



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

**18 Valley Road, Oak View
Monday, September 19, 2022 -
7:00PM**

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

Option 1: E-MAIL PUBLIC COMMENT- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at ovmac@ventura.org for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. 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 COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

Option 2 – IN PERSON PUBLIC COMMENT - If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

THE OVMAC IS CONDUCTING A SITE VISIT AT 5:00PM AT THE KRISHNAMURTI FOUNDATION; LOCATED AT 1098 MCANDREW ROAD IN OJAI. WE WILL RECONVENE AT THE OAK VIEW COMMUNITY CENTER, 18 VALLEY ROAD FOR OUR REGULAR MEETING AT 7:00PM.

- 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 July 18, 2022 - Draft Minutes attached**

Formal Items:

8. Review of a Conditional Use Permit application for Ojai Valley Organics (Case No. PL13-0178)

The applicant requests a modified Conditional Use Permit be granted to authorize the continued operation of a "Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on site). The 112 acre project site is located at 534 Baldwin Road, near the intersection of State Highways 33 and 150 in the Ojai area. The property is zoned Open Space, with a land use designation of Open Space.

County Planner: Justin Bertoline, justin.bertoline@ventura.org 805-654-2466

9. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

County Planner: Kristina Boero, Kristina.boero@ventura.org 805-654-2467

10. Announcements and Updates

- CHP Officer Rangel Update
- Congressman Carbajal Meet-n-Greet – October 17, 2022
- Hwy 33 Intermodal Study – Cal Trans Update – December 21, 2022

11. Councilmember Comments

12. Adjournment:

Next Meeting will be held on **Monday, October 17th at 7:00PM IN PERSON at the Oak View Community Center**

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 at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

DRAFT MEETING MINUTES

**18 Valley Road, Oak View
Monday, July 18th, 2022 - 7:00PM**

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

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1. Call to Order of the Meeting

Meeting was called to order at 7:04PM

2. Flag Salute

3. Roll Call

Chair Cohen, Vice Chair Westbury, Member Kennedy and Member Wright present.

Member Malloy absent.

4. Adoption of the Agenda

Member Wright moved to adopt agenda as presented;
Seconded by: Vice Chair Westbury

Motion passes 4-0

5. Public Comments by Citizens on Matters Not Appearing on the Agenda

Email Correspondence from John Brooks was read into the Record (Attachment).

6. City of Ojai Planning Commission Update

Email Correspondence from Planning Commissioner Stephen Quilici was read into the Record (Attachment).

7. Approval of the Meeting Minutes of June 20, 2022 - Draft Minutes attached

Member Kennedy moved to approve the minutes as drafted;
Seconded by: Member Wright

Motion passes 3-0; Chair Cohen abstaining.

Informational Items:

8. Receive an informational presentation from the County of Ventura Public Works Agency regarding the design and schedule overview of the Creek Road repaving project to include lane turnouts and traffic control mitigation measures.

Public Works Agency – Roads and Transportation presented a power point regarding future safety improvement plan, including curb median layout adjacent to Kenewa, Tewa, and Kiowa Roads. This creates a traffic calming measure by narrowing the road. Hopefully, this will result in reduced traffic speed which will subsequently support reducing the speed limit.

Public Comment:

Public Comment No. 1 - Teena Broumand: Speaking on this item and is disappointed in the prior meeting I had with Staff during which I provided accident statistics and fatalities. I asked for additional improvements to be taken on and was told no. Creek Road is the most dangerous road in the Ojai Valley. We have requested accident information and have not received it. There is a wildlife corridor and many accidents. We believe we have evidence for stop signs at Country Club, Encino, and Hermosa. We have gathered signatures and have hired a private traffic engineer. Asking the OVMAC to ask the Board of Supervisors to have a third-party engineer do the analysis. This project contract is going before the Board of Supervisors on July 26th and I ask you that recommend denial.

OVMAC Comments:

OVMAC Members had questions about the turn lane addition that the lanes will be narrowed and moved closer to adjacent residents. Chair Cohen asked Ms. Broumand as to whether this project with the proposed improvements is something she could get behind. She didn't think so and thinks that it needs to be looked at differently.

Public Comment No. 1 - Broumand Comments continued: City of Ojai has all these projects that are going to use Creek Road. If we didn't have accidents, I wouldn't be here. I'm asking someone to step in and do something.

Public Comment No. 2 - Judy H.: Will often take Creek Road to Ojai; and my question is why there isn't a stop sign at Encino? I've almost been hit - what does it cost? I don't understand and what a simple solution. Why is there a need to put this

project (turn lane median) into a residential development?

PWA Comments:

Warrants and other criteria for traffic improvements are established by State guidelines and standards. Putting stop signs where they shouldn't be (i.e. where they are not enforceable by warrants and/or criteria) can present a disrespect in road signage which can result in more traffic accidents.

There are four major warrants required to install an All Ways Stop Sign Intersection.

- 1) You put it in as an interim signal
- 2) 5 collisions in 12 months that would be corrected by the stop sign.
- 3) Looks at volume within certain valuation but side streets need to stay the same. Stop signs are not a traffic calming measure; it is to determine who has the right of way.
- 4) Has to have significant number of pedestrians and bicycles to trigger warrant for stop sign intersection.

Councilmember Wright: What asked about Rice Road?

PWA Comments: Criteria has morphed over time and it was an exception done by BOS and there is a legal precedent in that case.

Councilmember Kennedy: Could there be a petition? Would that help?

PWA Comments: Would want to stick with what is legally enforceable.

Public Comment No. 2- Judy H. Comments continued: Inquired again about the left hand turn lanes. Are they necessary?

PWA Comments: Reduces rear end and road-way departure accidents. Drivers get impatient, and when they do, they shift around the car that is queuing; one way to alleviate that is to introduce the median with turn hand lane.

Councilmember Kennedy: Road width is the same; We are using space that is already there and in the County's right of way, correct?

PWA Comments: Correct there is no new land or right of way acquisition byway of this project.

Public Comment No. 3 - Leslie Hess: This is a cookie cutter urban design and wish we could have another answer than a huge median and left-hand turn lane.

Councilmember Wright: Have questions regarding the width of the lanes and sidewalk to confirm that no additional property would be taken byway of this project.

Public Comment No. 1 – Broumand continued: Could this road diet project be at other parts of Creek Road at this point? Could there be signage for sharing the road be asked and or included?

PWA Comments: Not at this time. We have an ATP (Active Transportation Plan) effort underway and are looking at those types of signage through that lens. There will be a future opportunity to address those types of

improvements.

Public Comment No. 1 – Broumand continued: What other recommendations do you have? The 40/45/40 MPH change wasn't done.

PWA Comments: In regards to the request by former Supervisor Bennett, we conducted a speed survey and those results indicated the 85th percentile of speed and therefore the current MPH that exists today.

Public Comment No. 1 – Broumand continued: You guys are trying to cram a 45 MPH into a 40 MPH zone; is there a financial disincentive to not make it all 40 MPH to do this? That's what I heard you say *(in reference to prior meeting with PWA staff)* There must be something else that can be done.

PWA Comments: I did not say that *(in reference to the prior meeting comment made)*. What I said was if we cannot make the metrics (85th percentile) work with what is required to lower the speed limit, then it is not be enforceable.

Public Comment No. 1 – Broumand continued: City of Ojai installed stop signs

Supervisor LaVere Commented: This project is the answer we have to calming the traffic; if we bend state standards, we would be exposing ourselves to more liability.

Public Comment No. 1 – Broumand continued: We have had recent casualties; County is in equal legal jeopardy if nothing is done.

Public Comment No. 4 – Marilyn Miller: I'm on the Active Transportation (ATP) group. Creek Road is one area we would like to see improved with that project; if County can make some progress with these efforts with the Creek Road project; but know that this road is definitely on the ATP radar.

Public comment closed. Public Comment Letter was read into the record (Attachment). The OVMAC Received and Filed this item.

9. Receive an informational update from the County of Ventura Public Works Agency regarding the Santa Anna Bridge Project.

Public Works Agency Update - Roads and Transportation Division provided an informational update regarding the Santa Anna Bridge Project. This project is associated with the Matilija Dam removal project. We anticipate Riverside being open by the end of July; the thoroughfare has a 2" overlay which is scheduled for the first part of October. We are finalizing the rip rap and revegetation, all with native species and hydroseed. The rip rap will be done by the end of September. We are slightly ahead of schedule; Ribbon Cutting will occur in the Fall. Raising and widening of the bridge will help with water flow accommodation associated with the eventual removal of Matilija Dam.

Public Comment No. 1 – Judy H.: Thanked Public Works for this job and traffic control; reflected on past impact of the Caltrans project that affected vehicular routes of travel.

Public Comment No. 2 – XXX: Resident inquired into noise from air vac valve and could it be

replaced.

PWA Comment: PWA committed to investigate.

10. Receive an informational presentation from California Highway Patrol (CHP) Public Information Officer (PIO) Salvador Rangel regarding enforcement activities on State Route 33.

CHP Update – Officer Rangel: Gave presentation on enforcement along the 33; loves Ojai and this was his first year back. Knows about the speeding concerns and made some observations and have issued a couple citations recently. We are here and we do listen, but very thinly staffed. We are working on a “COMPS” team with outreach focus in communities; We appreciate all the feedback and is still looking at pulling accident data to confirm hot spots for enforcement.

Public Comment No. 1 - Tyssa from Casitas Springs: I live in Casitas Springs; there is non stop speeding all day; and I haven't seen a CHP officer very often. The signs don't work. Need more enforcement here.

CHP Comment: This beat is a very large area and only has 1 officer. It goes from St. Thomas Aquinas College; to the 150; down the 101 and up the 33. If an officer is called to do a call or other, he has to do that. We now have a taskforce in place to do this so we don't have to pull people off calls or beats. But I've made note of Casitas Springs and will attempt to patrol it or ask their other team agencies to increase presence.

Councilmember Kennedy: Do you enforce bicyclists?

CHP Comment: Yes we do. They may not always give them a citation, but they do create unsafe conditions.

Councilmember Kennedy: What about the bike trail?

CHP Comment: If we see it, we can enforce it.

Chair Cohen: Who actively patrols these areas?

CHP Comment: We would like to hit the unincorporated area more depends on officers; some don't want to come off the highway, but the Ventura County Sheriffs Office helps a lot.

Chair Cohen: If we could send you guys an intersection to look at, would you be open to that?

CHP Comment: Yes, that's why I like these Mac meetings to hear current activities and help solve these issues.

Chair Cohen: How about Lomita and La Luna? [CHP acknowledged]

Councilmember Wright: Have worked at the Visitor Center by Wheeler Gorge and there are tons of motorcycles - how do we control that? It's just crazy up there.

CHP Comment: That's the reason behind the taskforce I mentioned; We hope this new taskforce will be present at these places. We hardly go up to Wheeler currently as it's a long drive on our beat, but again that's why we are putting these teams together.

Councilmember Kennedy: Is there an opportunity to get another safety corridor?

CHP Comment: We can look into it further.

Public Comment No. 1 – Teena Broumand: Car clubs and motorcycles start at Creek Road from Ventura up through Creek Road to the 150/33. It's weekend joy riding.

Public Comment No. 2 – Judy H.: I have two questions; North on the 33, through Casitas Springs, there are pavement signs that are different; understand its Caltrans jurisdiction, but could a police or CHP car be parked there?

CHP Comment: We can't leave a car there without a person but would see if we can just saturate areas and moving around more through the area.

Public Comment No. 3 ____UN-NAMED: Could speeding cameras be put in?

CHP Comment: That is more Caltrans call, but distracted drives is a huge thing in addition to speeding.

Public Comment No. 4 – Marilyn Miller: Could we put cameras on the speed indicators? Drivers are crazier now; more tailgaters and angry drivers.

Public Comment No. 5 – Tyssa (Casitas Springs): I have questions about the Task force – who is it?

CHP Comment: They are in regular uniform and vehicles; they do not look any different; please let us know specific times you witness these occurrences and we will address.

11. Announcements and Updates

- OVMAC Site Visit to Krishnamurti Foundation -
CONFIRMED September 19th @ 5:00PM prior to OVMAC Meeting.
1098 McAndrew Meeting adjourned at 8:47 PM Road, Ojai
- No OVMAC Meeting in August 2022
- All OVMAC Members are Up to Date with their Ethics Training!
- Hwy 33 Intermodal Study – Cal Trans Update – Fall 2022
- Congressman Carbajal Meet-n-Greet – October 17, 2022

12. Councilmember Comments

Member Kennedy shared that the Parks and Recreation Center in Oak View will have Covid Clinics for kids and free tests on July 27th and August 24th

Chair Cohen closed with underscoring how the County is looking at a proactive approach with Creek Road.

13. Adjournment: Meeting closed at 8:47PM

Clensay, Maruja

From: John Brooks <johnbrooks69@gmail.com>
Sent: Wednesday, July 13, 2022 11:11 AM
To: ovmac
Subject: July Public comment

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Chair Cohen and Mac members,

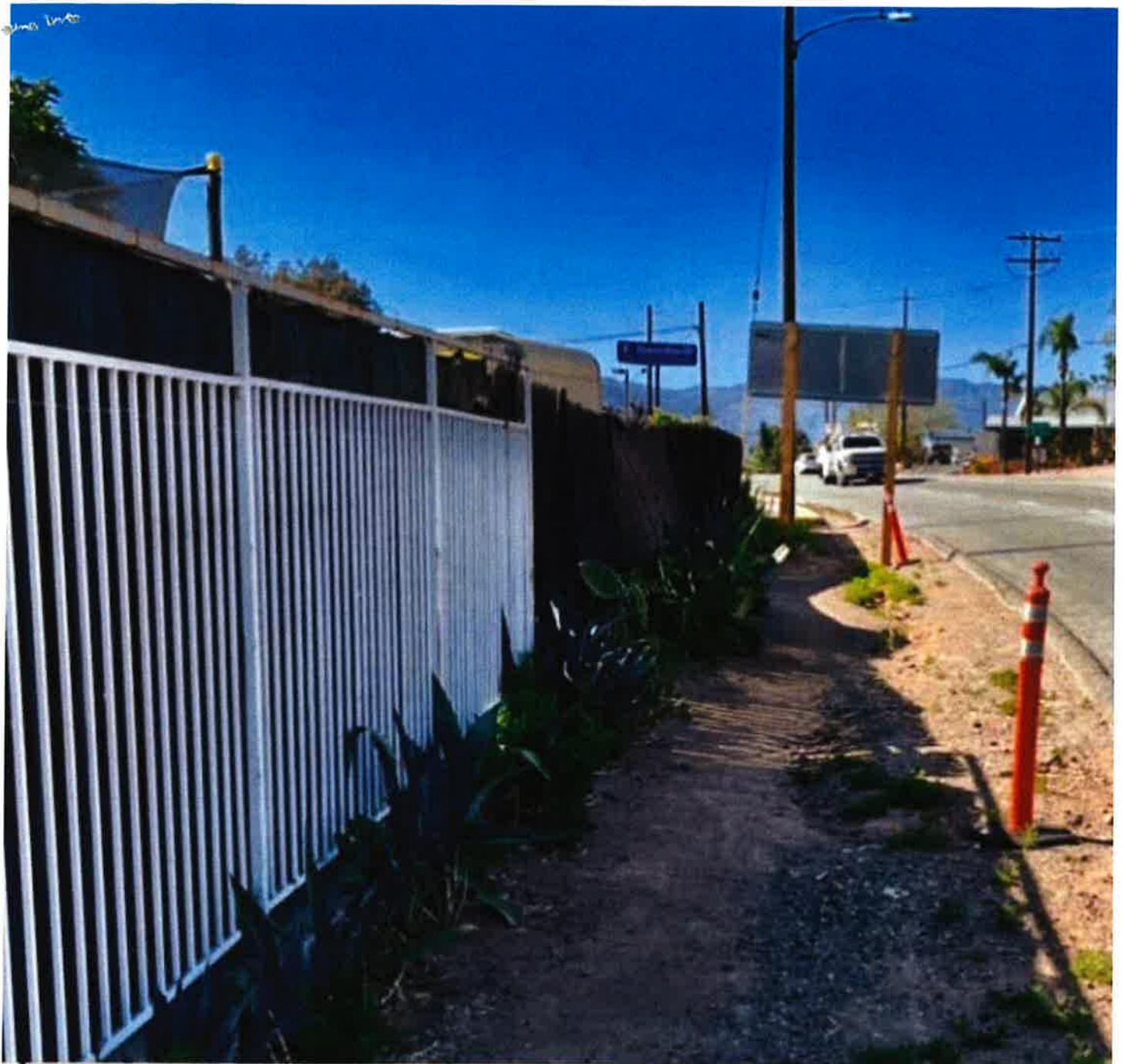
I will be out of state on Monday so I'm taking this time to remind you of the sidewalk petition that I created and I hope Supervisor LaVere's efforts to convince CalTrans on funding an immediate fix bear fruit.

So much other work gets done on Creek Road, Mira Monte etc but the handicapped and mothers pushing strollers on a dangerous dirt path get zilch. Oak View deserves better and now with Barbara Kennedy on the MAC maybe we will get it.

See you in September.

John Brooks

https://www.change.org/p/fix-the-dangerous-sidewalk-gap-in-oak-view?utm_content=cl_sharecopy_33370490_en-US%3A7&recruiter=623356&utm_source=share_petition&utm_medium=copylink&utm_campaign=tap_basic_share&utm_term=us_web_gs_ua_sap_20211101_generic-exact_conversions-sap&fbclid=IwAR3RVWJtr0yKySEB3NhMw1qI4ndH8Rhjvh0hoTAA1t2RGxyvix9rNsjLKq8&fs=e&s=cl



A rutted uneven walkway on the west side of Highway 33 in Oak View.

Petition to fix sidewalk in

An Oak View resident has started an online petition in an effort to compel Ventura County and the California Department of Transportation to fix an area where pedestrians must walk to get to

Ventura Avenue.

The uneven dirt area also has a large construction sign, from a project that took place years ago.

The aim of the online petition is to get 100 signatures.

Clensay, Maruja

From: squilici@roadrunner.com
Sent: Friday, July 15, 2022 4:39 PM
To: ovmac
Subject: Report from Ojai Planning Commission for the OVMAC July 18th Meeting

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Maruja,

I presume the Ojai Planning Commissioner who reported to your June 20th meeting covered events prior to that, so this report covers three meetings of the Ojai Planning Commission and Ojai City Council since June 20th. As you can see, we've been busy – lots going on in Ojai now. Feel free to put this report into your minutes, or read all or part of it into the minutes. I am available at the mobile number below if you have questions.,

- At the July 28th Ojai City Council meeting:

--Kathy Nolan (a Landscape Architect) was honored with a plaque recognizing her 12 years' service on the Ojai Planning Commission.

--Several people spoke in favor of establishing lighted pickleball courts.

--Council approved the 2022-2023 budget with one change: adding \$60,000 from reserves to community funding (for example, Fire Safe Council, Chamber of Commerce, etc.) and allocating those funds separately to support the Ojai Valley Museum.

--Council decided to continue the exemption in the REACH code for Accessory Dwelling Units (ADUs), approved hiring a part-time retired civil servant (Lindy Moore Palmer), and sent a potential affordable housing designation on the American Legion property to Planning Commission for review.

- At the July 6th Planning Commission meeting:

--Scheduled election of Chair and Vice Chair was postponed due to the absence of one Commissioner; it is rescheduled for July 20th.

--A proposed Lot Line Adjustment involving two adjacent parcels on Bryant Street was continued to allow further research into the potential hazards of the proposed new lot line bisecting underground fuel storage tanks. City staff was initially told there were originally two underground tanks on the property, both of which were properly removed and cleaned up in 1997. Later a report surfaced (dated 2019) that there were six underground fuel storage tanks on the property, but exact locations were not shown. Staff and the applicant are attempting to determine if there are additional tanks there, and if so, exactly where on the two parcels. Case will come back on the August 17th meeting.

--A Concept Review for a new development "Ojai Mountain Farms" on the old Ojai Bowling Alley parcel proposed a restaurant with indoor and outdoor table service, on-site consumption of beer and wine, food preparation for off-site consumption (a deli) and indoor and outdoor recreation space. The applicants plan to use locally (Upper Ojai) grown produce as a major part of the food for sale in the restaurant and deli. The Concept Review also proposed

solar panels to provide much or all the electrical needs of the project, plus Electric Vehicle charging stations. The only immediate issue was provision of sufficient off-street (on-site) parking. Residents of adjoining residential parcels expressed concerns with possible noise and light pollution.

- At the July 12th Ojai City Council meeting:

--Several people spoke in opposition to the City's planned requirement for a \$40 permit to use a gas-powered chain saw on each project. The City currently uses gas-powered chain saws when needed, but mostly uses electric. Council approved a resolution instituting the permit fee and allowing use of gas-powered chain saws "in emergency situations."

--The major issue of the night was a Planned Development Agreement negotiated by a City Council ad hoc committee (Weirick and Blatz) with the Becker Group to build new affordable and market rate housing on four parcels around the City. More than 40 people spoke during the public hearing, mostly in opposition, based on water availability, traffic, the historic nature of the existing homes on two of the parcels ("Cottages Among the Flowers" and "Mallory Bungalows," aka "Troy Lodge" or earlier as "Valley Outpost Lodge."), and the need for a CEQA (California Environmental Quality Act) review of the two historic parcels. Proponents stressed the agreement would provide 25 deed-restricted affordable housing units (20 moderate income, 5 low income) where none exist today. City Council voted 3-2 (Mayor Stix and Council Member Francina dissenting) to direct the ad hoc committee to continue negotiations and consider all the issues raised during the meeting, including CEQA review, a potential Environmental Report, and possible inclusion of "an affordable housing consultant" in the negotiations.

