot will provide direct access to Burnham Road.

The proposed building sites minimize adverse impacts to the oak woodland, however, the access road on Lot 3 would be located under oak tree canopies and would adversely affect 0.11 acres of coast live oak woodland (*Quercus agrifolia* Woodland Alliance). Two

protected coast live oak trees, identified as tree no. 146 and no. 147 of the October 6, 2020 Tree Protection Plan and Arborist Report prepared by Bill Millet, would be encroached upon as a result of future development on Lot 3. The Subdivider's Tree Protection Plan minimizes tree encroachment and mitigates for any loss to protected trees.

The Ventura River Water District (VRWD) will provide potable water service to the subdivision. Public sewer is operated by the Ojai Valley Sanitary District (OVSD) and the subdivision is located within the sphere of influence of the OVSD. The nearest sewer connection is located approximately 77 feet east of the subdivision. The Subdivider proposes to connect future residential development to public sewer. On December 19, 2019, the Ventura Local Agency Formation Commission (LAFCo) approved and recorded with the Ventura County Recorder, a Certificate of Completion (Document No. 20191216-0015639-0), which authorized the annexation of the subject lot into OVSD.

Environmental Document: The subdivision site is located on an approximately 3.29 acre undeveloped property in the Oak View area adjacent to Burnham Road. State Highway 150 is located approximately 0.4 miles north and State Highway 150, State Highway 33 is approximately two miles east of the subdivision. An initial study was prepared by the Planning Division and released for 30-day public review between March 22, 2021 and April 21, 2021 (Attachment 3 and Attachment 4). The initial study concluded that potentially significant but mitigable impacts to biological resources would result from the future development of the three resulting lots that are part of the subdivision. The Initial Study identified 6 potentially significant effects on the environment, but revisions in the project plans and proposals made by, or agreed to by, the Subdivider before the MND was released for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur. The mitigation measures are included as Attachment 5.

Attachments:

1. Aerial Map and Zoning, Ojai Valley Area Plan and General Plan land use map
2. TPM No. 6011
3. Public notification list and map for PL18-0137
4. Initial Study for PL18-0137
5. Mitigation Measures for PL18-0137

If you have any questions, please contact me at (805) 654-2467 or kristina.boero@ventura.org.



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 10-12-2020
Source: Pictometry: 2019



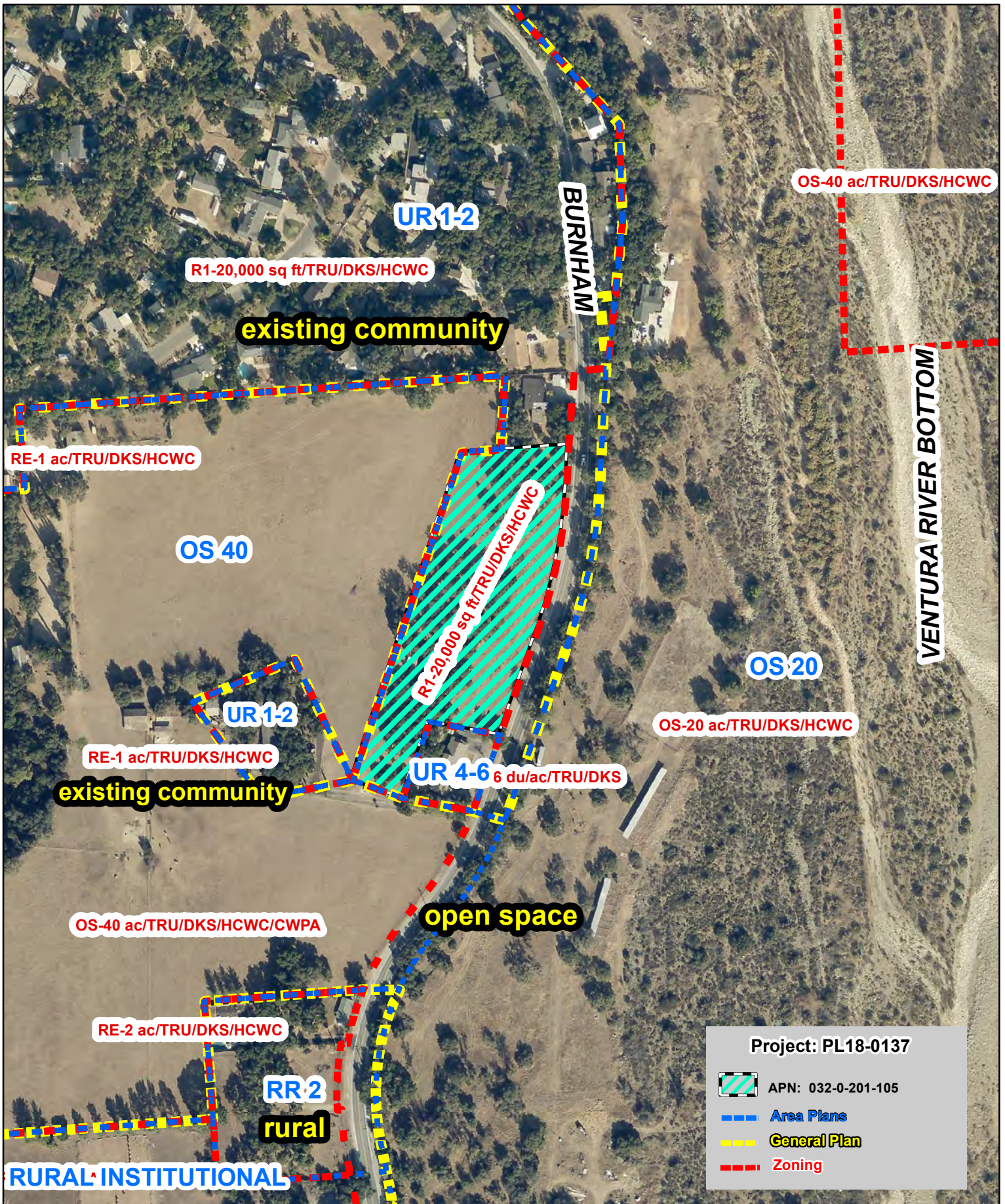
County of Ventura
Ojai Valley MAC
PL18-0137
Attachment 1 - Maps



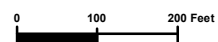
Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



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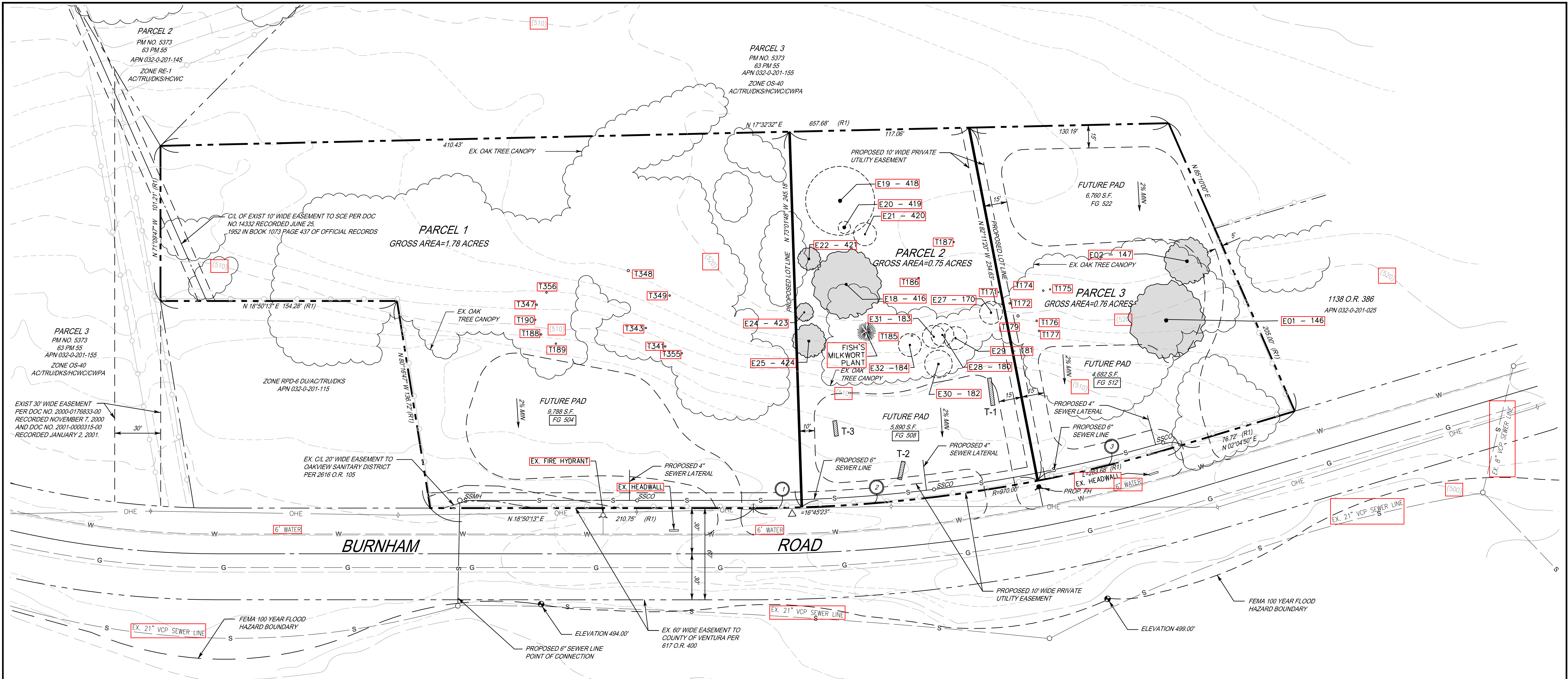