The Council extended an Urgency Ordinance that established a moratorium on New Formula Businesses. All other cases were continued due to the late hour (after 11 PM).

The City has installed solar panels and batteries in the City parking lot by City Hall and will install a new sign at City Hall showing the original (Chumash) name of Ojai.

Steve

Stephen L. Quilici
+1-310-488-4347 mobile
+1-805-646-1776 res
squilici@roadrunner.com

From: squilici@roadrunner.com <squilici@roadrunner.com>
Sent: Wednesday, July 13, 2022 3:59 PM
To: 'ovmac' <ovmac@ventura.org>
Subject: RE: Ojai Valley MAC Meeting - July 18, 2022 - AGENDA ATTACHED

Maruja,

July is my turn to provide OVMAC with a report from the Ojai Planning Commission (item #6 on your July 18th agenda). As Senior Vice Commander of the Ojai VFW (Veterans of Foreign Wars) Post 11641, I am committed to those meetings, which normally are at the same time (third Monday, 7:00) as the OVMAC meeting. So, I will provide you with a written report, which you can read into the record or insert into the record, as the OVMAC Board sees fit.

I have asked the Ojai Planning Commission's City Staff counterpart, Lucas Seibert, to scan my draft report, and will send it on to you as soon as that review is completed.

Steve

Clensay, Maruja

From: James Verkuil <jverkuil@sbcglobal.net>
Sent: Monday, July 18, 2022 12:22 PM
To: ovmac
Subject: creek road widening

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ojai Valley MAC council: I have been recently informed that the county is planning to repave Creek Road, which is good. But I also was told that they will widen creek road in my area and create left turn pockets for Kenewa, Kiowa and Tewa streets. If this is done which would eliminate the current traffic buffer area between my house and 45-50 mile per hour traffic which goes by on a daily basis. This would make my house uninhabitable and I would have no choice but to seek legal council and have the county condemn my property.

The current situation as it is now works OK with the no passing barriers in the center of the Creek Road. I do not think that with the amount of traffic turning left on to the above mentioned streets that left turn pockets are needed.

I would attend tonight's meeting in Oak View to express my objections to this widening, but have previous commitments.

James and Linda Verkuil
1698 Kenewa ST
Ojai, CA 93023
805-649 3137



MEMORANDUM

DATE: September 19, 2022

TO: Ojai Valley Municipal Advisory Committee Members

FROM: Justin Bertoline, Senior Planner, Ventura County Planning Division

SUBJECT: Ojai Valley Organics Modification Case No. PL13-0178, 534 Baldwin Road in the community of Ojai, Assessor Parcel Number 032-0-070-070

Location

The 112-acre project site is located at 534 Baldwin Road, near the intersection of State Highways 33 and 150 in the Ojai area, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the property that constitutes the project site is 032-0-070-070.

The project includes the following Zoning and Land Use designations.

- a. Countywide General Plan Land Use Map Designation: Open Space
- b. Ojai Valley Area Plan Land Use Map Designation: Open Space
- c. Zoning Designation: Open Space, 40-acre minimum parcel size.

Request

The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of a "Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on-site)". (Case No. PL13-0178).

CEQA Determination

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. 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 August 24, 2022, to September 23, 2022. The Initial Study/Mitigated Negative Declaration was made available for public review on-line at <https://vcrma.org/mitigated-negative-declarations> (search for PL13-0178) or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Potentially Significant Impacts and Mitigation Measures

Planning staff determined that the proposed project would have potentially significant impacts on the environment including two on biological resources and one on agricultural resources. Mitigation measures agreed to by the applicant before the MND was released for public review serve to prevent a significant effect on the environment. The following list includes a summary of the potentially significant environmental impacts of the proposed project and the mitigation measure necessary to reduce the impacts to a less-than-significant level, which were identified in the Initial Study:

1. **Section 4B-2, Biological Resources, Ecological and Sensitive Plant Communities:** The Initial Study finds that the proposed use of the site as a greenwaste facility allows for the spread of invasive species through the handling of wood and plant materials. In December 2015, the County Agricultural Commissioner trapped an individual of the polyphagous shot hole borer (*Euwallacea* sp) genus. This species of beetle is a vector of a fungal pathogen known to severely affect avocado, box elder, Coast Live Oak, Sycamore, Maple and other trees. In order to limit the spread of invasive species and to minimize the associated impacts, mitigation measure AG/BIO-MM1 will be imposed on the project.
2. **Section 4F, Biological Resources:** The Initial Study finds that the project site is heavily altered from natural conditions due to previous authorized uses of a greenwaste facility and landfill site. The site does not support natural vegetation and in turn, there is limited to no potential to support protected biological resources on site. The site lies within the Sierra Madre – Castaic Connection, and adjacent to the Ventura River, both of which are classified as wildlife movement corridors. The project will be required to adhere to the requirements of the applicable NCZO sections pertaining to Wildlife fencing, lighting and design criteria. Nesting birds would be avoided through the applicant's compliance with the County's standard nesting bird condition. The project also has the potential to introduce non-native pests through greenwaste material. As a result, mitigation measure AG/BIO-MM1 will be imposed to reduce the potential impact to a less than significant level.
3. **Section 5B-2, Agricultural Resources-Land Use Incompatibility:** The Initial Study finds that the General Plan Policy AG-2.1 states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands. Additionally, the Ojai Valley Area Plan states that the County shall require discretionary, non-agricultural land uses adjacent to agricultural operations to establish appropriate buffers. While no buffer zone is necessary for the project, a greenwaste facility has the potential to distribute invasive species. The project site is within a known infestation area of the Invasive Shot Hole Borer. This is considered a potentially significant impact on agriculture. mitigation measure AG/BIO-MM1 is required to reduce impacts to a less than significant level.

Mitigation Measure AG/BIO-MM1

Purpose: In order to avoid the spread of rated pests through operation of the organics processing operation, the permittee shall allow pest detection to be performed onsite, train employees in the identification of rated pests, and abate any rated pests detected at the project site. For purposes of this mitigation measure, "rated pests" shall include any plant, animal species, or plant disease

rated A, B, Q, W, or C by the California Department of Agriculture (in the case of C rated pests, only those deemed a nuisance by the Agricultural Commissioner).

Requirement: The Permittee shall prepare and implement a County-approved Pest Management Plan (PMP). The PMP shall describe the Best Management Practices (BMPs) to be implemented on the project site to prevent the transportation, introduction, and spread of detected rated pests through the operation of the organics processing operation. The PMP shall outline the protocol for the reporting of pest detection to County agencies.

Additionally, the PMP shall describe the required ongoing program for facility staff to be trained in the detection of rated pests. Employee training in the recognition of rated pests and evidence of their presence shall commence no later than 90 days after the date of hiring and shall be refreshed annually thereafter.

Documentation:

The Permittee shall submit to the Planning Division (VCRMA-PD) and Department of Agriculture/Weights & Measures (VCDAWM) for review and approval a Pest Management Plan (PMP) prepared by a Qualified Biologist. Any requested changes to BMPs that result from changes in business practices or improvements in BMP procedures shall be submitted to the Department of Agriculture/Weights & Measures for approval prior to amending the PMP.

Timing: The Permittee shall obtain approval of the required PMP prior to the issuance of the Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Permittee shall submit to the VCDAWM an Annual Monitoring Report, prepared by a Qualified Biologist that summarizes and documents the implementation of the PMP and compliance with the required BMPs. Any pests observed or evidence of pests should be noted in the Report, parties notified, and steps taken to address these detections.

The VCDAWM shall maintain a record of pest detection activities and findings within the project boundary. The Permittee shall maintain records of any PMP(s) required by this mitigation measure and documentation of staff training in the recognition of rated pests.

With implementation of the above measure, impacts would be less than significant.

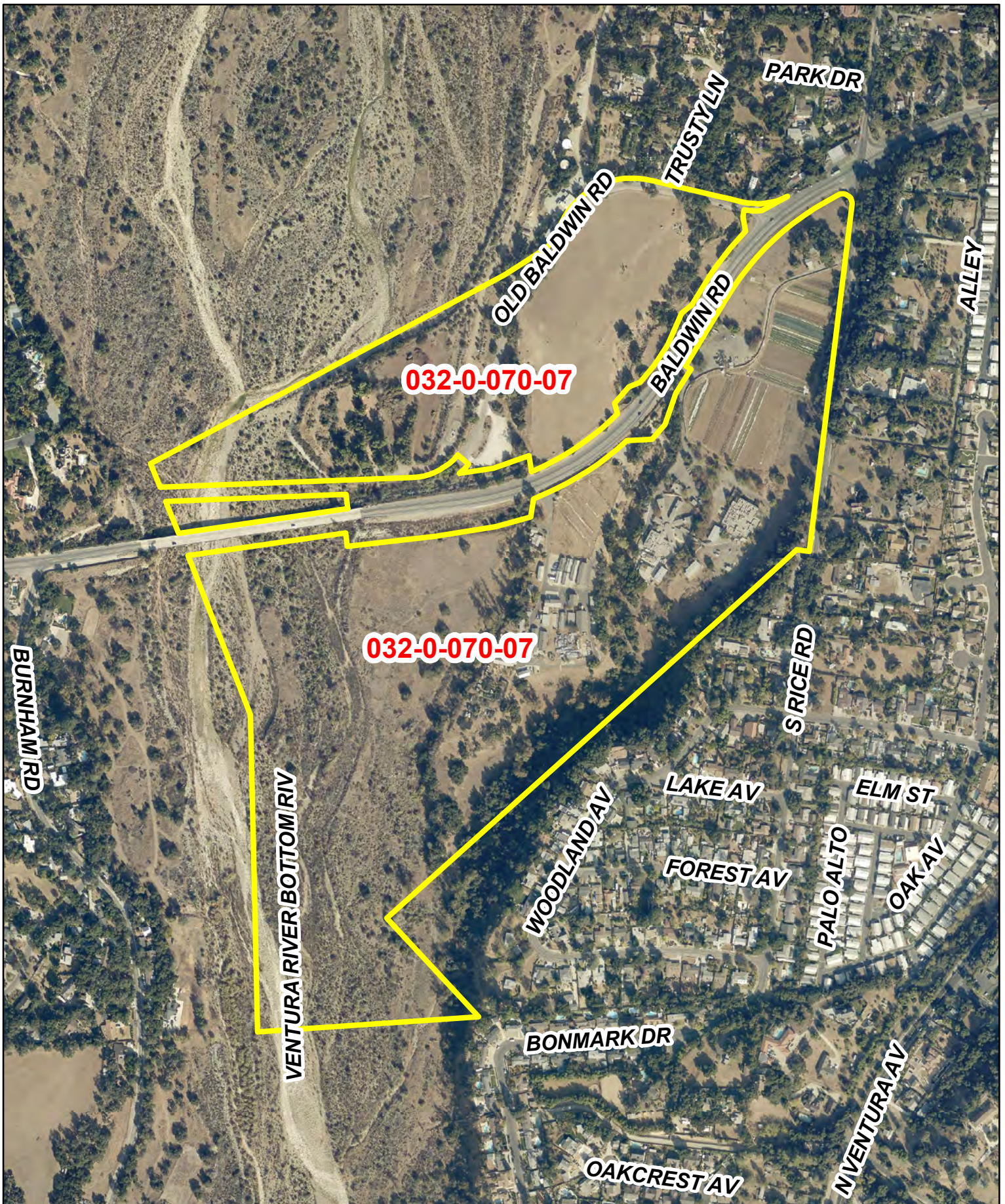
Project Status

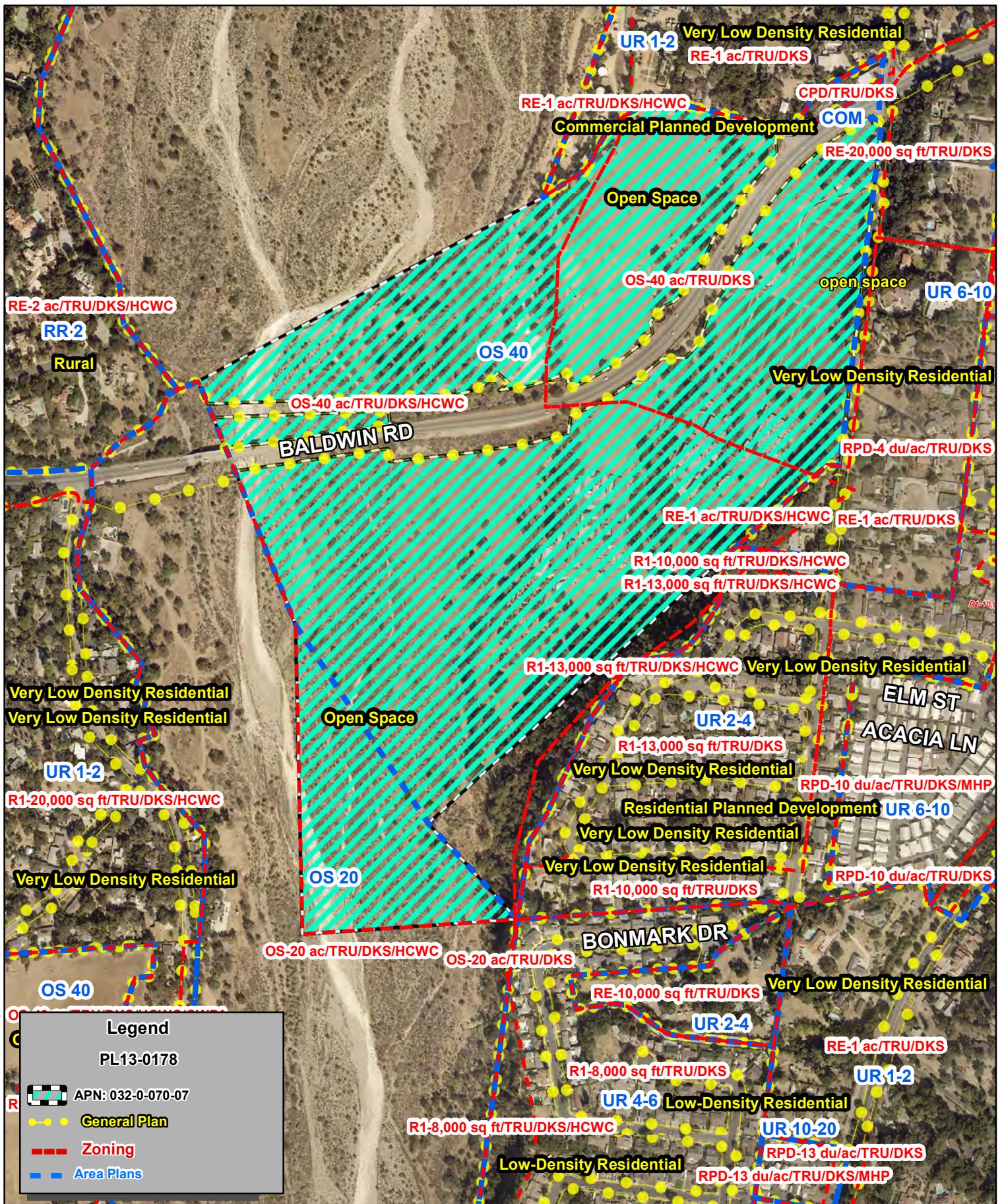
At the completion of the public review of the MND, Staff will incorporate comments into the final environmental document which will be included in the project permit. A Planning Director hearing for this project will be scheduled for early Fall, 2022.

Attachments:

- | | |
|--------------|--|
| Attachment 1 | Location, Zoning and General Plan Maps |
| Attachment 2 | CUP Application |
| Attachment 3 | Project Description and Project Plans |
| Attachment 4 | 300-foot Notification List |









Section II - Checklist of Requirements

- ☐ Discretionary Entitlement Application Plans
- ☐ Subdivision Maps
- ☐ Parcel Map Waiver Sketch Maps

County of Ventura • Resource Management Agency • Planning Division
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2478 • <https://vcrma.org/divisions/planning>

II.A. Site Plans/Preliminary Grading Plans

Applicability

The following checklist outlines the submittal requirements for site/preliminary grading plans for Discretionary Land Use Entitlement (e.g., Planned Development Permits and Conditional Use Permits) applications. If your project requires the approval of a Discretionary Land Use Entitlement, you must submit a site/preliminary grading plan that meets the following requirements.

If your project only involves a Tract Map, Tentative Parcel Map, Conditional Certificate of Compliance, or Parcel Map Waiver and does not require an accompanying Discretionary Land Use Entitlement, you do not need to submit a site/preliminary grading plan; proceed to either:

- Section II.D if you are applying for a Tract Map, Tentative Parcel Map, or Conditional Certificate of Compliance; or
- Section II.E if you are applying for a Parcel Map Waiver.

Site/Preliminary Grading Plan Requirements

Site/preliminary grading plans must comply with the following requirements:

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
Submittal Requirements	
1. <i>Submit 20 hardcopies of the site/preliminary grading plan, folded to no larger than 8.5 x 14 inches.</i>	<input checked="" type="checkbox"/>
2. <i>Submit a digital copy of the site/preliminary grading plans on a CD.</i> GIS or CAD files of the plans should be provided unless the plans were not prepared using AutoCAD, in which case a PDF or the hard copy of the plans will suffice. The accepted format of the plans is as follows (in order of preferred format): (1) GIS files; (2) CAD files; (3) Digital files (PDF, JPG, TIF); and, (4) Hard copy, at least 24 x 36 inches in size. If you submit GIS or CAD files, provide the files in the following format: <ul style="list-style-type: none">• CAD files in DWG format;• CAD or GIS files in the Ventura County standard projection: NAD 1927 State Plane CA Zone V (feet); and,• CAD or GIS files with only grading limit lines (daylight lines) and proposed structures.	<input checked="" type="checkbox"/>
Dimension/Orientation Requirements	
3. <i>Site plans must comply with the following dimensional and orientation requirements:</i>	
a. Site Plans must be a minimum of 24 x 36 inches in size.	<input checked="" type="checkbox"/>
(1) For projects that are proposed on large lots (i.e., 20 acres or larger in size), include an enlargement/detailed drawing of the areas of proposed development.	
b. Site plans must be oriented such that the northerly side of the project site is at the top of the site plan.	<input checked="" type="checkbox"/>

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
c. Site plans must be drawn such that they are legible, and must be drawn using an engineer's scale within the range of 1 inch = 10 feet to 1 inch = 200 feet.	<input checked="" type="checkbox"/>
Title Block Requirements	
4. <i>Site plans must include a title block that complies with, or includes, the following:</i>	
a. Title blocks should be located in the lower right-hand corner of the site plan, unless an alternative location exists that would make the title block more legible (e.g., the right-hand side of the site plan).	<input checked="" type="checkbox"/>
b. For plans that are submitted in digital format, all text within the title block must be large enough to be legible (e.g., 12 point font).	<input checked="" type="checkbox"/>
c. Name and mailing address of the:	
(1) Property owner.	<input checked="" type="checkbox"/>
(2) Engineer.	
(3) Architect.	
(4) Other consultants or representatives (e.g., land use consultant).	
d. Identify which individual listed in Items 2.c(1) through 2.c(4) (above) will serve as the contact person for the project.	<input checked="" type="checkbox"/>
e. Assessor's Parcel Numbers of all Tax Assessor Parcels on which the project site is located.	<input checked="" type="checkbox"/>
f. Project site address (if any).	
g. Date that the site plan was prepared. ¹	<input checked="" type="checkbox"/>
h. For oil-related development projects, list the name of the drilling company.	
Vicinity Map Requirements	
5. <i>Site plans must include a legible vicinity map that identifies the location of the subject property within the community. The map shall include the following:</i>	
a. North arrow and a graphic and numeric scale.	<input checked="" type="checkbox"/>
b. Existing street pattern with names (from the property to the first public road) and the nearest cross-street. If the property is 0.5 mile or more from the nearest public road, an approximate distance must be shown.	<input checked="" type="checkbox"/>
c. The project site identified by cross-hatching.	<input checked="" type="checkbox"/>
Project Information List²	
6. <i>Site plans must include a <u>list</u> of the following project-related information:</i>	
a. General Plan, Area Plan, and zoning designations of the project site and adjacent properties. ³	<input checked="" type="checkbox"/>
b. Gross and net lot area. ⁴	<input checked="" type="checkbox"/>

¹ Any future revisions made to the plans must include a revision schedule that lists the revisions that were made and the date of each revision.

² All recyclable debris generated during construction projects must be recycled or reused per County Ordinance No. 4421, which may be viewed at www.vcpublishworks.org.

³ The land use and zoning designations may be obtained from the Planning Division Public Information Counter. Alternatively, zoning designation information is available on-line at: <http://gis.ventura.org/countyview/>. Land use designation information is available in the *Ventura County General Plan* Goals, Policies and Programs (2015, Figures 3.1a and 3.1b), which is available on-line at: <http://www.vcrma.org/planning/plans/general-plan/index.html>

⁴ For the definition of "gross lot area," see the *Ventura County Non-Coastal Zoning Ordinance* (2018, 8102-0). For the definition of "net lot area", see the: *Ventura County Non-Coastal Zoning Ordinance* (2018, §8102-0) for projects located outside of the Coastal Zone; and, *Ventura County Coastal Zoning Ordinance* (2018, §8172-1) for projects located within the Coastal Zone.