Ventura County
Resource Management Agency
Information Systems GIS Services
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PUBLIC UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. (SCE)
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: AT&T
CABLE TELEVISION: SPECTRUM
WATER: VENTURA RIVER WATER DISTRICT
SEWER: OJAI VALLEY SANITATION DISTRICT

LAND USE DATA

- A. **AREA**
GROSS AREA 3.29 ACRES
- B. **PROJECT LOCATION**
BURNHAM ROAD, VENTURA COUNTY
- C. **ZONING & GENERAL PLAN DESIGNATION**
R1 20,000 SF FT/TRU/DKS/HWC
- D. **ASSESSORS PARCEL No.**
032-0-201-105
- E. **PROPERTY USE**
EXISTING-VACANT
PROPOSED-RESIDENTIAL/SINGLE-FAMILY
- G. **FLOOD ZONE**
FLOOD ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PANEL NO. 06111C0566E DATED JANUARY 20, 2010.

LEGEND

PROPOSED	EXISTING
20 PARCEL NUMBER	W WATER
T17 PAD ELEV.	S SEWER
W WATER	G GAS
S SEWER	OHE OVERHEAD ELEC.
EASEMENT LINE	FH FIRE HYDRANT
FIRE HYDRANT	PP POWER POLE
SANITARY SEWER MANHOLE	CL CONTOUR LINE
SANITARY SEWER CLEANOUT	SSCO SANITARY SEWER MANHOLE
	FENCE LINE
	FENCE LINE
	T-3 TRENCH LOCATION PER SOILS REPORT
	T348 TREE NUMBER & LOCATION PER TREE REPORT
	E21-420

ABBREVIATIONS

FS	FINISH SURFACE
FG	FINISH GRADE
EX	EXISTING
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SF	SQUARE FOOTAGE
PM	PARCEL MAP
OR	OFFICIAL RECORD
APN	ASSESSOR PARCEL NUMBER
CL	CENTER LINE
T	TREE
MIN	MINIMUM

CURVE DATA (THIS SHEET ONLY)

Δ	R	L	T
1	01°52'01"	970.00' (R1)	31.61'
2	09°09'32"	970.00' (R1)	155.06'
3	05°43'50"	970.00' (R1)	97.01'

NOTE:

- FOR EXISTING TREE INFORMATION AND ASSESSMENT, SEE THE ARBORIST'S TREE PROTECTION PLAN.
- TOPOGRAPHIC SURVEY PREPARED BY JENSEN DESIGN & SURVEY INC.

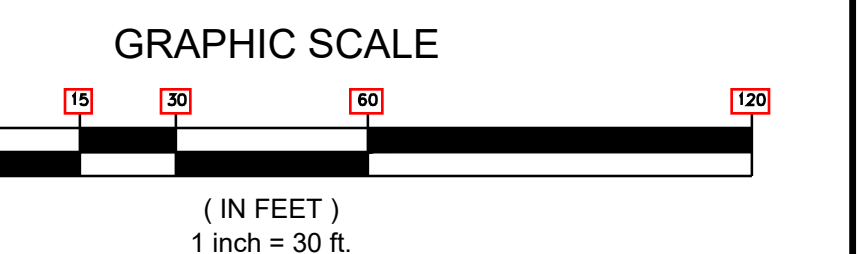
SUBDIVIDER/OWNER:

MATTHEW PORTENSTEIN
P.O. BOX 472
OAK VIEW, CA 93022
(909) 725-9743 CELL
MPORTENSTEIN@GMAIL.COM

PREPARED BY:

GE
Gamble Engineering Inc.
Civil Engineering & Surveying
1279 Poli Street - Ventura, CA 93001
(805) 652-1973 - www.gambleengineering.com

ISABELLA DO VAL GAMBLE RCE 68224
12/17/2020
DATE



TENTATIVE PARCEL MAP No. 6011
FOR
MATTHEW PORTENSTEIN

PARCEL 1 OF PARCEL MAP No. 5373, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 63, PAGES 55 TO 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

County of Ventura
Mitigated Negative Declaration
PL18-0137
Attachment 2 - Tentative Parcel Map No. 6011

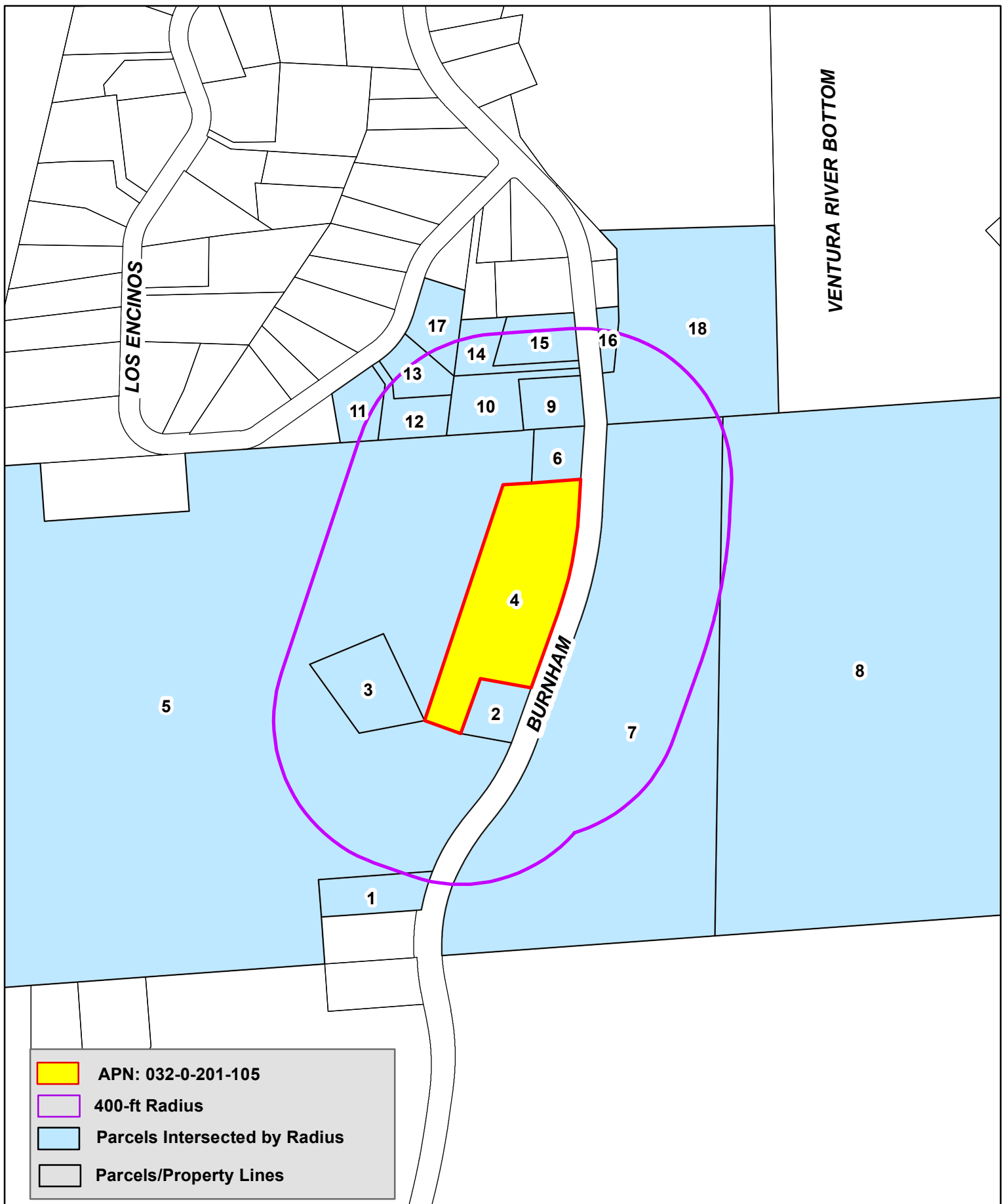
APN	NAME_1	NAME_2	MAIL_ADDR	CTY_STA	ZIP	Index
032020105	KENNY KEENAN-SHANNON TR		775 BURNHAM RD	OAK VIEW CA	93022	1
032020111	HERRIN MARK S-MARGARET S	DODSON BILLIE E TR	1005 BURNHAM RD #1025	OAK VIEW CA	93022	2
032020114	LADOW YNEZ P TR		955 BURNHAM RD	OAK VIEW CA	93022	3
032020110	PORTENSTEIN MATTHEW T-PAMELA		P O BOX 472	OAK VIEW CA	93022	4
032020115	T BONE HOLDINGS LLC		18300 OXNARD ST	TARZANA CA	91356	5
032020102	WHYTE JOHN C-LAURA N TR		2455 BURNHAM RD	OJAI CA	93023	6
032020207	NEWTON WILLIAM-CHARLOTTE R TR		2823 BAYSHORE	VENTURA CA	93001	7
032020206	OJAI VALLEY LAND CONSERVANCY		PO BOX 1092	OJAI CA	93024	8
032006213	SOMERVILLE JOHN		2431 BURNHAM RD	OJAI CA	93023	9
032006214	HASSELBERG DENNIS M-LYNN TR		2409 BURNHAM RD	OJAI CA	93023	10
032006202	MILLER CHRISTOPHER	DUKE LAUREN	2261 LOS ENCINOS RD	OJAI CA	93023	11
032006217	PARSONS RICHARD SEP PROP TR		2271 LOS ENCINOS RD	OJAI CA	93023	12
032006218	STALLINGS CHARLES M TR		2275 LOS ENCINOS RD	OJAI CA	93023	13
032006215	HENDERSON RICHARD E-JUDY C		2389 BURNHAM RD	OJAI CA	93023	14
032006216	SHERMAN PETER-RATHE L TR		300 N GOWER ST	LOS ANGELES CA	90004	15
032006302	PLEDGER JOSEPH D-DRENDA J TR		PO BOX 1457	OAK VIEW CA	93022	16
032006204	GILLOOLY JOHN T-PORTO L R TR		2281 LOS ENCINOS RD	OJAI CA	93023	17
032007010	KENTON JEFFREY T TR		2430 BURNHAM RD	OJAI CA	93023	18
Area of Interet	City of Ojai	ATTN: City Manager	401 South Ventura Street	Ojai CA	93023	
	CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE	Randy F. Rodriguez, SR. ENVIRONMENTAL SCIENTIST	4665 LAMPSON AVENUE	LOS ALAMITOS CA	90720	
	VENTURA LAFCO	ANDREA OZDY, DEPUTY DIRECTOR	801 S. VICTORIA AVENUE SUITE 301	VENTURA CA	93003	