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
(1) If the project site constitutes only a portion of the lot on which it is located, provide the size of the project site. ⁵	
c. List or table of all buildings and structures (including equipment for wireless communications facilities) that includes the following information about each:	
(1) Label as to whether or not the building or structure is existing or proposed.	
(2) For existing buildings and structures, identify which buildings or structures will be modified (e.g., partially or fully demolished, ⁶ remodeled, or added onto).	
(3) The existing or proposed use of each building or structure, as follows:	
(a) Describe the use of each building and structure using the descriptions provided in the: (a) <i>Ventura County Non-Coastal Zoning Ordinance</i> (2018, §8105-4 and §8105-5) for projects located within inland areas of the County; or, (b) <i>Ventura County Coastal Zoning Ordinance</i> (2018, §8174-4) for projects located within the Coastal Zone of the County.	
(b) For multi-tenant buildings, provide the occupancy of each unit.	
(4) The gross floor area of each building or structure.	
(5) The building coverage size in square feet.	
(6) For existing buildings or structures, indicate the approximate age of the building or structure. ⁷	
d. The total gross floor area for all buildings and structures.	
e. The total net building coverage for all buildings and structures. Building Coverage (%) = (Total Area of Building and Structural Coverage) / (Lot Size)	
f. Parking and loading statistics that include the following: ⁸	
(1) Number of required parking spaces.	
(2) Number of proposed parking spaces.	
(3) Number of required loading spaces.	
(4) Number of proposed loading spaces.	
(5) Number of required accessible parking spaces pursuant to CCR Title 24 standards.	
(6) Number of proposed accessible parking spaces pursuant to CCR Title 24 standards.	
g. Existing and proposed outdoor uses, including the type of outdoor use (e.g., open storage, special event, vehicle maintenance, recreational areas, landscaping, and operations yards) and the size of the area dedicated to the outdoor use.	
h. Statistics on the amount of impervious and pervious surfaces, including:	
(1) Permanent and temporary buildings and structures.	
(2) Paved surfaces (e.g., driveways, walkways, parking areas, and loading areas).	
(3) Pervious surfaces and structures (e.g., landscaped areas, grasscrete, or bioswales).	

⁵ If the project site would occur on a leased portion of the subject property, **submit a copy of the lease**.

⁶ All recyclable debris generated from demolition projects (e.g., concrete, asphalt, wood, metal) must be recycled or reused per local, regional, and state laws and regulations. For regulations relating to the disposal, recycling, or reuse of inert materials (e.g. concrete, asphalt, dirt) contact the Ventura County, Resource Management Agency, Environmental Health Division and/or review www.CIWMB.ca.gov/Regulations/Title14/ch3a595a.htm and www.CIWMB.ca.gov/Regulations/Title14/ch3a595b.htm. For more information on the County's requirement to divert recyclable materials, as required by Ordinance 4421 go to www.vcpublishworks.org.

⁷ See Section III, "Discretionary Entitlement/Zone Change/Subdivision Application Questionnaire," Item F.20. Buildings or structures that are at least 50 years old might qualify as historical resources, the impacts to which are required to be analyzed as part of the environmental review of the project.

⁸ For information on the parking requirements for projects located within the Coastal Zone, see the *Ventura County Coastal Zoning Ordinance* (2018, Article 6). For information on the parking requirements for projects located outside of the Coastal Zone, see the *Ventura County Non-Coastal Zoning Ordinance* (2018, Article 8).

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
i. Grading statistics (in cubic yards), including:	
(1) Cut.	
(2) Fill.	
(3) Import.	
(4) Export.	
j. For commercial and industrial projects, statistics on the proposed size of trash, green waste, and recycling enclosures. ⁹	
k. Type and amount (i.e., total surface area in square feet and/or acres) of vegetation removal including (but not limited to) what is required for fire clearance zones. ¹⁰	
l. Protected trees ¹¹ to be removed, altered or encroached upon, including:	
(1) Tree species.	
(2) Girth.	
(3) Indicate whether the tree is located in an easement.	
(4) Action requested (removal, alteration or encroachment).	
m. Provide locations of all existing and proposed outdoor lighting (Required for parcels within the Dark Sky (DKS) overlay zone)	<input checked="" type="checkbox"/>
Graphic Illustration Requirements	
7. <i>The following must be graphically illustrated on the site plan and drawn to scale:</i>	
a. North arrow.	<input checked="" type="checkbox"/>
b. The scale used in drawing the site plan.	<input checked="" type="checkbox"/>
c. All lot lines with dimensions in feet.	<input checked="" type="checkbox"/>
d. The footprint, as well as eaves that project into setback areas, of existing and proposed buildings and structures, including the following:	

⁹ Contact the Integrated Waste Management Division at (805) 658-4315 to obtain the County's Space Allocation Guidelines which outline requirements for refuse and recyclables collection and loading areas.

¹⁰ Projects that are located within areas of intact native vegetation and, consequently, have the potential to adversely impact endangered, threatened, or rare plant species, plant species that are included on the Ventura County List of Locally Important Species, or California Native Plant Society listed species, will require the preparation of a sensitive plant survey by a qualified biologist. The sensitive plant survey must be conducted during the flowering period(s)—typically springtime—of the species that are likely to occur within the project site. The sensitive plant survey must be conducted prior to completion of an Initial Study for the project; therefore, unless a sensitive plant survey has recently been conducted on the project site, the preparation of a sensitive plant survey could delay the processing of your application. For more information on the regulations and procedures for analyzing potential impacts to biological resources, see: <http://www.vcrma.org/planning/conservation/bio-resource-review.html>.

¹¹ Projects in the non-coastal zone on private property that involve major pruning, removal, trenching, excavation, or other encroachment into the tree protection zone (the area 5 feet outside the dripline or 15 feet from the trunk, whichever is greater) of protected trees must conform to the County's Tree Protection Ordinance (TPO). Protected trees include all oaks and sycamores 9.5 inches in girth or larger (generally measured 4.5 feet above ground), trees of any species with a historical designation, trees of any species 90 inches in circumference or larger, and most 9.5 inch native trees in the Scenic Resources Protection Zone. You must consider the protected trees that are directly part of your request, as well as other protected trees whose tree protection zones (TPZ) are within 20 feet of the limits of the proposed construction area (including access drives and utility easements) or within 20 feet of other trees proposed for removal. This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel.

An Arborist Report that conforms to the County's requirements will usually be required as part of the application process. See *Submittal Requirements for Tree Permits and Authorizations* for more information. Approval to remove or alter a protected tree will only be granted under the circumstances outlined in the TPO. If minor pruning can solve a compatibility problem, then tree removal will generally not be approved. *Protected trees may not be removed for aesthetic or view reasons*. Note that it is a violation of the TPO to prune or trim protected trees in a manner that does not adhere to [International Society of Arboriculture standards](#).

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
(1) Label the existing and/or proposed use of buildings and structures and/or provide a clear cross-reference to the respective building or structure in the list of project-related information. ¹²	
(2) The following property features must be shown (if applicable):	
(a) Sewage disposal systems (e.g., onsite wastewater treatment systems, “septic systems”, or grey water systems), including disposal fields, expansion areas, and step systems.	
(b) Both on-site and off-site water wells, including municipal, industrial, or agricultural supply wells that supply water for the project, as well as abandoned wells.	
(c) Underground hazardous materials storage tanks.	
(d) Cisterns.	
(e) Underground water storage.	
e. Setback dimensions (from property lines to structures) and distances between buildings and structures measured in feet.	
f. Delineation and label of the permit area, as well as all areas that would be subject to outdoor uses (e.g., wedding events, temporary or permanent storage yards, landscaping, assembly areas, farmland, and animal keeping activities) and/or restrictive covenants.	<input checked="" type="checkbox"/>
g. Delineation and label of construction equipment maintenance and staging areas.	
h. Areas that will be subject to the use, storage, and/or handling of hazardous materials.	
i. Physical features of the site, including:	
(1) Protected trees whose tree protection zones are within 20 feet of the limits of the construction area (including access drives and utility easements) or within 10 feet of other trees proposed for removal. Include (approximate location of) trees on adjacent parcels that meet these criteria if the tree's protected zone extends over the property line of the subject parcel. Include the following information:	
(a) Location.	
(b) Species.	
(c) Girth of trunk measured at 4.5 feet above natural grade. ¹³	
(d) Approximate delineation of the tree's dripline.	
(e) Label if the tree is going to be altered or removed.	
(f) Any grade changes or trenching proposed within the tree's protected zone.	
(g) Number the trees if more than one.	
(2) Approximate delineation of native vegetation on site.	
(3) Location of significant biological resources on site, as identified by an Initial Study Biological Assessment (e.g., special status plants, sensitive plant communities, animal dens or nests, or wetland habitat).	
(4) Delineation of 100-foot setbacks from wetland habitats and/or other recommended setbacks identified in the Initial Study Biological Assessment. ¹⁴	
(5) Existing and proposed utilities (e.g., electrical, water, and sewer lines and/or poles), including the Point of Connection to the facilities that will serve the project.	
(6) Existing and proposed topographic contours.	

¹² See Item 6.c, above.

¹³ The girth measuring position may vary depending upon where the waist of the tree is—the narrowest trunk point is typically the goal—and many other factors. If there are multiple trunks, measure each and add their measurements together; for heritage trees only the two largest trunks are measured.

¹⁴ *Ventura County General Plan*, Policy 1.5.2, #4 requires that discretionary development be sited a minimum of 100 feet from significant wetland habitats.

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
(7) Existing and proposed hydrological conditions/drainage patterns and infrastructure, including (but not limited to) the following:	
(a) Drainage at a minimum 2% slope away from foundations.	
(b) Watershed Protection District facilities.	
(c) Connections to Watershed Protection District, Transportation Department facilities, and other facilities.	
(d) Detention basins and/or other drainage facilities.	
(e) Surface water quality treatment devices (e.g., bioswales or desiltation basins).	
(f) Additional drainage to public road rights-of-way and road improvements.	
(g) Red and blue line streams, ¹⁵ as well as any other known on-site drainage course.	
(8) Top of stable (hydrological) bank of creeks and drainages.	
(9) Areas with geologic formations that have undetermined, moderate, or high paleontological importance. ¹⁶	
(10) Delineation of the top and bottom (toe) of slopes.	
(11) Delineate and label Geologic Hazard Areas, ¹⁷ (including but not limited to):	
(a) Earthquake Fault Hazard Zones. (Fault Rupture)	
(b) Seismic Hazard Zones. (Liquefaction & Earthquake Landslides)	
(c) Landslides.	
j. Existing and proposed paved areas, including (but not limited to) the type of surfacing, whether it is pervious or impervious, and widths of all walkways.	
k. Location, width, recorded document number, and recorded use of existing and proposed easements.	
l. Existing fire hydrants, including the following:	
(1) Location.	
(2) Type of hydrant (e.g., wet, dry, or drafting).	
(3) Number and size of outlets (i.e., one 4 inch and one 2-1/2 inch).	
m. Location and height of:	
(1) Freestanding light fixtures, with labels indicating the proposed type of the lighting.	
(2) Existing and proposed outdoor light fixtures attached to any exterior surface, including walls, fences, etc. indicating the proposed type of the lighting (Required for parcels within the DKS overlay zone)	<input checked="" type="checkbox"/>
(3) Walls (including, but not limited to, retaining walls).	
(4) Fences with a label of the proposed type of fencing (e.g., wood, chain link, CMU, or wire).	
n. For the following types of projects, show the location of existing and proposed signs:	
(1) Commercial and industrial projects.	
(2) Projects located on lots located adjacent to U.S. 101, Ventura Boulevard, State Route 118, State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue (within the El Rio/Del Norte Area Plan boundary).	

¹⁵ Information on the location of red and blue line streams may be obtained from the Resource Management Agency GIS Department. Contact Mr. Jose Moreno, M.A., GISP, GIS Supervisor, at (805) 477-1585, or jose.moreno@ventura.org, to obtain this information.

¹⁶ See the *Ventura County Initial Study Assessment Guidelines* (2011, Chapter 9) for a list of the geologic formations that have undetermined, moderate, or high importance.

¹⁷ For a definition and maps identifying the location of Geologic Hazard Areas, see the Ventura County General Plan *Hazards Appendix* (2005), available at: <http://www.vcrma.org/planning/plans/general-plan/index.html>.

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
(3) Projects located within the Scenic Resources Protection Overlay Zone.	
(4) Projects located within view of State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road (within the Piru Area Plan boundary).	
o. For commercial and industrial projects, as well as residential projects located adjacent to or within wildlife habitat areas, show the location, height, and size of trash, green waste, and recycling enclosures. ¹⁸	
p. Roadway and parking features including:	
(1) Adjacent and on-site public and private streets with the following information shown for both the existing streets and proposed roadway improvements:	
(a) Delineation of the right-of-way for public streets and easement line with the recorded document number for private streets (map citation).	
(b) Street name.	
(c) Cross section of the existing road and proposed road improvements.	
(d) Edge of pavement and/or concrete.	
(e) Street frontage features (e.g., curbs, gutters, and sidewalks).	
(f) Lane configurations.	
(g) Signage, including on-site and adjacent roadway traffic signs.	
(h) Traffic signals.	
(i) Street lights.	
(j) Utility poles.	
(k) Bicycle lanes.	
(l) Pedestrian crossings.	
(m) Islands and medians.	
(n) Areas to be dedicated for road-widening purposes.	
(o) Existing and proposed curb cuts (e.g., driveway and private roadway entrances from the road to the project site).	
(p) Identify the Ventura County Roadway Plate that was used to design the roadway, in order to achieve consistency with the Ventura County's Roadway Standards and the Ventura County Fire Protection District's access standards.	
(q) Any improvements that would require an Encroachment Permit from the Transportation Department (e.g., trenching for the placement of utilities or pipelines).	
(2) Access road(s)/driveway(s) features including: ¹⁹	
(a) Location.	
(b) Width.	
(c) Surface type.	
(d) Proposed grades.	
(e) Ventura County Fire Protection District turnarounds.	
(f) Existing and proposed access road gate locations.	
(g) If the project involves the use of off-site access roads/driveways, show the public right-of-way or recorded ingress/egress easement locations. Copies of easements may be required prior to project approval.	

¹⁸ Contact the Integrated Waste Management Division at (805) 658-4315 to obtain the County's Space Allocation Guidelines which outline the requirements for refuse and recyclables collection and loading areas.

¹⁹ For all projects in which the project site is not located adjacent to a public road right-of-way, **submit documentation (e.g., a recorded access easement/title report)** that demonstrates legal access to the property from the nearest public road.

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
(h) Sight distance. ²⁰	
(i) If the project involves existing and/or proposed lighting along any access roads/driveways, show the light fixture specifications, including the height and the type of lighting (Required for parcels within the DKS overlay zone)	<input checked="" type="checkbox"/>
(3) Layout and dimensions of the parking area, including: motor vehicle, motorcycle, carpool, and bicycle parking spaces; drive aisles and direction of travel; stacking areas; loading spaces; and, required landscaping.	
(4) Number the parking spaces and provide the total number of parking spaces.	
(5) For commercial, agricultural, recreational, industrial, or multi-family residential projects, also include the following:	
(a) Identify parking spaces for:	
i. Accessible parking spaces, pursuant to CCR Title 24 requirements.	
ii. Compact vehicles.	
iii. Bicycles.	
iv. Motorcycles.	
(b) Arrows to show the direction of traffic flows.	
(c) Off-street loading spaces and facilities.	
(d) Concrete curbing.	
q. Oil wells if the project would result in an oil well located closer than 500 feet to a dwelling.	
r. Show existing and proposed accessible path(s) of travel from public ways to all buildings, pursuant to CCR Title 24 requirements.	
s. Areas of vegetation removal including (but not limited to) what is required for:	
(1) Fire protection purposes. Delineate the 100 foot brush clearance limit line around all buildings if there is natural brush within 100 feet of any building. Delineate the limit line on adjacent lots if the 100 foot zone crosses a lot line.	
(2) Buildings and structures.	
(3) Landscaping.	
8. For projects located within a FEMA-designated Special Flood Hazard Area (100-year floodplain), submit 2 copies of a floodplain site plan, folded to no larger than 8.5 x 14 inches, which includes the following information:²¹	
a. List the National Flood Insurance Program (NFIP) FIRM number, panel, suffix, and dates of the Effective (current approved) and any Preliminary Map.	
b. Accurately delineate the FEMA floodplain boundary, and Regulatory Floodway boundary as determined on the current-approved "Effective" Flood Insurance Rate Map (FIRM), and most recently released Preliminary FIRM to be completed by either a California licensed civil engineer or architect.	
c. Topography must be drawn at one-foot contour intervals, unless impractical.	
d. For projects located immediately outside of FEMA-designated floodplain areas (within 100 feet of a floodplain boundary), topographic contour lines must be drawn within a range of 1 to 10 foot contour intervals.	

²⁰ For information on the sight distance requirements, see the Transportation Department's "Sight Distance" brochure, which is available on-line at: <http://vcpublishworks.org/transportation-department/citizen-brochures>.

Also, see the *Ventura County Non-Coastal Zoning Ordinance* (2018, §8106-8.4) for projects located within inland areas of the County, and the *Ventura County Coastal Zoning Ordinance* (2018, §8175-3.8, §8172-1, and §8175-3.11) for projects located within the Coastal Zone.

²¹ County of Ventura Floodplain Management Ordinance; Title 44 Code of Federal Regulations Sections 59, 60, 65 and 70.

Site/Preliminary Grading Plan Requirement and/or Informational Item	Required
e. Identify and label existing and proposed habitable and non-habitable structures above and below ground tanks, utilities, site grading, and temporary and permanent construction and non-construction storage areas.	
f. Identify and label any wetland areas, which are located on and immediately adjacent to the subject property, as identified on the County of Ventura's latest available Geographic Information System database.	
g. Label the appropriate FEMA flood zone(s) on the subject property.	
h. Identify the base flood (100-year) elevation using the NGVD 1929 datum.	

II.B. Conceptual Landscape Plan Submittal Requirements

Applicability

The following checklist outlines the submittal requirements for conceptual landscape plans. Conceptual landscape plans must be submitted with the project application for all new and expanding discretionary uses where landscaping is required or where required landscaping will be modified. This includes commercial, industrial, institutional, assembly uses, and all uses (including multifamily dwellings) with 5 or more parking spaces.

For single- and two-family dwellings, these requirements apply only to the *required part* of the landscape. For multi-family dwellings, these requirements do not apply to private backyards.

Final landscape plans will be required prior to issuance of building permits.

Conceptual Landscape Plan Requirement	Required
Format	
1. <i>Copies: Submit 2 hardcopies of the plan.</i>	<input checked="" type="checkbox"/>
2. <i>Size: Minimum of 24 x 36 inches, folded to no larger than 8.5 x 14 inches. Also include one set of 8.5 x 11 inch reductions.</i>	<input checked="" type="checkbox"/>
3. <i>Orientation: Include north arrow shown on each sheet, except detail.</i>	<input checked="" type="checkbox"/>
4. <i>Scale: Plans must be at a scale of 1 inch = 30 feet or larger. For large projects with simple landscapes the scale can be reduced to 1 inch = 40 feet if all symbols are legible, or multiple sheets can be used. Provide bar scale on the plan.</i>	<input checked="" type="checkbox"/>
5. <i>Lettering: All lettering must be legible and 1/8 inch or larger.</i>	<input checked="" type="checkbox"/>
6. <i>Page numbering: Number sheets consecutively: "Sheet ___ of ___"</i>	<input checked="" type="checkbox"/>
7. <i>Simulations: Color photo simulations of the landscape must be provided for projects which could have a visual impact, including cell towers and projects located adjacent to designated or eligible Scenic Highways. Photo simulations must show the landscape's conceptual design including types, sizes and textures of plants; screening; and massing. The photos should be taken from various locations and/or angles from which the public would typically view the site. Before and after photo exhibits should be presented.</i>	
8. <i>Screening elevations: Where screening will be provided by a fence, wall or vegetation, provide scaled elevations, or photo simulations, of the screening.</i>	
9. <i>Note: Symbols/illustrations/simulations representing new plants should convey plant size at approximately 5 years growth.</i>	
10. <i>Title block: Locate on the right-hand edge of each sheet, unless an alternative location would make it more legible. Include:</i>	<input checked="" type="checkbox"/>

Conceptual Landscape Plan Requirement	Required
a. Plan title.	<input checked="" type="checkbox"/>
b. Project title/name.	<input checked="" type="checkbox"/>
c. County project number (if assigned yet).	
d. Assessor's parcel numbers (APNs) of all parcels on which the project is located.	<input checked="" type="checkbox"/>
e. Project address (if any).	
f. Landscape architect's name, license or seal expiration, signature and date signed.	<input checked="" type="checkbox"/>
g. Date of plan.	<input checked="" type="checkbox"/>
Title Sheet	
<i>11. The first sheet of the plan must be a title sheet and include the following:</i>	
a. Name, address, email address, and phone number of: landscape architect; other professionals who worked on plans such as engineers, arborists or surveyors; and the owner/developer.	<input checked="" type="checkbox"/>
b. Notation: "Conceptual Plans For Plan Check Only."	<input checked="" type="checkbox"/>
c. Landscape plans must include <u>lists</u> of the following project-related information:	
(1) Total square footage of: project site, parking area, total landscaped area, parking area perimeter landscaping, parking area interior landscaping (see preferred table format following this table for providing the required information in #1-3 of this section).	<input checked="" type="checkbox"/>
(2) Percentage of: the project site that will be landscaped and the parking area that will be landscaped (see §8108-5.14.5(a) of the NCZO). Indicate both the percentage that is required and the percentage that will be provided.	<input checked="" type="checkbox"/>
(3) Number of motor vehicle and motorcycle parking spaces.	<input checked="" type="checkbox"/>
(4) Number, type and approximate size of existing trees to be removed or retained in the irrigated landscape. Indicate those that have protected tree status.	<input checked="" type="checkbox"/>
(5) Number, type and container size of proposed trees.	<input checked="" type="checkbox"/>
Project Concept Notes	
a. It will expedite plan review if the landscape architect includes brief project notes which point out the features in the proposed landscape which achieve the following functions of landscaping. Not all functions of landscaping will be appropriate for all projects.	
(1) Screening.	
(2) Visual relief and/or visual integration.	
(3) Compatibility with community character.	
(4) Shade and improved aesthetics of paved areas.	
(5) Retention and treatment of stormwater.	
(6) Slope stabilization.	
(7) Restoration of disturbed land to its natural state.	
Graphic Illustrations	
<i>12. The following existing or proposed features must be graphically illustrated and called out.</i>	
a. Lot lines (with dimensions in feet), adjacent street names, use and zoning of adjacent properties.	<input checked="" type="checkbox"/>
b. Buildings and structures, driveways, parking areas (stalls must be delineated) pedestrian pathways and other hardscape or non-plantable features. Include feature dimensions.	<input checked="" type="checkbox"/>
c. Features, such as trash enclosures or loading areas, that require landscape screening.	<input checked="" type="checkbox"/>
d. Existing and proposed freestanding and/or attached lighting used for landscaping or hardscaping (e.g. walkways, driveways).	<input checked="" type="checkbox"/>

Conceptual Landscape Plan Requirement	Required
e. Walls, retaining walls, fences. Provide a concept detail of fences, gates, walls, retaining walls and plantable walls showing layout and height.	<input checked="" type="checkbox"/>
f. Utility and access easements, and overhead lines.	<input checked="" type="checkbox"/>
g. Engineered slopes, walls and grades. Indicate the top and toe of all significant slopes.	<input checked="" type="checkbox"/>
h. Important natural features such as drainages and rock outcroppings.	<input checked="" type="checkbox"/>
i. Fuel modification zones.	<input checked="" type="checkbox"/>
j. Existing protected-status trees (including those on adjacent parcels if the tree's protected zone extends over the property line), to be removed or retained, including type and size.	<input checked="" type="checkbox"/>
k. Landscape planters/areas, including a general idea of the proposed plant palette including type and size. Include parking area planter inside dimensions. The plan should demonstrate compliance with specific parking area landscape planter layout and dimensions requirements (see Section 8108-5.14).	<input checked="" type="checkbox"/>
l. New trees, including proposed type and size.	<input checked="" type="checkbox"/>
m. Water harvesting or stormwater management landscape features (labeled). Include planter dimensions.	<input checked="" type="checkbox"/>
n. Landscape design elements (e.g., fountains, sculptures, mounds).	<input checked="" type="checkbox"/>
o. Sight distance triangles at street intersections.	<input checked="" type="checkbox"/>

Preferred table format for providing Title Sheet 11-e (1-3) required data.

Total project site (square feet)		
Total landscaped area (square feet)		
Total parking area, including driveways/aisles (square feet)		
	Required	Provided
Motor vehicle and motorcycle parking stalls (#)		
Trees in interior parking area landscaping (#)		
Trees in perimeter parking area landscaping (#)		
Parking area interior landscaping (square feet)		
Parking area interior landscaping (% of parking area)		
Parking area perimeter landscaping (square feet)		
Total landscaped area (% of project area)		

II.C. Building Elevations

Applicability

The following checklist outlines the requirements for building elevations. If your project does not involve the construction of a new building or any changes to the exterior of an existing building, you do not need to submit building elevations; proceed to Section II.C.

Building Elevations Requirements

Building elevations must comply with the following requirements:

Building Elevations Plans Requirement and/or Informational Item	Required
Submittal Requirements	
1. Submit 4 copies of the building elevations, folded to no larger than 8.5 x 14 inches in size.	<input checked="" type="checkbox"/>

Building Elevations Plans Requirement and/or Informational Item	Required
Dimensional Requirements	
2. <i>Building elevations must comply with the following dimensional requirements:</i>	
a. All sheets of the plans for building elevations must be a minimum of 24 x 36 inches in size.	<input checked="" type="checkbox"/>
b. All sheets of the plans for building elevations must be drawn to an architectural scale within the range of 1/8 inch = 1 foot to 1/4 inch = 1 foot, unless an alternative scale is required in order to make the plans legible.	<input checked="" type="checkbox"/>
Informational Requirements	
3 <i>Building elevations must include the following:</i>	
a. The title block information required on the site plan/preliminary grading plan. ²²	<input checked="" type="checkbox"/>
b. Graphic and numeric scale used in drawing the building elevations. ²³	<input checked="" type="checkbox"/>
c. Buildings and structures must be labeled to indicate what building or structure is shown on the elevations.	<input checked="" type="checkbox"/>
d. Four elevations of the exterior of buildings and structures labeled in terms of the direction the elevation faces (i.e., north, south, east, or west).	<input checked="" type="checkbox"/>
e. Building dimensions—both height and width—for each elevation. The heights of buildings and structures must be measured according to the definitions and methodologies stated in the: (a) <i>Ventura County Non-Coastal Zoning Ordinance</i> (2008, §8172-1, §8175-3.13, and §8175-4 et seq) for projects located within the inland areas of the County; or, (b) <i>Ventura County Coastal Zoning Ordinance</i> (2004, §8174-4) for projects located within the Coastal Zone.	<input checked="" type="checkbox"/>
f. A description and sample of the colors, materials, and textures of the exterior surfaces of each elevation for projects involving commercial and industrial uses, as well as projects located within Scenic Resource Protection Overlay Zone, hillside/mountainous areas, and Coastal areas.	
g. Architectural treatments (e.g., entrances, windows, lighting, and eaves) shown on each elevation.	<input checked="" type="checkbox"/>
h. For commercial and industrial projects, show the signage on each building elevation, as well as all freestanding (e.g., monument) signs, with size dimensions, copy, colors, and lighting details. In addition, a sign program is required for the following projects and, therefore, building elevations and plans for freestanding signs for the following projects also must show the signage on each elevation with size dimensions, copy, colors, and lighting details in conformance with the proposed sign program:	
(1) Projects located on lots located adjacent to U.S. 101, Ventura Boulevard, State Route 118, State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue (within the El Rio/Del Norte Area Plan boundary).	
(2) Projects within the Scenic Resources Protection Overlay Zone.	
(3) Projects located within view of State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road (within the Piru Area Plan boundary).	
i. Architectural details of all walls, fences, and gateposts, including the height dimensions, materials, and colors.	
j. For projects located within a FEMA-designated floodplain, show the base flood elevation plus one-foot freeboard above the base flood elevation on elevation drawings.	
k. Existing and proposed grades.	<input checked="" type="checkbox"/>
l. For projects located within the Coastal Zone, submit cross-sections of habitable structures.	

²² See Section II.A, Item No. 4 (above).

²³ See Section II.B, Item No. 2.b (above).

Building Elevations Plans Requirement and/or Informational Item	Required
m. For projects that are located within a Residential Beach Zone (i.e., "RB" or "RBH" zone), submit a roof plan.	
n. Height of all existing and proposed freestanding or attached outdoor light fixtures, with specifications on the shielding and type of lighting (Required for parcels in the DKS Overlay Zone)	<input checked="" type="checkbox"/>

II.D. Floor Plans

Applicability

The following checklist outlines the requirements for floor plans. If your project does not involve the construction of a new building or a remodel of an existing building, you do not need to submit floor plans; proceed to Section II.D.

Floor Plan Submittal Requirements

Floor plans must comply with the following requirements:

Floor Plans Requirement and/or Informational Item	Required
Submittal Requirements	
1. <i>Submit 4 copies of the floor plans, folded to no larger than 8.5 x 14 inches in size.</i>	<input checked="" type="checkbox"/>
Dimensional Requirements	
2. <i>Floor plans must comply with the following dimensional requirements:</i>	
a. All sheets of the floor plans must be a minimum of 24 x 36 inches in size.	<input checked="" type="checkbox"/>
b. All sheets of the floor plans must be drawn to an architectural scale within the range of 1/8 inch = 1 foot to 1/4 inch = 1 foot.	
Informational Requirements	
3. <i>Identify floors, levels, attics, lofts, and basements of the buildings or structures, with labels indicating the building or structure and the proposed use, square footage, occupant load factor and occupant load of each room.</i>	
4. <i>Identify cooking facilities, plumbing fixtures (including sizes of sinks), and other built-in fixtures.</i>	

II.E. Tentative Subdivision Maps (Tentative Parcel Maps, Conditional Certificates of Compliance, and Tract Maps)

Applicability

The following checklist outlines the requirements for tentative subdivision maps. If your project does not involve a Tentative Parcel Map, Conditional Certificate of Compliance, or Tract Map, you do not need to submit a tentative subdivision map; proceed to Section II.E.

Tentative Subdivision Map Requirements²⁴

²⁴ Prior to preparing a tentative subdivision map, carefully review the design requirements for tentative subdivision maps, which are listed in the *Ventura County Subdivision Ordinance* (2011, Article 4).

Tentative subdivision maps must comply with the following requirements:

Tentative Subdivision Map Requirement/Informational Item	Required
Submittal Requirements	
1. <i>Submit 20 copies of the tentative subdivision map, folded to no larger than 8.5 x 14 inches in size.</i>	<input checked="" type="checkbox"/>
Dimensional/Orientation Requirements	
2. <i>Tentative subdivision maps must be legible and comply with the following dimensional and orientation requirements:</i>	
a. Tentative subdivision map sheets shall not exceed 42 inches in size along any side.	<input checked="" type="checkbox"/>
b. All sheets must have a marginal line with a blank 1 inch margin on all sides.	<input checked="" type="checkbox"/>
c. Tentative subdivision maps must be drawn using an engineer's scale within the range of 1 inch = 40 feet to 1 inch = 200 feet, or as approved by Planning Director.	<input checked="" type="checkbox"/>
(1) For projects that are proposed on lots that are equal to, or greater than, 20 acres, include an enlargement/detailed drawing of the areas of proposed development.	
Vicinity Map Requirements	
3. <i>Tentative subdivision maps must include a small, yet legible vicinity map (no larger than 5 x 5 inches in size) that illustrates the project site, as well as the following features if they are located within 0.5 mile of the project site:</i>	<input checked="" type="checkbox"/>
a. The major existing circulation pattern and proposed major streets.	
b. Existing major watercourses, including red and blue line channels. ²⁵	
c. Existing Ventura County Watershed Protection District channels.	
Title Block Requirements	
4. <i>In or near the lower right-hand corner of the first sheet, a title block must be included with the following information:</i>	
a. Tentative tract number or tentative parcel map number stated as "Tract No. [INSERT NUMBER]," "Parcel Map No. [INSERT NUMBER]," or "Conditional Certificate of Compliance-Parcel Map [INSERT NUMBER]" (as applicable).	<input checked="" type="checkbox"/>
b. Name and mailing address of the:	
(1) Subdivider.	<input checked="" type="checkbox"/>
(2) Property owner (of the parent parcel).	<input checked="" type="checkbox"/>
(3) Map preparer.	<input checked="" type="checkbox"/>
c. The date the map was prepared.	<input checked="" type="checkbox"/>
d. Legal subdivision designation and record reference.	<input checked="" type="checkbox"/>
e. The total number of lots or parcels to be offered for dedication excluding any remainder parcel and, if there is a remainder parcel, a label stating "Designated Remainder."	
f. For condominium projects, include the statement: "For Condominium Purposes."	
g. The proposed number and size of the lots. ²⁶ For subdivisions that would create a large number of lots, summarize the number of lots by clustering them according to the proposed range of sizes of the lots.	<input checked="" type="checkbox"/>

²⁵ See Footnote 14.

²⁶ For proposed lots that would rely on septic systems for sewage disposal, and are located within groundwater basins with impaired groundwater quality (e.g., nitrate impacted), be advised that the minimum lot sizes for development must be derived using the County of Ventura Environmental Health Division February 7, 1996, memorandum titled "Model for Determining Nitrate Loading

Tentative Subdivision Map Requirement/Informational Item	Required
Graphic Illustration Requirements	
5. Tentative subdivision maps must graphically illustrate the following information:	
a. North arrow, as well as a graphic and numeric scale at which the map is drawn. ²⁷	<input checked="" type="checkbox"/>
b. All boundary lines of the subdivision with approximate bearings and distances.	<input checked="" type="checkbox"/>
c. The location of each existing lot.	<input checked="" type="checkbox"/>
d. Existing and proposed contour intervals illustrated as follows:	
(1) 1 foot when the slope of ground is less than 5%.	
(2) 2 feet when the slope of ground is between 5 to 10%.	
(3) 5 feet when the slope of ground is between 10 to 25%.	
(4) 10 feet when the slope of ground is greater than 25%.	
(5) At least every 5th contour shall be clearly labeled and indicated so as to be distinctive.	<input checked="" type="checkbox"/>
(6) Contour lines shall be depicted for a sufficient distance beyond the boundary lines of the subdivision to clearly show the relationship of the topography of the subdivision to that of the surrounding land.	<input checked="" type="checkbox"/>
e. The following information must be shown for each proposed lot:	
(1) Proposed lot lines.	<input checked="" type="checkbox"/>
(2) Approximate dimensions of the proposed lot lines.	<input checked="" type="checkbox"/>
(3) An identifier for each lot based on the following:	
(a) A remainder parcel shall be labeled as a "Remainder Parcel."	
(b) Any parcel to be dedicated or offered for dedication for flood control purposes shall be designated "Parcel X."	
(c) Lots which are to be dedicated or offered for dedication for any purpose other than flood control purposes shall be designated "Parcel" and lettered consecutively commencing with the letter "A." Indicate to whom the parcel is being offered and for what purpose (if known).	
(d) Other lots, including Conservation Parcels and Non-Conservation Parcels, shall be numbered consecutively commencing with the number "one."	<input checked="" type="checkbox"/>
f. The gross area of each proposed lot, and the net area of each proposed lot 10 acres or smaller in size.	<input checked="" type="checkbox"/>
g. The location of at least one buildable site for each proposed lot for which a buildable site is required by the <i>Ventura County Subdivision Ordinance</i> (2005, §8204-2.6) and, by reference, the Ventura County General Plan.	
h. The proposed uses of each proposed lot (e.g., single-family, multi-family, commercial, industrial, schools, or parks).	<input checked="" type="checkbox"/>
i. The following that are located within the project site and 100 feet of the proposed subdivision must be shown and labeled to indicate if they are going to remain or be removed:	
(1) Buildings and structures.	
(2) Fences.	
(3) Tree rows with a label indicating the type(s) of species.	
(4) Significant trees.	

from Septic Systems." The minimum lot size that is required to support a septic system might be greater than the minimum lot size that is allowed for the zone district in which the project site is located. Contact the Watershed Protection District, Groundwater Section to obtain the requirements of the Model for Determining Nitrate Loading from Septic Systems.

²⁷ See Section II.D, Item 2.a(3) (above).

Tentative Subdivision Map Requirement/Informational Item	Required
(5) Existing or abandoned water wells.	
(6) Public utility lines.	
(7) Prominent physical features of the project site.	
(8) Land uses.	
(9) Sewage disposal systems (e.g., onsite wastewater treatment systems, "septic systems", or grey water systems), including disposal fields and expansion areas.	
j. The following gas- and oil-related features must be shown:	
(1) Producing, abandoned, or idle oil wells, labeled as such.	
(2) Oil pipelines.	
(3) Gas pipelines.	
(4) Existing and abandoned oil sumps.	
(5) Existing oil and gas Conditional Use Permit boundaries. ²⁸	
k. The approximate location and direction of flow of watercourses and natural drainage channels, including red and blue line channels.	
l. The width and approximate location of existing and proposed public ²⁹ and private easements and rights of way within and adjacent to the proposed subdivision, including the following information:	
(1) Existing and proposed road right-of-way.	
(2) Existing and proposed road cross sections showing the proposed public and private road right-of-ways and road improvements, with the existing road cross-section and existing public road right-of-way.	
(3) Existing and proposed road right-of-way dedication or easement.	
(4) Existing and proposed road improvements. Include: roadway width; centerline radii; approximate grades at and along the roadway; intersections; turnarounds; and, type of material used. State which County Road Standard Plate was used.	
m. The location within and outside of the proposed subdivision of proposed and existing public and private:	
(1) Storm drain lines, pipes, and ditches.	
(2) Storm drain inlets and outlets.	
(3) Drainage easements.	
(4) Utility easements.	
n. Necessary off-site access from the proposed subdivision to the nearest public road, including the following information:	
(1) Width.	
(2) Location.	
(3) Sight distance.	
o. Delineation of Special Flood Hazard Areas based in accordance with the Floodplain Management Ordinance and methodologies approved by the Ventura County Public Works Agency. In addition, the following information must be shown for projects located within a FEMA-designated floodplain:	

²⁸ For information on oil and gas Conditional Use Permits that have been issued on the project site, contact the Discretionary Permit Coordinator or the Planning Division Information Counter.

²⁹ The design and construction of public roads, as well as all roadway dedications, must be made in accordance with the applicable Ventura County Road Standard Plate and Road Index available at the Transportation Department's website or at the Public Counter.

Tentative Subdivision Map Requirement/Informational Item	Required
(1) Delineation of FEMA floodplain boundaries, and Regulatory Floodway boundaries as determined on the "Effective" Flood Insurance Rate Map (FIRM), and most recently released Preliminary FIRM.	
(2) Label the appropriate FEMA flood zone(s) on the subject property.	
(3) Identify the base flood (100-year) elevation using the NGVD 1929 datum and the NAVD 1988 datum.	
(4) Identify cross-sections as provided on the FEMA FIRM (Effective and Preliminary FIRMs).	
p. The location of each test boring upon which the preliminary soils report described in the <i>Ventura County Subdivision Ordinance</i> [2005, §8203-3(n)] is based.	<input checked="" type="checkbox"/>
q. The approximate location of easements to be abandoned pursuant to Sections 66434(g), 66445(j), 66499.20¼, and 66499.20½ of the Subdivision Map Act.	

II.F. Sketch Map and Sketch Map Overlay Requirements for Parcel Map Waivers

Applicability

The following checklist outlines the requirements for sketch maps and sketch map overlays for Parcel Map Waivers (e.g., Parcel Map Waiver-Lot Line Adjustment). If your project does not involve a Parcel Map Waiver, you do not need to submit a sketch map and sketch map overlay; proceed to Section III, "Discretionary Entitlement/Zone Change/Subdivision Application Questionnaire."

Sketch Map and Sketch Map Overlay Requirements

Sketch maps and sketch map overlays must comply with the following requirements:

Sketch Map and Sketch Map Overlay Requirement/Informational Item	Required
Sketch Map Requirements	
1. <i>Contact the Discretionary Permit Coordinator to determine the number of copies of the sketch map that will be required. You may be required to submit up to 21 copies.</i>	<input checked="" type="checkbox"/>
2. <i>Maps must: (a) be prepared by a Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying; and, (b) must meet the following requirements:</i>	
a. Maps must be letter size (8.5 x 11 inches).	<input checked="" type="checkbox"/>
b. Maps must have a minimum lettering size of 6 point font.	<input checked="" type="checkbox"/>
c. Lettering must be open style.	<input checked="" type="checkbox"/>
d. Maps must have a 0.5 inch border line.	<input checked="" type="checkbox"/>
e. Drawn to scale.	<input checked="" type="checkbox"/>
3. <i>Existing and proposed lots must be shown as follows:</i>	
a. Existing lot lines being adjusted must be shown:	
(1) Using dashed lines.	<input checked="" type="checkbox"/>
(2) Labeled to indicate whether or not they are going to be either adjusted, moved or eliminated (e.g., "existing lot line," "lot line to be deleted," "Merger," or "moved - LLA").	<input checked="" type="checkbox"/>
b. Proposed new lot lines and those not being altered must be:	
(1) Shown using solid lines.	<input checked="" type="checkbox"/>
c. The adjusted line shall be labeled (e.g., "proposed lot line").	
d. Show the locations of proposed building sites and access for proposed vacant parcels.	

Sketch Map and Sketch Map Overlay Requirement/Informational Item	Required
4. <i>Identify and label (e.g., “existing” with the deed reference, or “proposed”) existing and proposed easements.</i> ³⁰	
5. <i>Label the bearings and distances for all lot lines.</i>	<input checked="" type="checkbox"/>
6. <i>Show adjacent street widths and names.</i>	
7. <i>The size of the proposed lots must be shown as follows:</i>	
a. For lots 10 acres in size or less, show the net and gross acreage. For lots less than 1 acre in size, indicate the lot size in square feet.	<input checked="" type="checkbox"/>
b. For all lots, show the net acreage.	<input checked="" type="checkbox"/>
8. <i>Provide a north arrow.</i>	<input checked="" type="checkbox"/>
9. <i>Provide a bar, engineer’s scale.</i>	<input checked="" type="checkbox"/>
10. <i>List the following information about the Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying and who prepared the map:</i>	
a. Signature.	<input checked="" type="checkbox"/>
b. Seal.	<input checked="" type="checkbox"/>
c. License expiration date.	<input checked="" type="checkbox"/>
11. <i>Provide a title block that includes:</i>	
a. The type of proposed project (e.g., “Parcel Map Waiver No. ___”) and action (e.g., “Lot Line Adjustment”) in parentheses.	<input checked="" type="checkbox"/>
b. The following information about the engineer or surveyor who prepared the map:	
(1) Name.	<input checked="" type="checkbox"/>
(2) Address.	<input checked="" type="checkbox"/>
12. <i>Provide the project site address.</i>	
Sketch Map Overlay Requirements	
13. <i>Sketch map overlays must be prepared on a transparent or semitransparent sheet that is the same size as the sketch map, and must include the following:</i>	
a. The outer boundary of the entire subject property (omitting interior lines that are to be changed).	<input checked="" type="checkbox"/>
b. Existing structures.	
c. On-site sewage disposal systems.	
d. Water wells.	
14. <i>Sketch map overlays must be drawn to the same scale as the sketch map.</i>	<input checked="" type="checkbox"/>

II.G. All Plans/ Maps

Reductions	Required
Reduction Requirement	
1. <i>Submit a reduced set of all plans and maps in an 8.5 x 11 inch format.</i>	<input checked="" type="checkbox"/>

³⁰ Recording a “proposed” easement on a lot line adjustment, lot elimination subdivision, or voluntary merger does not create that easement. An easement deed must be recorded.