County of Ventura

Ojai Valley MAC

PL18-0137

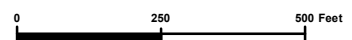
Attachment 3 - Notification List and Map



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-12-2020



County of Ventura
Planning Director Hearing
400' radius map
APN: 032-0-201-105
PL18-0137



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RH

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 1 of 7

Biological Resources 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 (Ventura County NCZO § 8107-25 et seq.), *Oak Woodland Conservation Act* (Public Resources Code, 2014d, Section 21083.4, and Fish and Game Code Section 1361), and Ojai Valley Area Plan Policy OV 36.8.

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 Section 8114-3 of the Ventura County NCZO.

MM BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations in § 8107-25 of the Ventura County NCZO and Tree Protection Guidelines, with the Oak Woodland Conservation Act (Public Resources Code Section 21083.4, Fish and Game Code Section 1361).

Requirement: The Subdivider shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until five years after the completion

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 2 of 7

of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., “D” status, or “C” status if pre-construction status was “A”), the arborist’s report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Subdivider shall submit annual arborist reports as stated in the “Requirement” section of this condition (above).

Timing: The Subdivider shall submit annual arborist reports after initiation of construction activities and until five years after the completion of construction activities.

Monitoring and Reporting: The Subdivider shall implement any recommendations made by the arborist’s Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist’s recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

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 Property Owner of Lot 3 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 (February 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 (February 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 performed under the supervision of a qualified wildlife biologist familiar with the ecology of the species, and with experience conducting preconstruction clearance surveys.

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 3 of 7

An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of land clearing activities. The subdivision 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 Property Owner of Lot 3 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 Property Owner of Lot 3 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 Property Owner of Lot 3 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 February 1 to 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.

MM BIO-4: Avoidance of Non-Native Invasive Plants in Landscaping

Purpose: To comply with the County's landscaping requirements.