Section III – Entitlement/Zone Change/Subdivision Application Questionnaire

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2478 • <https://vcrma.org/divisions/planning>

III.A. Requested Entitlement, Zone Change, and/or Subdivision

Please check all entitlements, subdivisions, and/or zone change of which you are requesting approval.

New	Major Modification	Minor Modification	New
		Tract Map (SD and TR)	Zone Change (ZN)
		Parcel Map (SD)	Variance (LU)
		Parcel Map Waiver (SD)	Administrative Variance (LU)
		Conditional Certificate of Compliance (SD)	Other
		Conditional Use Permit (LU)	
		Planned Development Permit (LU)	

III.B. Project Description Summary

Please provide a brief summary of the proposed project.

III.C. Assessor Parcel Numbers (“APNs”) and Project Site Location

C.1. Please list all of the APNs that constitute the project site:

(Attach additional sheets if necessary.)

C.2. Street Address (if any):

STAFF USE ONLY

CASE FILE NUMBER: _____	Date Received: _____
Land Use Designation(s): _____	Zoning Designation(s): _____
Receipt Number: _____	Deposit Fee Paid: _____
Previous Permit Numbers: _____	Violation Numbers: _____
Pre-Submittal Planner: _____	Date of Application Submittal: _____
Pre-Submittal Letter Date: _____	Legal Lot Reference: _____
Proposed Use as Listed in the Use Matrix: _____	

C.3. Community (e.g., El Rio, Piru, or Lake Sherwood):

III.D. Primary Contact Information

Please designate and provide the following information about the person who will serve as the primary point of contact on this project. All project-related correspondence will be directed to this person.

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

III.E. Applicant, Property Owner, and Consultant Information

Please provide the following information about the applicant, property owner, and all consultants (e.g., architects, civil engineers, surveyors, and permit expeditors) who prepared the application materials (e.g., plans, reports, and studies). For the person designated as the primary contact (Item D, above), please state: "Same as Primary Contact." If the item does not apply to your project, please check the "N/A" box and proceed to the following item.

E.1. Applicant

The applicant is: (Please check the appropriate box.)

Owner

Lessee

Has Power of Attorney

Authorized by Owner

If the applicant is not the property owner(s), **please submit a lease agreement, power of attorney document, or owner authorization document** with your application.

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

I hereby submit an application for the land use entitlement(s) and/or zone change identified in this application questionnaire, and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge.

I certify that I have read and understand all of the instructions and submittal requirements for my application package and have made a good faith effort to comply with these instructions and to provide all of the materials and information that are required for a complete application.

I hereby acknowledge that I have been informed of my right to make a written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I certify that I am aware that the information provided in my application package may be subject to public inspection that occurs as a result of any request made in accordance with the requirements of the California Government Code [§6253(a) et seq].

Applicant's Signature

Date

E.2. Property Owner

If the property owner is the same as the applicant (Item E.1, above), write "same." If there is more than one property owner, **please submit a consent letter for each additional property owner.** If the property owner refuses or is unable to sign, **please provide a copy of the lease, title report, or other documentation.**

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

Property Owner's Signature

Date**E.3. Architect**

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

E.4. Civil Engineer

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

E.5. Licensed Land Surveyor

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

E.6. Land Use Consultant

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

COUNTY OF VENTURA

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project (excluding the *Notice to Property Owner*, the execution of which I understand is my personal responsibility). My agent should receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: _____

(Include Permit # if available)

Project Location: _____

(Address, APN and other property identification as needed)

Name of Authorized Agent: _____
(Please Print)

Address of Authorized Agent: _____

Phone Number of Authorized Agent: _____

E-Mail Address of Authorized Agent: _____

PROPERTY OWNER ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Property Owner's Name: _____
(Please Print)

Property Owner's Signature: _____ Date: _____

Property Owner's E-Mail Address: _____

Property Owner's Phone Number: _____

Note: A copy of the owner's driver's license, notarization, or other verification acceptable to the agency must be submitted with this form to verify property owner's signature. The owner must be as shown on the latest Assessor records.

Verification of Property Owner Signature: ☐ Driver License ☐ Notarized Letter ☐ Other

Staff Signature

Date

COUNTY OF VENTURA

AUTHORIZATION OF AGENT TO ACT ON PERMITTEE'S BEHALF*

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project. My agent shall receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: _____

(Brief Summary to Include Permit No., If Available)

Project Location: _____

(Address, APN and other property identification as needed)

Name of Authorized Agent: _____
(Please Print)

Address of Authorized Agent: _____

Phone Number of Authorized Agent: _____

E-Mail Address of Authorized Agent: _____

PERMITTEE ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the permittee for the project at the address listed above, and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Permittee's Name: _____
(Please Print)

Permittee's Signature: _____ Date: _____

Permittee's E-Mail Address: _____

Permittee's Phone Number: _____

* A notarized letter from the permittee may be submitted in lieu of this form.

III.F. Project Description

To ensure County staff understands your project and to avoid delays in processing your application, it is very important to provide as much information as possible on all aspects of the proposed project. In order to present a detailed project description, please answer all of the following questions and provide the requested materials (as applicable) to supplement the project information that must be shown on the project plans and/or map.¹

F.1. Entitlements, Zone Change, and/or Approvals

- a. Existing Permits: List all Federal, State, or Ventura County permits which currently are in effect for the buildings, structures, and uses that currently exist on the project site. If Zoning and Building Permits are unavailable for a building or structure, please contact the Tax Assessor's Office to determine when the building or structure was constructed and provide the date. If there are no permits currently in effect on the project site, please check the "N/A" box and proceed to Item F.1.b. **N/A**

Agency	Permit Case Number	Description of Permitted Use/Development	Permit Issuance Date	Permit Expiration Date

- b. Requested Permits, Actions, and Approvals: Please identify all of the Planning Division, other County Agencies, responsible agencies, and trustee agencies permits, actions, and approvals that you are requesting in order to implement the proposed project.² If the project involves a modification to any previously approved permit (e.g., local, State, or Federal permit), please describe the previously approved permit (e.g., type of permit and permit number).

c. Zoning Violations:

- (1) Is the project site currently subject to any Federal, State, or Ventura County violations? **Yes** **No**
If so, please provide the following information:

¹ See the "Requirements for Discretionary Entitlement Application Plans, Subdivision Maps, and Parcel Map Waiver Sketch Maps" checklist for the information that must be shown on project plans and/or the map. Please note that a detailed, narrative project description may be submitted with—but not in lieu of—a completed application questionnaire.

² For a definition of "responsible" and "trustee" agencies, please see the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, §15381 and §15386].

Agency	Violation Case Number	Description of the Violation

(2) If the project is being proposed in order to abate a Zoning Violation, please describe how the proposed project would abate the Zoning Violation. For projects that do not involve a Zoning Violation, please check the “N/A” box and proceed to Item F.1.d. **N/A**

- d. Zone Changes: For projects involving a Zone Change, please provide the proposed changes in land use and/or zoning designations of the project site. For projects that do not involve a Zone Change, please check the “N/A” box and proceed to Item F.1.e. **N/A**

Assessor’s Parcel Number	Existing Zoning Designation	Proposed Zoning Designation

- e. Variances: If the project includes a request for approval of a variance, please provide the following information. For projects that do not involve a variance, please check the “N/A” box and proceed to Item F.2. **N/A**

The sole purpose of any variance is to relieve a property owner from an inability to make reasonable use of his or her property in the manner, and for the purpose, which other property of like character, and in the same vicinity and zone, can be used. A variance will not be granted which confers a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone in which the property is situated. All four of the following standards for a variance must be met; please describe how each one pertains to your property (use additional sheets as necessary).

- (1) There are special circumstances or exceptional characteristics applicable to the property with regard to size, shape, topography, location, or surroundings which do not apply generally to comparable properties in the same vicinity and zone classification. You must demonstrate that extraordinary circumstances exist on the property itself, such as:
- Uniqueness in size, shape, etc.

- That topography is the cause of a particular hardship.
- That the location is of a special nature.
- That there is a hardship unique to the property itself, and not a personal problem of the applicant.

- (2) Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone.
- Show that there are related uses on other properties in the same zone.
 - Please be aware that similar variances granted for property elsewhere in the County are not grounds for granting a variance.

- (3) Strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations.

- (4) Granting of the requested variance will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment, or valuation of neighboring properties. Provide evidence that granting your request will not impose any hardship or damage on neighboring properties, nor be detrimental to the public welfare.

F.2. Project Phasing/Duration

- a. Development Phasing: Please describe the duration of each phase of the proposed project including, but not limited to, vegetation removal, grading, construction, and operational phases of the project.
- b. Conditional Use Permit Expiration Date: For projects that involve a Conditional Use Permit ("CUP"), please state the requested expiration date of the CUP (i.e., the termination of the operational phase of the CUP). For projects that do not involve a CUP, please check the "N/A" box and proceed to Item F.2.c. **N/A**
- c. Special Events: For projects involving special events (e.g., weddings, animal shows, and pumpkin patches), please provide the following information. For projects that do not involve special events, please check the "N/A" box and proceed to Item F.3. **N/A**

Type of Event:

Days and Hours of Operation:

Total Number of Events/Year:

F.3. Self-Imposed Restrictions

- a. Existing Restrictive Covenants: Is the property (or a portion thereof) subject to a Restrictive Covenant?
Yes No

If the answer is "Yes," **please submit a copy of the Restrictive Covenant.**

- b. Please describe any features that have been incorporated into the project description to avoid any adverse environmental impacts and/or to achieve consistency with a policy or regulation that applies to the project (e.g., self-imposed prohibitions on future ministerial uses of the property). If the project includes a restrictive covenant, please describe the following features of the restrictive covenant:
- The purpose of the restrictive covenant (e.g., avoidance of a significant impact to biological resources or geological hazards);
 - The type of areas that would be subject to the restrictive covenant (e.g., wildlife habitat areas located adjacent to the project site); and,
 - The amount of area that would be subject to the restrictive covenant.

F.4. Dedications/Easements

Please describe in detail the type, size, and purpose of all proposed dedications (e.g., road, utility, or habitat conservation easements). **N/A**

F.5. Water Supply

- a. What is the existing source of water at the project site? Please check the item that applies and, if a water purveyor provides water, please provide the requested information about the water purveyor.³

(1) Water Purveyor

Water Purveyor's Name:

Address:

Phone Number:

(2) Individual Water Well

(3) Shared Water Well

- b. What is the size of the water tank/reservoir that serves the project site? gallons
- c. Please provide the fire flow that is available to the project site: GPM @ 20 PSI Residual
- d. Please identify the Groundwater Basin or State Designated Hydrologic Area in which the project site is located. Please indicate if the project site is located within the boundaries of any water management authority (e.g., the Ojai Basin Groundwater Management Agency, the Fox Canyon Groundwater Management Agency, or the Santa Paula Pumpers Association).

³ In order to identify the water purveyor that serves the project site, please see the Watershed Protection District's "Inventory of Public and Private Water Purveyors in Ventura County" (March 2006) which is available at the Watershed Protection District, Groundwater Section.

- e. Please list all known water wells onsite or offsite that would supply the project, including any municipal, industrial or agricultural supply wells.⁴ If the project would not rely on a water well, please check the “N/A” box and proceed to Item F.5.E. **N/A**
- f. For projects that are proposed to rely on public water, **please submit three copies of a water availability letter from the water company** indicating that existing/future domestic water service is available for the proposed project. The water availability letter must show that the water purveyor has additional groundwater to serve the total annual water supply that is required for the project. This letter is required when the water supply is to be provided by a city, water district, mutual water company, privately owned water company or with five or more service connections, or similar supplier.⁵ If the project would not rely on public water, please check the “N/A” box and proceed to Item F.5.g. **N/A**
- g. For projects that are proposed to rely on an individual or shared water well, please submit the following information. If the project would not rely on an individual or shared water well, please check the “N/A” box and proceed to Item F.5.h. **N/A**
- (1) **Please submit three copies of a well water quality report which includes testing results obtained within the last year.**⁶ This report is required when the domestic water supply is to be provided by an individual well or a well shared by four or fewer connections (including the proposed connection for the project).
- (2) **Please submit three copies of a water well pump and recovery test (well test) of the proposed water supply.**⁷
- h. Please provide a detailed description of the proposed water source for fire protection purposes, by answering the following questions and providing the following information:
- (1) Is the source of water for fire protection purposes going to be provided by a private well or purveyor?
- Private Well Purveyor

If water is going to be provided by a purveyor, please provide the following information. If water is not going to be provided by a private well, please proceed to Item F.5.h(1)(b).

(a) Purveyor Name:

⁴ For projects that are located within the boundaries of the Fox Canyon Groundwater Management Agency (FCGMA), FCGMA Ordinance No. 8.1 requires that before drilling a new water well, a completed water well permit application must be submitted. The FCGMA “No Fee Water Well Permit Application” form is available on-line at: <http://www.fcgma.org>.

⁵ A water bill may be used in lieu of a letter for existing service for some projects; however, please contact Rebecca Lustig at (805) 654-2830 and Kim Loeb at (805) 650-4083 to determine if a water bill may be used for the proposed project.

⁶ Please see the County of Ventura, Resource Management Agency, Environmental Health Division’s “Certification of Water Quality” handout, which is available at the Environmental Health Division’s Public Information Counter.

⁷ Please see the Watershed Protection District, Groundwater Section, for the methodology and reporting requirements for a water well pump and recovery test.

Address:

Phone Number:

(b) Size of the water tank/reservoir that serves the water system: gallons

(c) Fire flow that is available at 20 PSI-R from the water system at the nearest fire hydrant to the project site: gpm

F.6. Sewage Disposal

a. What is the existing source of sewage disposal? Please check the item that applies. If a sewer purveyor provides sewage disposal services, please provide the requested information about the sewer purveyor. If an on-site wastewater treatment system provides sewage disposal, please indicate the type of system by checking the appropriate box.

(1) Public Sewer Sewer Purveyor's Name:

Address:

Phone Number:

(2) On-site wastewater treatment system

(a) Septic System

(b) Treatment Plant

(c) Grey Water System

(d) Step (Septic Tank Effluent Pumping) Systems

b. Subdivisions and other discretionary projects having a direct effect upon the volume of sewage are required to demonstrate conformance with the Ventura County Sewer Policy.⁸ This policy does not apply to the construction of one single-family residence or second dwelling unit on a legal lot. If your project only involves the construction of one single-family residence or second dwelling unit on a legal lot, please check the "N/A" box and proceed to Item F.6.c. **N/A**

c. Public sewer: If the property is/will be served by public sewer, **provide three copies of a sewer availability letter** from the sanitation district, city, or other sewer agency, indicating that existing/future sewer service is available for the proposed project. A sewer bill may be used in lieu of a letter for existing service for some projects. If the property is not/will not be served by public sewer, please check the "N/A" box and proceed to Item F.6.d. **N/A**

⁸ Please see the Ventura County Sewer Policy (Adopted on June 6, 1995), which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

- d. On-site wastewater treatment system (e.g., “septic system” or “treatment plant”): If the project is/will be served by on-site sewage disposal, **provide the following information:**

(1) **Three copies of a Septic Tank Pumping Report** for all existing septic systems located on the project site.⁹

(2) **Three copies of a soils report** for septic system suitability for proposed septic systems.¹⁰

If the property is not/will not be served by on-site sewage disposal, please check the “N/A” box and proceed to Item F.6.e. **N/A**

- e. For commercial projects and subdivisions involving three or more lots less than five acres in size, applicants must contact the Los Angeles Regional Water Quality Control Board to obtain the waste discharge requirements that will apply to the project. Please contact the Los Angeles Regional Water Quality Control Board at (213) 576-6600 for more information.

F.7. Groundwater Resources

- a. If necessary,¹¹ please **provide a percolation plan and calculations** to demonstrate sufficient measures will be incorporated into the project design to assure that the proposed project would not result in a net reduction in aquifer recharge. Specific measures that may be incorporated into the project include, but are not limited to: reduction of impervious surface areas; construction of detention/percolation ponds; use of porous paving materials; diversion of runoff to sheet flow over landscaped areas; landscape drainage swales; and, soil amendment techniques to enhance percolation. All proposed impervious surfaces (e.g., parking areas, sidewalks, and buildings), must be itemized in the calculations. If a percolation plan and calculations are not required, please check the “N/A” box and proceed to Item F.7.b. **N/A**
- b. If necessary,¹¹ please **submit data on the quantity of past groundwater use and proposed groundwater use**. Please be advised that you must show how any potential increase in water demand caused by the proposed project would be mitigated such that there would be no net increase in groundwater usage and no net detriment to the underlying aquifer volume, recharge capability, or quality. Securing another source of water (e.g., reclaimed water or providing “new water” such as imported water, or water from other sources) would be considered an acceptable mitigation measure to offset potential increases in the demand for groundwater. If data on groundwater use is not required, please check the “N/A” box and proceed to Item F.7.c. **N/A**

⁹ Please see the County of Ventura, Resource Management Agency, Environmental Health Division’s “Septic Tank Pumping Report” handout, which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

¹⁰ Please see the County of Ventura, Resource Management Agency, Environmental Health Division’s “Soils Report Requirements” handout, which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

¹¹ Please contact the Watershed Protection District, Ground Water Section, to determine if a percolation plan and calculations, or data on groundwater use are required.

- c. Please contact the Watershed Protection District, Groundwater Section to determine if the project site overlies an overdrafted groundwater basin. If the project site overlies an overdrafted groundwater basin, please list the name of the groundwater basin. If the project site does not overlie an overdrafted groundwater basin, please check the "N/A" box and proceed to Item F.8. **N/A**

Groundwater Basin:

F.8. Surface Water Quality

The following questionnaire will only determine if the proposed project is subject to Ventura Countywide NPDES Municipal Stormwater Permit Order No. R4-2010-0108, Part 4.E "Planning and Land Development Program" requirements to select, design, construct, and maintain Post-construction Stormwater (PCSW) controls. Additional evaluation of the proposed project will be conducted to determine any additional individual and cumulative impacts by the proposed project to surface water quality.

- a. Does this proposed project involve construction of street(s), road(s), highway(s), or freeway adding or creating 10,000 square feet or more of **impervious surface area** (refer to the Definition below)?
- ☐ **Yes**, this project shall incorporate USEPA Guidance "Managing Wet Weather with Green Infrastructure: Green Streets" to the maximum extent practicable. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
- ☐ **No**, proceed to item F.8.b
- b. Is this application for construction of a Single Family Hillside¹² Home?
- ☐ **Yes**, this project shall include Post-Construction Requirements for Single-Family Hillside Homes. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
- ☐ **No**, proceed to item F.8.c
- c. Is the proposed project located within the County Unincorporated Urban areas?
- ☐ **Yes**, proceed to item F.8.d
- ☐ **No**, this proposed project is not subject to PCSW controls.
- d. Is this application for a New Development project that will result in creation or addition of **impervious surface area** (refer to the Definition below)?
- ☐ **Yes**, proceed to item F.8.e
- ☐ **No**, proceed to item F.8.f
- e. Please check the appropriate box if the proposed New Development project involves any of the following activities:
- ☐ **Yes**, New Development project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of **impervious surface area** (refer to the Definition below);
- ☐ **Yes**, Industrial park 10,000 square feet or more of surface area;
- ☐ **Yes**, Commercial strip mall 10,000 square feet or more of **impervious surface area** (refer to the Definition below);

¹² "Hillside" is defined as average slope of 20% or greater.

- ☐ **Yes**, Retail gasoline outlet 5,000 square feet or more of surface area;
- ☐ **Yes**, Restaurant 5,000 square feet or more of surface area;
- ☐ **Yes**, Parking lot 5,000 square feet or more of **impervious surface area** (refer to the Definition below), or with 25 or more parking spaces;
- ☐ **Yes**, Automotive service facility 5,000 square feet or more of surface area;
- ☐ **Yes**, a project located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area¹³ (ESA), where the development will:
 - A) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
 - B) Create 2,500 square feet or more of **impervious surface area** (refer to the Definition below).
- ☐ **No**, none of the above; this proposed New Development project is not subject to PCSW Controls.

If you check “**Yes**” in at least one box above (item F.8.e), proceed to item F.8.h for required project submittal information.

- f. Is proposed project a Redevelopment and land-disturbing activity (not an interior remodel, not a roof replacement, or other maintenance-related activities) of an existing single-family dwelling and accessory structures that will result in creation, addition, or replacement of 10,000 square feet of **impervious surface area** (refer to the Definition below)?
 - ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
 - ☐ **No**, proceed to item F.8.g
- g. Is proposed Redevelopment and land-disturbing activity (not maintenance) project other than existing single-family dwelling that will result in creation, addition, or replacement of 5,000 square feet of **impervious surface area** (refer to the Definition below) on already developed site¹⁴?
 - ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
 - ☐ **No**, this Redevelopment project is not subject to PCSW controls.
- h. If you answered “**YES**” to questions in items F.8.f and F.8.g, the proposed project is subject to design, construction, and maintenance of the PCSW controls in accordance with the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures (available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>). The following items shall be included in your application package:
 - I. Identify proposed PCSW controls on your site/grading plan,
 - II. Provide the necessary analysis in your Drainage Study to demonstrate that the PCSW controls will function as proposed including any applicable stormwater quality design flow or volume calculations for proposed treatment device(s) using applicable “Design Procedure Form” (Appendix G of the Technical Guidance Manual), and
 - III. Submit a Post-Construction Stormwater Management Plan (PCSWMP)¹⁵.

¹³ For complete ESA information, call County Stormwater Program staff at (805) 662-6737.

¹⁴ To determine if proposed project meets definition of Redevelopment project, the already developed site shall meet at least one of the criteria listed in items F.8.a or F.8.e. For additional information, call County Stormwater Program staff at (805) 662-6737.

¹⁵ County of Ventura PCSWMP form is available at <http://onestoppermit.ventura.org> under County Stormwater Program Section “Forms” tab. For additional information, call County Stormwater Program staff at (805) 662-6737.

DEFINITION:

Impervious Surface Area - A hard surface area which either prevents or retards the entry of water into the predevelopment soil mantle. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, impermeable concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater. For complete definition refer to the 2011 Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures available at

<http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

For more information refer to <http://onestoppermit.ventura.org> under County Stormwater Program or call (805) 662-6737.

The copy of the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures is available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

F.9. Floodplain Management¹⁶

- a. If the project, including any site grading, is proposed to be located within a 100-year floodplain but the floodplain boundaries and 100-year base flood elevation on the property have not been determined by FEMA on the Flood Insurance Rate Map (i.e., referred to as an Unnumbered/Approximate 'A' flood zone), a California-licensed Civil Engineer will need to submit hydrologic and hydraulic analyses that determine the boundaries, base flood elevation, and velocity of the 100-year floodplain and, if applicable, the Regulatory Floodway. A California-licensed Land Surveyor can provide current topography of the property as part of the submitted engineering analyses. If the project is not located within an Unnumbered/Approximate 'A' flood zone, please check the "N/A" box and proceed to Item F.9.b. **N/A**
- b. If the project, including site grading, is proposed to be located in close proximity to a boundary of a Regulatory Floodway or a boundary of a 100-year floodplain, as delineated on the current ('Effective') or latest FEMA-issued ('Preliminary') Flood Insurance Rate Map, a California-licensed Civil Engineer, Architect, or Land Surveyor will need to submit a scaled site plan, using current topography, verifying the location of the proposed project in relation to the floodway/floodplain boundary. Please proceed to F.9.c; however, if the project is not located within a floodway/floodplain, please check the "N/A" box and proceed to Item F.9.d. **N/A**
- c. If the project is proposed to be located within a 100-year floodplain, please list all proposed structures (habitable and non-habitable, site grading, and any new or replacement utilities and services (electrical, mechanical, heating, ventilation, plumbing). Please proceed to F.9.d.
- d. If the project is proposed to be located within the Silver Strand or Hollywood Beach coastal communities, specifically, please provide the following elevation information.¹⁷ If the project is not located within these communities, please check the "N/A" box. **N/A**

¹⁶ County of Ventura Floodplain Management Ordinance, Title 44 Code of Federal Regulations Sections 59, 60, 65, and 70.

¹⁷ Please see the Public Works Public Information Counter to obtain an instruction handout.

- (1) Elevation (Mean Sea Level) of the localized flooding spillpoint for the subject property: msl.
- (2) Elevation (Mean Sea Level) of the crown of fronting street (measurement taken at mid-point of the property frontage): msl.

F.10. Geology, Site Grading, and Drainage

- a. If the project involves site grading activities, please provide the following information. For projects that do not involve grading activities, please check the "N/A" box and proceed to Item F.10.b. Please be advised that **all projects involving new construction require the submission of three copies of a soils report.**
N/A

- (1) Please provide the following statistics on the proposed site grading activities:

- (a) Area to be graded: sq. ft. acres
- (b) Slope ratio of steepest finished slope (horizontal feet/each vertical foot):
- (c) Height of highest finished slope (from top to bottom): ft.
- (d) Please state whether or not the graded soil is proposed to be balanced on-site during construction, or proposed to be reused during the landscaping phase of the project.

- (e) If the proposed project would result in the export of materials, please provide the following information. If the project does not involve the export of materials, please check the "N/A" box and proceed to Item F.10.a(1)(f). **N/A**

- (i) Types of materials to be exported:

- (ii) Location to which excess materials would be transported:

- (iii) Proposed truck route to the location where the materials would be transported:

- (f) If the proposed project would require the import of materials, please provide the following information. If the project does not involve the import of materials, please check the "N/A" box and proceed to Item F.10.a(1)(g). **N/A**

(i) Types of materials to be imported:

(ii) Location from which the materials would be imported:

(iii) Proposed truck route from the materials site to the proposed project site:

- (g) For all projects involving new construction or grading activities, **please submit three copies of a soils report**. If the project does not involve new construction or grading activities, please check the “N/A” box and proceed to Item F.10.a(1)(h). **N/A**
- (h) For all projects involving new construction or grading and that are located within a hillside or Geologic Hazard Area, **please submit three copies of a geology report**. If the project does not involve new construction or grading in any of these areas, please check the “N/A” box and proceed to Item F.10.a(1)(i). **N/A**
- (i) Please describe any features that have been included in the project description to control the creation of dust.

- b. **Please submit four copies of a drainage study**, if the project would result in: a change in the amount of impervious area within the project site; any change on local drainage patterns; a subdivision; and/or any additional storm water runoff onto adjacent property or public roads. If the project does not require a drainage study, please check the “N/A” box and proceed to Item F.11. **N/A**

The drainage study must conform to the following requirements and must include (but is not limited to) the following information:

- (1) The drainage study must be prepared, signed, and stamped by a California Registered Civil Engineer.
- (2) The drainage study must conform to the Ventura County Road Standards, as well as the Watershed Protection District’s standard, which is that there must not be an increase in peak runoff rate in any storm frequency.¹⁸

¹⁸ For a checklist of the requirements for drainage studies, please see the Watershed Protection District’s “Requirements for CEQA Hydrology Submittals,” which is available at vcwatershed.org (select Resources/Hydrology Info), and the Ventura County Road Standards, which are available at the Transportation Department Public Counter.

(3) The drainage study must:

- (a) Calculate and address the potential increase in the peak runoff rate that would be generated by the proposed project;
- (b) Describe all proposed and existing drainage facilities;
- (c) Identify if the project would generate additional storm water run-off onto adjacent private property or any public road right-of-way;
- (d) Identify if the drainage from the project site would be directed or tie into the existing storm drain facilities/ditches;
- (e) Identify if the project would result in any change on local drainage patterns; and,
- (f) Identify if the capacity of the existing local drainage facility is adequate to accept the peak runoff created by the project.

(4) The drainage study must include all hydrology and hydraulic calculations used in preparing the drainage plan. The hydrology and hydraulic calculations must be prepared according to the Ventura County Flood Control District Hydrology Manual and the Ventura County Public Works Agency, Transportation Department's, Road Standards.¹⁹

F.11. Trip Generation

a. Traffic Studies: **A traffic study is required** for projects that have the potential to create impacts to:

- The State Route (SR) 118/SR 34 intersection, SR 34, SR 118 in the Somis Area, Santa Rosa Road, Moorpark Road, and SR 33 in the Casitas Springs Area; and/or,
- County thoroughfares, state highways, and intersections that are operating below level of service D.

A traffic study may also be required for:

- Any project that is estimated to generate 10 or more peak-hour trips. Examples of projects that would generate 10 or more peak-hour trips include:
 - Residential development of 10 units or more;
 - Commercial office projects of 4,400 square feet or more;
 - Other commercial projects or medical office projects of 2,400 square feet or more;
 - Any fast food restaurant project; and,
 - Manufacturing or industrial projects of 6,000 square feet or more.
- With unclear project descriptions, and on land uses that are not represented in the ITE Trip Generation Manual or the SANDAG Brief Guide of Vehicular Traffic Generation Rates.

¹⁹ Please check the Transportation Department Requirements for drainage study submittals. A checklist of requirements may be obtained from the Public Counter.

- For temporary construction projects with construction periods exceeding six months generating more than 10 peak hour trips or 100 daily trips.²⁰

If a traffic study is required for the proposed project, please complete a “Work Scope for Traffic Impact Analysis” form and submit it to the Transportation Department for review and approval—prior to preparing the Traffic Study. Please contact the Discretionary Permit Coordinator for the “Work Scope for Traffic Impact Analysis” form.

- b. Was a traffic study prepared for the proposed project? Yes No

If so, **please submit three copies of the traffic study.** If not, please summarize the trip generation estimates for the proposed project by completing the following table by using the trip generation information provided by the Discretionary Permit Coordinator:

Trip Generation Estimates								
Land Use	Trip Generation Code ²¹	Size/Number of Units	Average Daily Trips (ADT)		Peak Hour Trips			
			Rate	Trips	A.M.		P.M.	
					Rate	Trips	Rate	Trips
Existing Trip Generation Estimates								
TOTAL			---		---		---	
Proposed Project Trip Generation Estimates								
TOTAL			---		---		---	

- c. If the proposed project involves the legalization of a lot or a currently unpermitted land use, please answer the following question. If not, please check the “N/A” box and proceed to Item F.11.d. **N/A**

Does the proposed project involve the renewal of an entitlement for, and an expansion of, a land use that existed prior to 1985? Yes No

If the answer is “yes,” **please provide documentation that indicates the land use existed prior to 1985.**

- d. For agricultural, commercial, institutional, and industrial projects, please state the number, type (e.g.,

²⁰ For more information, please see the Transportation Department’s Traffic Impact Study and SR 118 and SR 34 Procedures for Initial Screening brochures, which are located at the Public Works Agency, Engineering Services Department, Development and Inspection Services Division’s Public Counter. Also, please be advised that if a project has the potential to generate traffic that would affect a city’s roadway network, the traffic study will need to address the city’s requirements for traffic studies.

²¹ Trip generation estimates should be based on the SANDAG Vehicular Traffic Generation Rates which can be found on line at: http://www.sandag.org/uploads/publicationid/publicationid_1140_5044.pdf. To convert Truck trips to Passenger Car Equivalent (PCE), it should be multiplied by three.

deliveries), and frequency of vehicle trips that will result from the proposed project. For all other projects, please check the “N/A” box and proceed to Item F.11.e. **N/A**

Vehicle Type	Number	Frequency (per day)
TOTAL		---

- e. **Traffic Control Plan:** For projects that involve special events (e.g., weddings, festivals, animal shows, and pumpkin patches), or any detour, road closures, or partial road closures on County Roads, **please submit a Traffic Control Plan** written by a traffic control professional, which includes the following information.

- (1) The use of trained and qualified traffic control officers (off-duty safety officers);
- (2) Advance warning and changeable message boards; and,
- (3) Any other measures as appropriate.

If the project does not require a Traffic Control Plan, please check the “N/A” box and proceed to Item F.12. **N/A**

F.12. Hazardous Materials/Waste and Fire Protection

- a. With the exception of applications that only involve Zone Changes (i.e., applications that do not include an accompanying discretionary entitlement or subdivision application), **please submit a completed “Certification Statement of Hazardous Waste/Substance Site”** which is included with this application packet. If the application only involves a Zone Change, please check the “N/A” box and proceed to Item F.12.b. **N/A**
- b. For non-residential projects, please describe the type and quantity of hazardous materials (e.g., motor oil, oil filters, paints, solvents, fertilizers, or chemicals) and wastes utilized and/or stored on-site, by providing the following information. For residential projects, please check the “N/A” box and proceed to Item F.12.c. **N/A**

Hazardous Material or Waste	DOT Hazard Classification	IBC/IFC Hazard Class	Largest Container/ Tank (ft ³ , lbs., or gal.)	Total Amount (ft ³ , lbs., or gal.)

- c. Please describe any underground hazardous materials storage tank(s) that are proposed to be installed, removed, and/or used. If the project is located on an active Leaking Underground Fuel Tank (LUFT) site, please describe the status of the case. If the project site does not have an underground hazardous materials storage tank or involves a LUFT site, please check the “N/A” box and proceed to Item F.13.

N/A

F.13. Noise

- a. Existing Noise Environment: Please describe the sources of noise surrounding the project site by completing the following table. A noise study may be submitted in lieu of providing the information requested below.²²

Noise Source (e.g., Railway or Roadway)	Approximate Distance Between the Source of the Noise and the Project Site (feet)

- b. Please describe the noise that would be generated by the proposed project, as well as noise to which proposed uses would be subject, by providing the following information.²³

(1) Noise Sensitive Uses:

- (a) Does the project involve the use of dwellings, schools, hospitals, nursing homes, churches, or libraries? **Yes** **No**
If the answer is yes, please proceed to Item F.13.b(1)(b). If the answer is no, please proceed to Item F.13.b(2).

(b) Is the project site located:

- (1) Within a noise contour that identifies areas with ambient noise levels that are 60 db(A) CNEL or greater, surrounding a roadway or airport?²⁴ **Yes** **No**
If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

- (2) Within 500 feet of a railroad, industrially designated area, or other relatively continuous noise source?²⁵ **Yes** **No**

²² See Footnote 16 (above).

²³ For the definitions, measurement, and thresholds/standards relating to noise, please see the: Ventura County General Plan *Goals, Policies and Programs* (2016, §2.16), which is available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>; Ventura County General Plan *Hazards Appendix* (2013, §2.16), which is available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>; and/or, *Ventura County Initial Study Assessment Guidelines* (April 2011, Section 19, "Noise and Vibration"), which are available on-line at <http://www.vcrma.org/planning/ceqa/isag.html>

²⁴ See the Ventura County General Plan *Hazards Appendix* (2013, §2.16), or consult the Discretionary Permit Coordinator for maps that identify the locations of the noise contour lines that indicate areas around roadways and airports within Ventura County, which experience noise levels that are at least 60 dB(A) CNEL.

²⁵ See the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps (as appropriate) to determine the project site's proximity to industrially-designated areas. Links to the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps are available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

(2) Noise-Generating Activities:

Noise-Sensitive Use	Typical Noise-Sensitive Time Period	Does the project involve the use of noise-generating equipment, vehicles, or machinery within 500' of the noise sensitive use during the typical noise-sensitive time period(s)?*
Hospital or Nursing Home	24 hours	<input type="checkbox"/> Yes <input type="checkbox"/> No
Single-Family or Multi-Family Dwelling	7:00 PM to 7:00 AM, Monday through Friday; and, 7:00 PM to 9:00 AM, Saturday, Sunday, and Local Holidays	<input type="checkbox"/> Yes <input type="checkbox"/> No
School, Church, or Library	Anytime when in operation.	<input type="checkbox"/> Yes <input type="checkbox"/> No

* When answering this question, please consider all phases of the project (e.g., vegetation removal, grading, construction, and long-term operational phases of the project).

If the answer is yes to any of the items above, please submit a noise study that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines* and/or *County of Ventura Construction Noise Threshold Criteria and Control Measures* (as applicable).

Alternatively, you may forego the preparation of a noise study, if you are willing to accept a condition on the entitlement that will prohibit the noise-generating activities during the typical noise-sensitive time period(s) for the noise-sensitive use(s). If you would like to forego the preparation of a noise study by accepting the condition that will limit the time periods when the noise-generating activities may occur, please check the following box. ☐

F.14. Lighting

For projects located within the Ojai Valley Dark Sky (DKS) Overlay Zone (i.e., within the Ojai Valley Municipal Advisory Council (MAC) Boundary), Scenic Resource Protection (SRP) Overlay Zone, projects near wildlife habitat, or projects that have significant visual or community character impacts, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.15. **N/A**

- Existing outdoor lighting on site: Please graphically depict on the site plan and elevations, include a list of all existing outdoor light fixtures located on the project site. A lighting plan indicating all outdoor lights may be submitted in lieu of this list.
- Proposed outdoor lighting on site: Please list and describe the outdoor lighting that would be generated by the proposed project.²⁶ A lighting plan indicating all outdoor lights may be submitted in lieu of this list.

²⁶ For the definitions and standards relating to outdoor lighting in the Dark Sky Overlay Zone, please see the: *Ventura County Non-Coastal Zoning Ordinance* (2018, §8109-4.7.4), which is available online at https://docs.vcrma.org/images/pdf/planning/ordinances/VCNCZO_Current.pdf;

Please note that if the parcels lie within the DKS Overlay Zone, all proposed outdoor lighting shall comply with standards identified in Sec. 8109-4.7 of the *Non-Coastal Zoning Ordinance (2018)*. These include compliance of each outdoor light fixture with shielding, lighting intensity (lumens), color temperature, light trespass levels, height of fixtures, security lighting, etc.

Please note that depending on nature of the project, you may be required to prepare a lighting plan as a condition of approval for the entitlement to ensure that the proposed outdoor lighting will minimize glare, minimize energy consumption, avoid interference with reasonable use of adjoining properties, light pollution, and other objectives as identified in the appropriate section of the *Non-Coastal Zoning Ordinance*.

F.15. Utilities

- a. Utilities: Please identify all of the utilities that would provide service to the project site, by completing the following:

Utility	Name	Address	Phone Number	Email Address
Gas				
Electricity				
Phone				
Cable				

- b. Electricity:

(1) What is the projected amount of electrical usage (peak KW/Hours/Day)?

(2) Do existing lines have to be increased in number or size? **Yes** **No**
If yes, please describe:

(3) Do overhead electrical facilities require relocation or under grounding? **Yes** **No**
If yes, please describe:

(4) Please indicate the length of new offsite electrical transmission and distribution facilities that are required to serve project. If the project does not involve the installation of new offsite electrical transmission and distribution facilities, please check the "N/A" check box. **N/A**

c. Natural Gas:

- | | | |
|---|------------|-----------|
| (1) Please indicate the expected amount of gas usage: | | |
| (2) Do existing gas lines have to be increased in size?
If yes, please describe: | Yes | No |
| (3) Do existing gas lines require relocation?
If yes, please describe: | Yes | No |
| (4) Please indicate the length and size of new offsite gas mains that are required to serve the project. If the project does not involve the installation of new offsite gas mains, please check the "N/A" box and proceed to Item F.16. N/A | | |

F.16. Agricultural Resources

For projects located within rural-, agricultural-, and open space-designated areas, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.17. **N/A**

- a. Important Farmland Inventory: Please list the amounts of classified farmland²⁷ that will be covered by permanent pavement or permanent flooring as a result of the proposed project.
- | | |
|-----------------------------------|-------|
| (1) Prime Farmland | acres |
| (2) Statewide Importance Farmland | acres |
| (3) Unique Farmland | acres |
| (4) Local Importance Farmland | acres |
- b. Please describe how the project's design will minimize the loss of agricultural soils.
- c. For purposes of land use compatibility, the distance from new structures, as well as outdoor uses, to the lot lines adjacent to neighboring farmland will be measured and evaluated. Please contact the Agricultural Land Use Planner, Korinne Bell (Korinne.Bell@ventura.org or (805) 933-2415) for details.

²⁷ Information on the amount of classified farmland located on the project site may be obtained from the Resource Management Agency GIS Department. Please contact Mr. Jose Moreno, M.A., GISP, GIS Supervisor, at (805) 477-1585, or jose.moreno@ventura.org, to obtain this information.

- d. Is the property subject to an LCA Contract? **Yes** **No**

If the answer is "No," please proceed to Item F.16 e. If the answer is "Yes," please provide the LCA Contract Number:

- e. Animal Keeping and Husbandry/Vector Control: For projects that involve animal keeping or boarding activities, please provide the following information. For projects that do not involve animal keeping or boarding activities, please check the "N/A" box and proceed to Item F.17. **N/A**

(1) The number and species of animals that are proposed to be kept or boarded on-site.

(2) The proposed animal waste handling activities (e.g., the frequency of collection, storage and disposal).

(3) For projects involving animal husbandry uses and which require a Tract Map or Conditional Use Permit ("CUP"), **please submit two copies of a Manure Management Plan.**²⁸ For all other projects, please check the "N/A" box and proceed to Item F.17. **N/A**

F.17. Solid Waste, Recycling, Greenwaste, and Composting Operations

For projects involving solid waste, recycling, greenwaste processing, or composting operations, please complete F.17.a through F.17.c.²⁹ For projects not involving these types of facilities or uses, please check the "N/A" box and proceed to Item F.18. **N/A**

- a. Composting Operations: If the project involves composting operations, **please complete the Environmental Health Division's "Supplemental Questionnaire for Proposed Compost Projects,"** which is available at

²⁸ For the requirements of a Manure Management Plan, please see the Watershed Protection District's "Guidelines for Preparing a Manure Management Plan (MMP)" which is available at the Watershed Protection District, Groundwater Section.

²⁹ County Ordinance No. 4308 requires facilities engaging in commercial composting, or facilities that chip, grind, and process green material and sell products derived from these operations, to enter into a contract with the County. (To review Ordinance No. 4308, go to www.wasteless.org. Select "Landfills, Disposal, Refuse Collection"/Ordinances.)

the Environmental Health Division Public Information Counter. For projects that do not involve composting operations, please check the "N/A" box and proceed to Item F.17.b. **N/A**

b. For other solid waste, recycling, or greenwaste processing operations, please describe the:

(1) Type of material to be processed, stored or disposed:

(2) Type of equipment that will be utilized:

(3) The amount of material stored on-site:

(4) The storage time of materials on-site:

c. Solid Waste Dust Control: Does the project involve any solid waste operations? **Yes** **No**
If the answer is "yes," **please submit three copies of a dust control plan and odor impact and minimization plan.**³⁰

F.18. Air Quality

a. Air Emissions: Please provide the following information on known sources of air emissions surrounding the project site (e.g. manufacturing, industrial, herbicide applications, and roadways).

(1) Air Emission Source(s):

(2) Approximate distance between the emissions source and the project site: _____ feet

b. Air Pollution Emitting Devices: Please indicate if any equipment or devices associated with the project will release air emissions that may require an Air Pollution Control District ("APCD") Permit to Operate or an

³⁰ Please contact the Resource Management Agency, Environmental Health Division, or the Air Pollution Control District for additional information on the requirements for a dust control plan and odor impact and minimization plan.