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 4 of 7

Requirement: The Property Owner shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and § 8106-8.2 et seq. (Ventura County NCZO General Landscaping and Water Conservation Requirements).

Landscaping Objectives: The Property Owner must install and maintain landscaping that serves the following functions:

- Invasive plant species (e.g., species identified by the California Invasive Plant Council) shall be prohibited with landscaping on the lots created by the project.
- Ensures compatibility with community character. The Property Owner must install landscaping that visually integrates the development with the character of the surrounding community.
- Retains and treats stormwater. The Property Owner must install landscaping that retains and treats stormwater as required pursuant item 2D of this initial study.
- Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

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

- a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Subdivision.
- b. Protection of Solar Access. The Property Owner must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells, or impair the function of a nearby building using passive solar heat collection.
- c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 5 of 7

- e. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- f. Fire Resistance. Plant material installed on the lot must be fire resistant.
- g. Use Non-Invasive Plant Species.
- h. Landscaping plans shall incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.

Documentation: The future Property Owner of Lots 1 through 3 shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Property Owner shall submit to Planning Division staff a statement from the project landscape architect that the Property Owner installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Property Owner must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Property Owner shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for Construction on Lots 1 through 3. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the § 8107-8.2 et seq. of the Ventura County Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Property Owner installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

MM BIO-5: Wildlife Fencing

Purpose: To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing, in accordance with §§ 8109-4.8.3.6(c)(2) and 8109-4.8.3.7(a) of the Ventura County NCZO.

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 6 of 7

Requirement: A zoning clearance is required for wildlife impermeable fencing that forms an enclosed area all of which is located within 50 feet of an exterior wall of a legally established dwelling.

A Planned Development Permit is required for the installation of new or replacement wildlife impermeable fencing that forms an enclosed area as follows:

- Lot 1: An enclosed area of 7,738 square feet
- Lot 2: An enclosed area of 3,439 square feet
- Lot 3: An enclosed area of 3,152 square feet

Documentation: The Property Owner shall submit a fencing plan for all new or replacement fencing located on Lots 1, 2 and 3. The fencing plan must include the fence location, type of fence, elevations detailing construction and materials for both permeable and impermeable fences. Any fence over six feet in height requires a Building Permit.

Timing: Prior to issuance of a Zoning Clearance for any replacement or new fencing, the Property Owner shall demonstrate on the fencing plans that the requirements of this condition are met.

Monitoring and Reporting: The Property Owner shall submit plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for fencing. 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 Ventura County NCZO.

MM BIO-6: Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare

Purpose: To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat and ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County NCZO.

Requirement: Prior to the future development of Lots 1 through 3, the Property Owner shall prepare a lighting plan that meets the following objectives:

- avoids interference with reasonable use of adjoining properties;
- avoids conflict with landscape features;
- minimizes on-site and eliminates off-site glare;
- minimizes impacts to wildlife movement;
- minimizes energy consumption; and
- includes devices that are compatible with the design of the permitted structure and minimize energy consumption.
- Is consistent with Ventura County NCZO Section 8109-4.7.4 (Dark Sky Overlay Zone)

Mitigation Measures for PL18-0137
Tentative Parcel Map No. 6011
Matt Portenstein

Page 7 of 7

- Is consistent with Ventura County NCZO Sections 8109-4.8.2 (Habitat Connectivity and Wildlife Corridors Overlay Zone (Outdoor Lighting) and 8109-4.8.2.3 (Habitat Connectivity and Wildlife Corridors Overlay Zone Prohibited Lighting)

The Property Owner shall include in the lighting plan the manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The plan must include illumination information within pathways and driveways proposed throughout the development. In order to minimize light and glare from the subdivision, all exterior structure light fixtures and freestanding light standards must be a cut-off type, fully shielded, and downward facing, such that lighting is projected downward onto the property and does not cast any direct light onto any adjacent property and roadway in order to prevent the illumination of surrounding habitat. All outdoor light sources must be located within 100 feet of a structure or adjacent to a driveway. 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 Property Owner shall bear the total cost of the review and approval of the lighting plan. The Property Owner shall install all exterior lighting in accordance with the approved lighting plan. The Property Owner shall prepare and implement the permitted use in conformance with an approved lighting plan.

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

Timing: The Property Owner shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction on Lots 1 through 3. The Property Owner shall maintain the lighting as approved in the lighting plan for the life of the permit that authorizes the lighting.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the project file. The Property Owner shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy of future residential development. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.