APCD Permit to Construct.³¹ If the project does not require either of these APCD Permits, please check the "N/A" box and proceed to Item F.19. **N/A**

F.19. Commercial, Agricultural, Institutional, and Industrial Projects Operational Characteristics

For commercial, agricultural, institutional, or industrial projects, please answer the following questions. For all other projects, please check the "N/A" box and proceed to Item F.20. **N/A**

a. Materials: For commercial, agricultural, and industrial projects, please describe in detail the type of materials used, stored, sold and/or processed, and the processes that are proposed. If the project only involves an institutional use, please check the "N/A" box and proceed to Item F.19.b. **N/A**

b. Existing Operations: For project sites that are currently developed with commercial, agricultural, institutional, and/or industrial uses, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.19.c. **N/A**

(1) How many employees work on the property? Please indicate the days and hours that they work, as well as the number of employees/shift.

(2) For multi-tenant buildings and structures, please provide the number of tenants that exist on the subject property. For project sites that do not have multi-tenant buildings and structures, please check the "N/A" box and proceed to Item F.19.c. **N/A**

Tenants

(3) Please provide the days and hours of operation of each business located on the property.

c. Proposed Operations: For commercial, agricultural, institutional, or industrial projects, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.20. **N/A**

³¹ Please see APCD Rule 10, Permits Required, which is available on-line at:
<http://www.arb.ca.gov/DRDB/VEN/CURHTML/R10.PDF>.

(1) Please list the proposed daily number of:

Employees:

Customers:

Guests:

Visitors of the Facilities:

Employees that will Reside on the Subject Property:

(2) Please list the days and hours of operation of the facilities, and the total number of days of operation/year.

Days and Hours:

Total Number of Days/Year:

(3) Please describe how security will be provided.

(4) For projects that involve gas stations, please indicate the proposed number of fuel pumps. For projects that do not involve gas stations, please check the "N/A" box and proceed to Item F.19.c(5). **N/A**

Fuel pumps

(5) For projects that involve car washes, please indicate the proposed number of stalls. For projects that do not involve car washes, please check the "N/A" box and proceed to Item F.19.c(6). **N/A**

Stalls

(6) For projects that involve hotels, schools, hospitals, or care facilities, please indicate the proposed number of each of the following. For projects that do not involve these types of uses/facilities, please check the "N/A" box and proceed to Item F.19.c(7). **N/A**

Rooms of the building

Guests

Clients

(7) Please describe any uses, operations, or structures that would produce light, glare, or heat, as well as any methods that would be used to shield, enclose, or otherwise control the light, glare, or heat. If the project would not produce light, glare, or heat, please check the "N/A" box and proceed to Item F.19.d. **N/A**

- d. Wireless Communications Facilities: For projects involving wireless communications facilities, please provide the Federal Communications Commission Lease Agreement number or FRN number. For all other projects, please check the "N/A" box and proceed to Item F.19.e. **N/A**

Lease Agreement Number:

FRN Number:

- e. Mining Projects: For all projects involving mineral resource extraction projects, please submit a Mining Reclamation Plan that meets the requirements of the Surface Mining and Reclamation Act ("SMARA"). Please see the following website for the requirements of a Mining Reclamation Plan: <http://www.conservation.ca.gov/omr/Pages/index.aspx>. If after reviewing the SMARA requirements you have additional questions, please contact Brian McCarthy at (805) 654-5037 or brian.mccarthy@ventura.org. For all other projects, please check the "N/A" box and proceed to Item F.20. **N/A**

- f. Oil and Gas Exploration and Production: For all projects involving oil and gas exploration and production, please answer the following questions: For projects that do not involve oil and gas exploration, please check the "N/A" box and proceed to Item F.20. **N/A**

- (1) Will hydraulic fracturing, acid well stimulation treatment, or other well stimulation treatments be performed? (per Public Resources Code §3150 seq.) For projects that do not involve well stimulation treatments please check "No" box and proceed to Item F.20

Yes

No

- (2) What hazardous materials will be used as part of the well stimulation treatment and in what quantities? (per Public Resources Code §3160)

- (3) How much water will be used for the well stimulation and where will it come from (supply source)? (per Public Resources Code §3160(b)(2)(D) and §3160(d)(1)(C))

- (4) How much liquid waste will be generated from the well stimulation treatments and where will it be disposed of? (per Public Resources Code §3160 seq.)

F.20. Tract Map, Parcel Map, Conditional Certificates of Compliance, and Parcel Map Waiver Supplemental Information

For Tract Map, Parcel Map, and Parcel Map Waiver applications, please submit the following information that is required for your application. For all other projects, please check the “N/A” box and proceed to Item F.21.

N/A

- a. For all Tract Map, Parcel Map, Conditional Certificates of Compliance, and large lot subdivision applications, **please submit an original and one copy of a signed Public Easement Certification Form.**³² For all other projects, please check the “N/A” box and proceed to Item F.20.b. **N/A**
- b. For all Tract Map, Parcel Map, Conditional Certificates of Compliance and Parcel Map Waiver applications, **please submit two copies of a Preliminary Title Report and title policy that are less than one year old and current**, showing evidence of insurability for all parcels involved in the project.³³ For all other projects, please check the “N/A” box and proceed to Item F.20.c. **N/A**
- c. For Parcel Map Waivers, **please submit the following additional items.** For all other projects, please check the “N/A” box and proceed to Section F.21. **N/A**
 - (1) **Seven to 21 copies of new legal descriptions**³⁴—prepared by a person who is licensed to practice land surveying—that are acceptable for recordation.
 - (2) **Two copies of the draft, unsigned documents to modify the deeds of trust** between all financial institutions having interest in the properties and the property owners.
 - (3) For lot line adjustments involving multiple property owners, **two copies of draft, unsigned grant deeds** proposed to effectuate the title transfer between the property owners with a legal description for the portion being transferred.
 - (4) **One original and two copies of a signed owner's certificate**³⁵ (as shown in the title report) and notarized. Each property owner must sign and have their signature notarized on the appropriate certificate (exactly as shown in the vesting title report), as follows:
 - Individual - For use by individual property owners (up to four property owners may be listed on this form).
 - Partnership - For persons signing on behalf of a partnership that owns the property. **Please submit a copy of the agreement** to verify the partnership signatures.
 - Corporate - For persons signing on behalf of a corporation that owns the property. **Please submit a copy of the articles of incorporation** to verify the signatures.
 - Attorney in Fact - If someone is signing as attorney in fact for the owner verifying documents.
 - Trustee- If the property is held in trust, all trustees are required to sign as trustees of that trust.

³² A Public Easement Certification Form is available at the Planning Division Public Information Counter.

³³ For Parcel Map Waiver applications, do not change ownership or lenders during the processing of the Parcel Map Waiver application as it may void processing and delay your project.

³⁴ Please contact the Discretionary Permit Coordinator using the information provided in the instructions to this application packet, to determine the exact number of copies that will be required for your project.

³⁵ An owner's certificate is available at the Planning Division Public Information Counter.

- (5) One original of the **Lender's Acknowledgment form**,³⁶ signed and notarized by all lenders wherein the subject parcels are used as collateral for a loan, if financed.

F.21. Legal Lot Requirement

Has the Planning Division issued a Preliminary Legal Lot Determination for the property? **Yes** **No**

- a. If the answer is "no," please proceed to Item F.21.b. If the answer is "yes," what was the finding of the Preliminary Legal Lot Determination?
- b. If the Planning Division has not issued a Preliminary Legal Lot Determination for the property, please describe by what means (e.g, Tract Map, Parcel Map, Parcel Map Waiver, or Certificate of Compliance) the property gained its current configuration, making sure to include the map citation (e.g., "8 MR 14 36 PM 4") or project case number (e.g., "PMW 1046" or "SD06-0031"). However, if the Planning Division has not issued a Preliminary Legal Lot Determination for the property, and you do not have information on the means by which the property gained its configuration, please submit an application for a Preliminary Legal Lot Determination prior to submitting an application for your project.³⁷ If the project does not require a Preliminary Legal Lot Determination, please check the "N/A" box. **N/A**

F.22. Existing Physical Features and Development on, and Surrounding, the Project Site

- a. Please describe the physical features of the project site. Physical features that should be described include, but are not limited to:
- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
 - Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, hillsides, and Geologic Hazards Areas.³⁸
 - Wildlife habitat (e.g., woodlands or chaparral habitat).

³⁶ A Lender's Acknowledgement Form is available at the Planning Division Public Information Counter.

³⁷ For more information on how to determine if a project site would be located on a legal lot, and for Preliminary Legal Lot Determination applications, please see <http://www.vcrma.org/planning/programs/legal-lots/index.html>.

³⁸ To determine if the project site is located within a Geologic Hazards Area, please see the Ventura County General Plan Hazards Appendix (Last Amended on October 22, 2013, Chapters 2.2 through 2.5), which is available on-line at: <http://www.vcrma.org/planning/plans/general-plan/index.html>

- b. For project sites that are located within rural-, agricultural-, or open space-designated areas, please describe the agricultural activities that exist on-site (e.g., types of crops that are cultivated and/or animal keeping or husbandry activities that occur). For projects that are not located within these areas, please check the "N/A" box and proceed to Item F.22.c. **N/A**
- c. Please describe the physical features surrounding the project site. Please include the following physical features and indicate where they are located in relation to the project site [e.g., direction (north, south, east, or west) in relation to, and distance from, the project site]:
- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
 - Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, and hillsides.
 - Wildlife habitat (e.g., woodlands or chaparral habitat).
 - Local access to the project site including (but not limited to) County and city roadways, as well as private roadways or driveways.
 - Regional access to the project site, which typically consists of State and Federal freeways and highways.
 - If agricultural activities occur on properties that are located adjacent to the project site, please describe the types of crops that are cultivated.
- d. Please describe the existing development on adjacent properties surrounding the project site by completing the following table. Please describe the types of uses (e.g., agriculture, residential, recreation, open space/vacant, retail sales, wholesale, multi-tenant office space, or manufacturing and assembly plant), buildings, and structures on properties that are adjacent to, or across a roadway from, the subject property.

Direction	Building, Structure, or Outdoor Use	Use(s)	Approximate Height or Number of Stories	Proximity to Project Site
North				
South				
East				
West				

e. Please answer the following questions related to Military Operation Areas.³⁹

(1) Is your project within 1,000 feet of a military installation?

Yes No

(2) Is your project beneath a low-level “military training route” flight path?

Yes No

(3) Is your project within a special use “restricted” airspace?

Yes No

F.23. Cultural Resources

a. Has the project site been subject to any archaeological, historical, and/or paleontological resource surveys?

Yes No Unknown

b. Is there a building or structure that is 50 years old or older that will be demolished or otherwise impacted by the proposed development?

Yes No Unknown

If the project has been subject to an archaeological, historical, and/or paleontological resource survey, **please submit a copy of the report or any documentation regarding the survey** as part of your application. Please be advised that:

- If it is found that the project site is located on, or within the vicinity of, known archaeological, historical, and/or paleontological resources, or has not been previously surveyed for the presence of these resources, an analysis of potential impacts to the resources might be required as part of the environmental review of your project;
- Typically all project sites that are Designated Cultural Heritage Sites³⁹ will require an analysis of potential impacts to the cultural resources as part of the environmental review of your project; and,
- Buildings or structures that are at least 50 years old might qualify as historical resources, the impacts to which are required to be analyzed as part of the environmental review of the project.

³⁹ Please contact the Planning Division Counter or the Discretionary Permit Coordinator to determine if the project site qualifies as a Designated Cultural Heritage Site. You will need to present the Assessor's Parcel Number (APN) to the Planning Counter staff or the Discretionary Permit Coordinator to obtain this information.

³⁹ In accordance with State Senate Bill 1462, please respond to these questions by visiting the County of Ventura's public mapping tool "County View," located at <http://gis.ventura.org/countyview>. Once you have located your project's appropriate parcel, click "Parcel Report." Once the Parcel Report opens, scroll down to "Hazards" to find the subsection titled "Military Operations Area." The information presented in the Parcel Report will assist you in answering the questions.

F.24. Biological Resources

Has an Initial Study Biological Assessment been conducted by a Qualified Biologist for this project?

Yes

No

If No, be advised that all projects that could impact sensitive biological resources must provide an Initial Study Biological Assessment (ISBA) with the project application. This includes projects located-on or adjacent-to land with native vegetation, on land within 300 feet of watercourses or wetlands, on land used by animals for movement between habitats, or on land that provides other habitat for sensitive species. Discuss your specific project with the Planning Division staff to determine if an ISBA will be required.

F. 25. Protected Trees

Will any trees protected by the Ventura County Tree Protection Ordinance be potentially impacted by this project?

Yes

No

Note: Potentially impacted trees include not only the protected trees that are directly part of this request, but also any other protected trees whose tree protection zones (TPZs) are within 20 feet the limits of the construction area (including access drives and utility easements). This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel. The TPZ extends out from the trunk to 5 feet beyond the dripline, or a minimum of 15 feet from the trunk, whichever is greater.

If Yes, provide the following information.

a. Has an Arborist Report, prepared in compliance with the Content Requirements for Arborists Reports, been submitted? **Yes** **No** (If No, please consult with the Planning Division.)

b. Has all other required documentation per the *Submittal Requirements for Tree Permits & Authorizations* been submitted? **Yes** **No** **Unsure**

c. Number of prior protected trees removed from the parcel for reasonable access to or use of property:

No. of oaks: No. of sycamores: No. of other protected trees: Unknown

d. Number of prior protected trees removed from the parcel for agriculture within the last 12 months?

No. of trees: Unknown

e. Provide the following information about any potentially impacted protected trees. Complete one row for each tree or stand of trees of the same species, heritage status, action and general location.

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
Ex.	5	Oak	No	Remove	Back of lot; near SE corner of proposed building.
1					
2					
3					

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
4					
5					

*Girth is the circumference of the trunk, generally measured at 4.5 feet above the ground. (This position may vary depending upon where the waist of the tree is—the narrowest trunk point is typically the goal—and many other factors.) If there are multiple trunks, measure each and add their measurements together; for heritage trees only the two largest trunks are measured.

f. Have any of the above actions (removal, alteration, encroachment) already occurred?

Yes No

If Yes, explain (include tree or tree stand ID#):

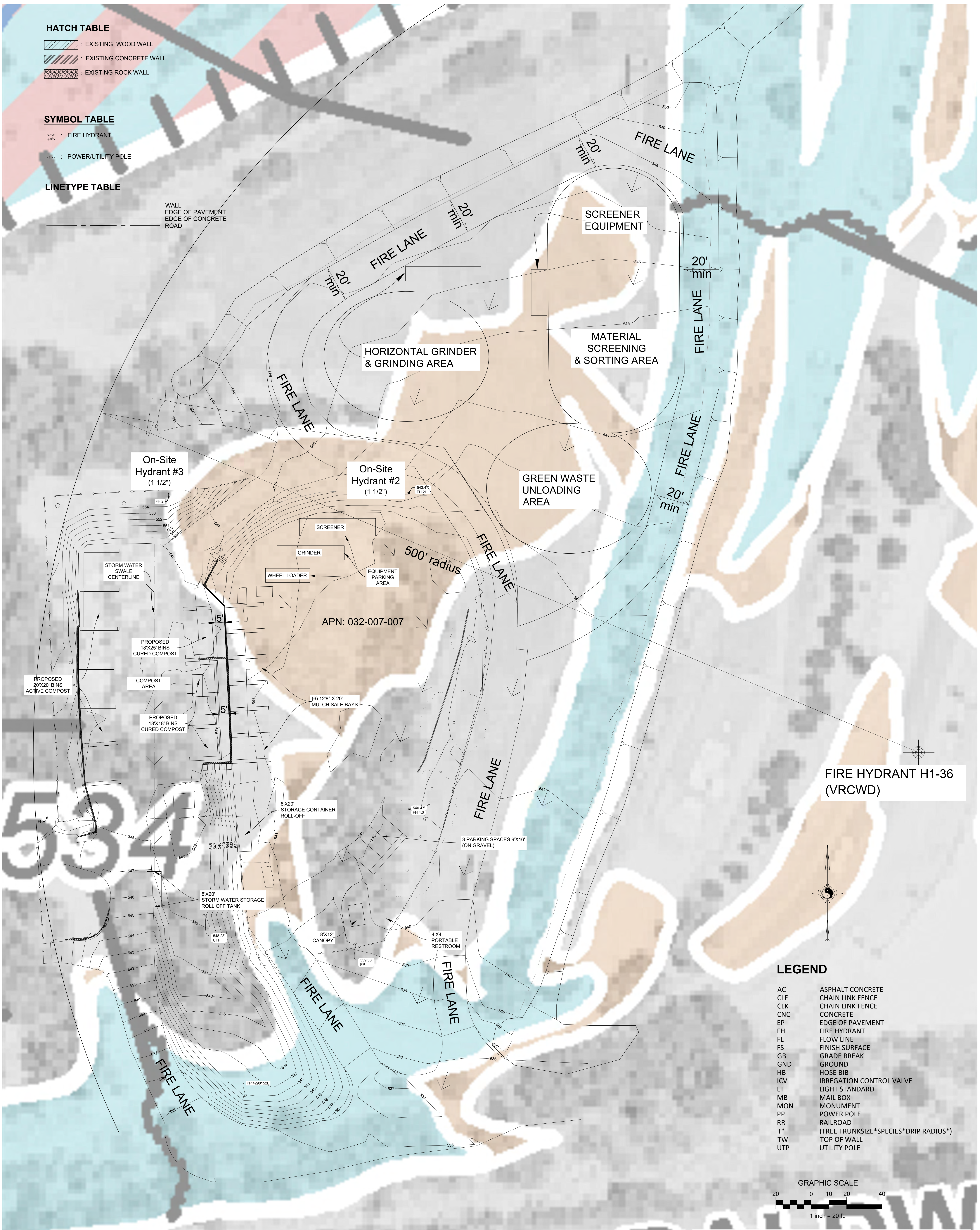
Date work was performed:

g. Reason for the above request (indicate if more than one reason, e.g., one oak tree (ID# 1) is hazardous per Arborist Report and 4 oak trees (ID# 2-4) need to be removed to construct building):

Project Description: The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation of a “Commercial Organics Processing Operation, Large-Scale (over 1,000 cubic yards on-site)”. The hours of operation would be 7 days per week, from 7:30 am to 5:30 pm, or ½ hour before dusk, or whichever is later. No more than two full-time employees would be on the site at any given time. The proposed project does not include any grading or new construction and would utilize prefabricated portable structures that require no foundation or utility connections. The facility would be limited to processing a maximum of 150 cubic yards per day of greenwaste. Haul truck traffic would be limited to 40 truckloads per day. The proposed modified facility would include the following components:

- a) Additional equipment, such as bins for material hauling, would be utilized for the “low level” and windrow composting operation. The additional equipment would facilitate daily grinding operations and spreading of green waste material as part of an Invasive Species Management Plan. Equipment such as a horizontal grinder, screener, wheel loader, excavator, water truck, and skip loader would continue to be used at the facility.
- b) An 8-foot by 12-foot canopy shelter, 8 foot by 20-foot roll-off storage container, and small portable restroom structure would be installed to replace the temporary structures previously placed on the site.
- c) Small bin areas would be constructed to contain compost and finished mulch/bark materials provided for sale. The new material containment bin area would be delineated with moveable precast concrete rail sections.

Electrical service to the facility would be provided by the connection of two exterior outlets to an existing power pole. This electrical service would be used to power computer equipment, minimal lighting and a video security system.



NOTES:

(1) HORIZONTAL BASIS OF COORDINATES IS NAD83 (2017.5 EPOCH) PER COR STATIONS HVYS AND OVLS PER, BASIS OF BEARINGS IS N 17°42' W.

(2) VERTICAL DATUM IS NAVD88 PER BENCHMARK 38-6 PER VENTURA COUNTY SURVEYORS OFFICE. ELEVATION = 503.14'

(3) PAVED AREA CONTAINS 36758.04 SQUARE FEET OR 0.84 ACRES

PROPOSED SITE PLAN
A PORTION OF APN: 032-007-007
534 OLD BALDWIN ROAD
~ COUNTY OF VENTURA ~
~ STATE OF CALIFORNIA ~
~ SEPTEMBER 2021 ~
WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416
SCALE: 1" = 20' WC W.O. #21-0895

APN	NAME_1
011022016	BROWN KENNETH R-LAURA I TR
018014021	CAMERON ALLAN EST
018014024	TURNER CAROLINE J SURV TR
018014026	MELSTRAND MERL H-KIM N TR
018014027	VOLPI DOUGLAS E-MOIRA P TR
018014035	WALSH KATHLEEN A
018014036	WALSH EDWARD J-ROBERTA F
018014037	WALSH KATHLEEN A
018015029	FLORES SERAFIN-MARTHA
032007008	DEKKERS ROBERT
032007010	KENTON JEFFREY T TR
032008201	ANDREWS JOHN M
032008202	SORDI MICHELE M TR
032008203	MUTH VICKIE N TR
032008204	PRINCE LARRY M-VICTORIA S
032008205	GOMEZ MICHAEL E
032008206	PETERSON NORMA R TR
032009101	MONZON NOEL-LISA
032009102	BEACH BRIAN A
032009103	KITAGAWA JUSTIN D-MEGAN H TR
032009106	KELLMAN ARNOLD G-MANN JESSICA B TR
032009107	MUTH VICKIE N TR
032009108	WILLIAMS BRIAN M-AMIRA E TR
032009201	FRIIS ROBERT D-MARGARET A TR
032009202	FRIIS ROBERT D-MARGARET A TR
032009203	KING GLENDA TR
032010105	HAYES JOANNA
032010106	MILLS BRUCE G-CYNTHIA E TR
032010107	ZAMORA CAROL R TR
032010108	LANG LYNDA L TR
032010109	TUCKER ROBERT E-LISA K TR
032010110	VORK JAMES F-MARLENE A TR
032010111	DAVIS CHRISTOPHER-ALLISON
032010112	PINEAU ANTOINETTE E
032010113	MORRIS RICHARD E TRUST
032011001	BURDETTE SARAL C TR
032011005	BASICH MIRKO-SILVIA G TR
032011006	SHORE PETER
032011007	GIROD GARY D-JUDITH J TR
032011008	MOON DAVID O-BARBARA M TR
032011024	CONNELL ALAN J-LESLIE G TR
032011025	CONNELL ALAN J-LESLIE G TR
032012001	MADRIGAL JEFFREY F
032012006	MOSSESTAD-PETERSON TR
032012007	CASEY ELLEN M
032012008	WAYNE BARRY A-PAULA J

032012011	WHEATON DAVID-SHERILYN TR
032013010	LOUGHMAN PATRICK T-MICHELE T
032013019	CONNELL RYAN A-RACHEL B TR
032013020	MEZZIO JACK V TR
032013024	HANNEY JOHN C-AMY E
032019107	WRIGHT PEGGY R TR
032019108	WENDEL MARIE L TR EST
032019120	TORREY TERESA L
032019207	KENNEDY WILLIAM A-DANA L
032020206	OJAI VALLEY LAND CONSERVANCY
032020207	PROGRESSIVE ENVIRO IND INC
011027001	VENTURA RIVER CO WATER DIST
011027017	OJAI VALLEY LAND CONSERVANCY
011027018	OJAI VALLEY LAND CONSERVANCY
018014004	DAVIS-DAVISON TRUST
018014023	R & D HILL FAMILY TRUST
018014028	SEYMOUR CHARLES
018014029	TIVY ROBERT J-ANTOINETTE C
018014030	CRANE DANIEL
018014031	RAHMATI ASA
018014032	DAVIS LEE TR
018014033	WALSH EDWARD-ROBERTA ET AL
032007003	HICKEY BROS LAND CO INC
032007007	VENTURA COUNTY OF
032010101	DALY DEIRDRE M TR
032010102	LONG YASHA S
032010103	ATKINSON ROSS E-PATRICIA TR
032010114	SILVESTRI JOSEPH G-MARY L TR
032010115	SILVESTRI TIMOTHY M-TINA M
032012003	BLOCK KAREN K TR
032012004	FITTING FRANCES
032012005	NICKERSON JEANNIE
032013005	HAGAN BOBBI TR
032013006	MIGUEL BLANCA A
032013008	DAWSON MICHAEL J-KATHY L TR
032013012	WILSON RANDALL T-KATHERINE L
032019109	ABRAHAM RICHARD J-JEANNE M
032019110	LANNING PRESTON T TR
032019111	DAVIS GAIL M
032019208	MADDOX ROBERT
032019209	KOTAS ROBERT B TR
Property Owners Associations	Rancho Matilija POA
Areas of Interest	City of Ojai

NAME_2

MAIL_ADDR

FULTON DEVIN A
PORATH JOHN R TR

LOVEJOY JULIE A

CASEY SEAN

648 OAK GROVE CT
1832 FLOWER ST
1537 S RICE RD
975 FAIRVIEW RD
2143 LOS ENCINOS RD
309 OLD BALDWIN RD
1400 PARK DR
309 OLD BALDWIN RD
211 BALDWIN RD
2110 BURNHAM RD
2430 BURNHAM RD
2215 WOODLAND AV
2225 WOODLAND AVE
2289 WOODLAND AVE
2293 WOODLAND AVE
390 EOLD GRADE RD
5539 CANDLELIGHT DR
2153 WOODLAND AVE
2157 WOODLAND
2161 WOODLAND AV
1814 COTTONWOOD WY
2289 WOODLAND AV
2165 WOODLAND AV
2158 WOODLAND AV
2158 WOODLAND AV
2110 WOODLAND AVE
1977 S RICE RD
1913 WOODLAND AV
1937 WOODLAND AV
2019 WOODLAND AV
2027 WOODLAND AV
2035 WOODLAND AVE
2039 WOODLAND AVE
2043 WOODLAND AV
2049 WOODLAND AVE
1880 S RICE RD
1976 RICE RD
1936 S RICE RD
1928 RICE RD
1924 RICE RD
1912 S RICE RD
1912 S RICE RD
1686 S RICE RD
1792 RICE RD
639 LORING ST
1732 S RICE RD

1690 RICE RD
158 BALDWIN AVE
1672 S RICE RD
1670 S RICE RD
12816 INDIANAPOLIS ST
2431 BONMARK DR
817 NW DONELSON RD
2531 BONMARK DR
2430 BONMARK DR
PO BOX 1092
PO BOX 4395
409 OLD BALDWIN RD
P O BOX 1092
PO BOX 1092
1531 RICE RD
PO BOX 5670
1427 TRUSTY LN
1423 TRUSTY LN
321 OLD BALDWIN RD
353 OLD BALDWIN RD
1533 S RICE RD
1400 PARK DR
PO BOX 147

ROMAN JUULA M

1909 RICE RD
1925 S RICE RD
1221 PARK RD
1961 RICE RD
1957 RICE RD
1726 S RICE RD
1790 S RICE RD
PO BOX 2238
1600 S RICE RD
1620 S RICE RD
162 BALDWIN RD
154 BALDWIN RD
1221 BONMARK DR
1207 BONMARK DR
1195 BONMARK DR
2410 BONMARK DR
1188 BONMARK DR
530 W. Ojai Ave, #106,
401 South Ventura Street

Kenneth Roberts
ATTN: City Manager

CTY_STA	ZIP	index
OJAI CA	93023	1
BAKERSFIELD CA	93305	2
OJAI CA	93023	3
OJAI CA	93023	4
OJAI CA	93023	5
OJAI CA	93023	6
OJAI CA	93023	7
OJAI CA	93023	8
OJAI CA	93023	9
OJAI CA	93023	10
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OJAI CA	93023	12
OJAI CA	93023	13
OJAI CA	93023	14
OJAI CA	93023	15
OAK VIEW CA	93022	16
LA JOLLA CA	92037	17
OJAI CA	93023	18
OJAI CA	93023	19
OJAI CA	93023	20
DRIGGS ID	83422	21
OJAI CA	93023	22
OJAI CA	93023	23
OJAI CA	93023	24
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OJAI CA	93023	40
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OJAI CA	93023	43
OJAI CA	93023	44
SAN DIEGO CA	92109	45
OJAI CA	93023	46

OJAI CA	93023	47
OJAI CA	93023	48
OJAI CA	93023	49
OJAI CA	93023	50
LOS ANGELES CA	90066	51
OJAI CA	93023	52
HILLSBORO OR	97124	53
OJAI CA	93023	54
OJAI CA	93023	55
OJAI CA	93024	56
SANTA BARBARA CA	93140	57
OJAI CA	93023	58
OJAI CA	93024	59
OJAI CA	93024	60
OJAI CA	93023	61
VENTURA CA	93005	62
OJAI CA	93023	63
OJAI CA	93023	64
OJAI CA	93023	65
OJAI CA	93023	66
OJAI CA	93023	67
OJAI CA	93023	68
CARPINTERIA CA	93014	69
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VENTURA CA	93002	78
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OJAI CA	93023	80
OJAI CA	93023	81
OJAI CA	93023	82
OJAI CA	93023	83
OJAI CA	93023	84
OJAI CA	93023	85
OJAI CA	93023	86
OJAI CA	93023	87
OJAI CA	93023	
OJAI CA	93023	

MEMORANDUM

DATE: September 19, 2022

TO: Ojai Valley Municipal Advisory Council Members

FROM: Kristina Boero, Senior Planner, Ventura County Planning Division

SUBJECT: Krishnamurti Major Modification Case No. PL17-0012, 1098 McAndrew Road in the community of Ojai, Assessor Parcel Numbers 010-0-070-310, 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280.

Location

The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.12 acres. The project includes the following Zoning and Land Use designations.

- a. General Plan Land Use Designation: Rural
- b. Ojai Valley Area Plan Land Use Designation: Rural Institutional
- c. Zoning Designation: RE 5-ac TKS/DKS (Rural Exclusive, 5 acre minimum lot size, Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone)

(Refer to Attachment 1, Location, Zoning and General Plan Maps).

May 25, 2022 Ojai Valley Municipal Advisory Committee Council Meeting

On May 25, 2022, the Krishnamurti Foundation of America (KFA) went before the Ojai Valley Municipal Advisory Council (Ojai Valley MAC). Members of the Ojai Valley MAC and the public raised concerns regarding impacts to water demand, fire hazards, traffic and community character that would occur as a result of the proposed project (see Attachment 2). At this meeting Member Malloy made a motion to continue this item to discuss concerns raised at the meeting. In response to this motion, KFA provided updated project information in a letter, dated September 9, 2022 (see Attachment 3).

Request

The applicant, Krishnamurti Foundation of America, requests a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of

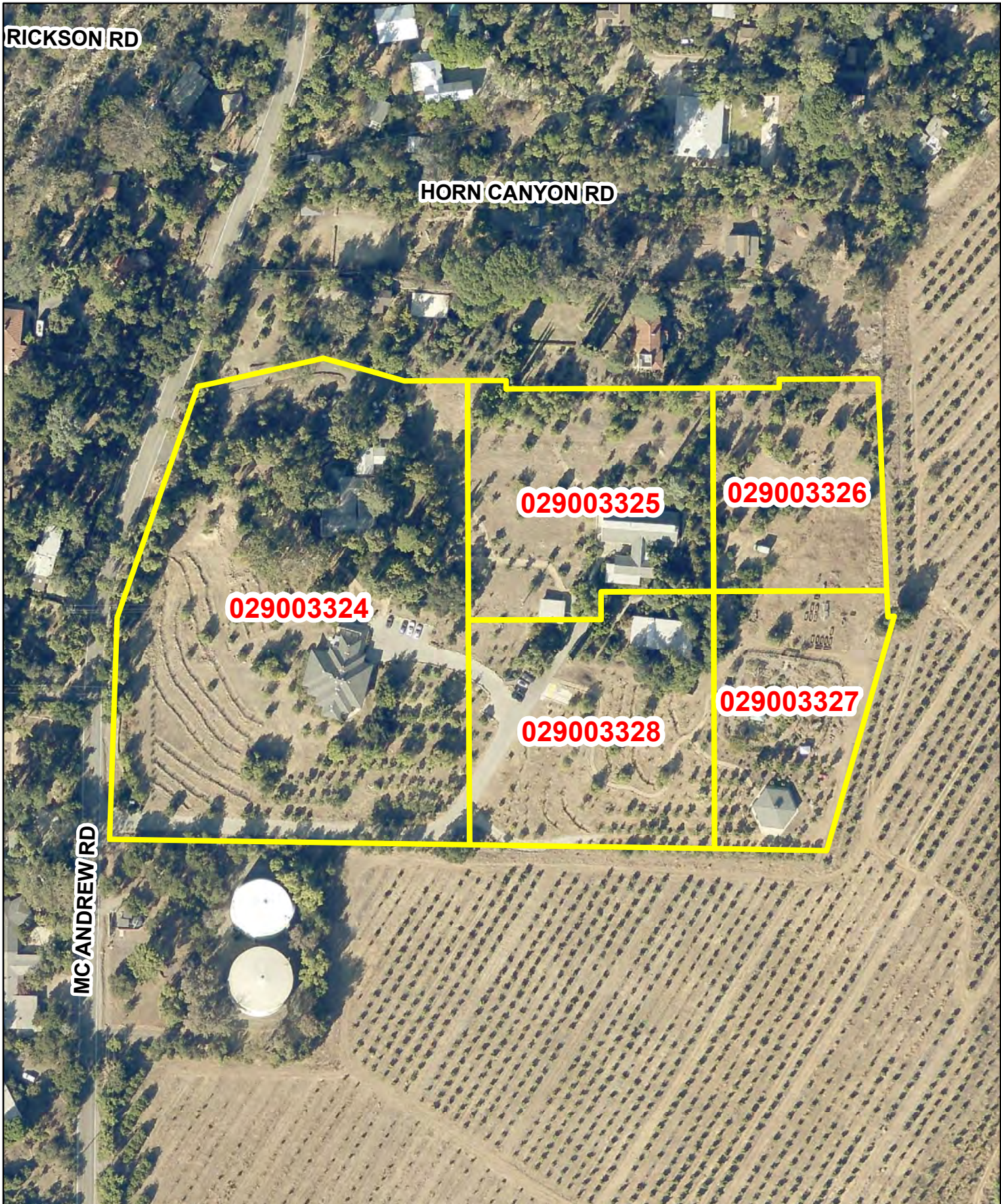
a camp for a 20-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. (refer to Attachment 4).

Project Status

Staff will incorporate public comments and the applicant's updated project information into the Planning Commission staff report. A public hearing will be scheduled for early 2023.

Attachments:

- | | |
|--------------|---|
| Attachment 1 | Location, Zoning and General Plan Maps |
| Attachment 2 | 300-foot Notification List |
| Attachment 3 | Applicant's Response to May 25, 2022, Ojai Valley MAC Motion, dated September 9, 2022 |
| Attachment 4 | Updated Project Description and Project Plans |



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 02-24-2022

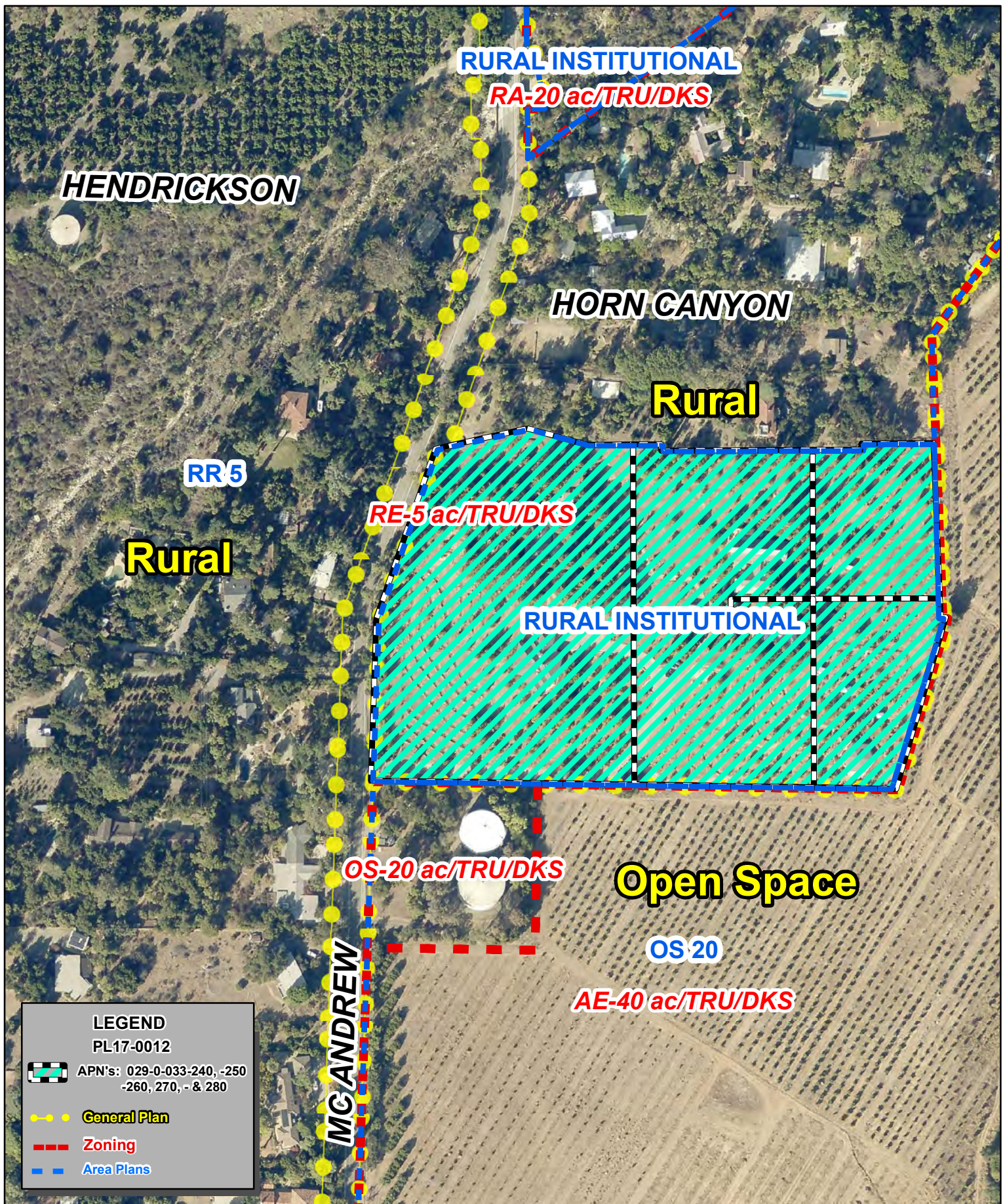


Attachment 1 - Aerial Map and Zoning

0 50 100 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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 02-24-2022
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 copyrights of Pictometry
 Source: Pictometry, 2019



0 50 100 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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

APN	NAME_1	NAME_2	MAIL_ADDR	CTY_STA	ZIP	index
029003215	THOMAS CRAIG R-LINDA T TR		1087 MC ANDREW RD	OJAI CA	93023	1
029003217	KELLY MARGO M TR		1445 DONLON ST STE 4	VENTURA CA	93003	2
029003218	MELONE PAMELA M TR		1155 MCANDREW RD	OJAI CA	93023	3
029003219	NIGHTINGALE KEITH M-V V TR		1177 MCANDREW RD	OJAI CA	93023	4
029003202	NIGHTINGALE KEITH M-V V TR		1177 MCANDREW RD	OJAI CA	93023	5
029003319	WEAVER ANTHONY M-SUSAN H TR		PO BOX 1312	OJAI CA	93024	6
029003321	LINDLEY INST FOR CONFLICT RE		1236 MCANDREW RD	OJAI CA	93023	7
029003323	KENT CLAUDE E-NANCY A TR		442 COLYTON ST	LOS ANGELES CA	90013	8
029003324	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	9
029003325	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	10
029003326	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	11
029003327	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	12
029003328	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	13
029007003	BONEWITZ ROBERT-LASELL R TR		1001 MC ANDREW RD	OJAI CA	93023	14
029007004	CHAMBLISS MICHAEL A		1023 MCANDREW RD	OJAI CA	93023	15
029007005	THACHER HUGH A TR		441 DOUGLAS ST	SAN FRANCISCO CA	94114	16
029007006	THACHER SCHOOL		5025 THACHER RD	OJAI CA	93023	17
029007007	BALDWIN SIDNEY R-SUSAN H TR		917 MC ANDREW RD	OJAI CA	93023	18
029012006	DINKINS GARY G-ELIZABETH TR		1288 MCANDREWS RD	OJAI CA	93023	19
029012010	DONNE RECOVERY LLC	ATTN CHORA YOUNG LLP	650 SIERRA MADRE VILLA #304	PASADENA CA	91107	20
029012016	MILLER CHRISTOPHER	DUKE LAUREN	2261 LOS ENCINOS RD	OJAI CA	93023	21
030001007	CASITAS MUN WATER DIST		PO BOX 37	OAK VIEW CA	93022	22
030001008	TOPA TOPA RANCH CO LLC	ATTN JUDY MUNZIG	682 MC ANDREW RD	OJAI CA	93023	23
	GLENDA JONES		4438 HENDRICKSON ROAD	OJAI CA	93023	29
	RUTH LASELL		101 MCANDREW ROAD	OJAI CA	93023	30
	SUZANNE HARVEY		4275 GRAND AVENUE	OJAI CA	93023	31
	JAMES FORSYTHE		421 CHICKASASAW STREET	OJAI CA	93023	32
	JAMES MORRISON		41250 PUEBLO AVENUE	OJAI CA	93023	33
	CAROL WADE		214 DROWN AVENUE	OJAI CA	93023	34
	L. MIRAMONTES		468 MAHONEY	OJAI CA	93023	35
	RAJ		202 N. TRAILOOP UNIT C	OJAI CA	93023	36
	SUDEEP MOTUPALLI		507 GRIDLEY ROAD	OJAI CA	93023	37
	MARK GRAUEBLISS		1023 MCANDREW ROAD	OJAI CA	93023	38
	KEN NEARY		4852 HENDRICKSON	OJAI CA	93023	39
	WYATT HART & CLAUDIA HARRIS		4011 THACHER ROAD	OJAI CA	93023	40
	KATHAN GLASSMAN		4139 THACHER ROAD	OJAI CA	93023	41
	CORNELIUS MORLEY		805 MCANDREW	OJAI CA	93023	42
	MATT SUMMER		599 MCANDREW ROAD	OJAI CA	93023	43
	SARAH MUNSTER		4530 HENDRICKSON	OJAI CA	93023	44
	JENSEN DESIGN AND SURVEY	LISA WOODBURN	1672 DONLON STREET	VENTURA CA	93001	45

Attachment 2 - 300-foot Notification List

September 9, 2022

To: Kristina Roodsari Boero,
M.P.P.A. | Senior Planner
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

RE: Response Letter for 9-19-22 Ojai Valley MAC

In preparation for the forthcoming meeting of the OVMAC to be held on September 19, 2022, this memorandum provides the KFA's response to the various concerns and questions that were raised at the OVMAC's May 25, 2022 meeting regarding the proposed Conditional Use Permit (CUP) application for the Krishnamurti Center. This document also includes corrections and suggestions provided by the Planning staff at a meeting held on August 25, 2022.

The first part of this document responds to the motion that was passed by the Municipal Advisory Council on May 25, 2022.

The second part of the document describes several changes that we already have implemented regarding the functioning of the Retreat that aim to meet some of the concerns raised at the OVMAC meeting.

At the OVMAC meeting of May 25, 2022, the following motion was passed:

Member Malloy – *I would like to recommend a continuation to a date uncertain, considering the concerns of the MAC regarding limits to attendees in the project description and consistency throughout documents with maximum attendees, providing quarterly logs, an Evacuation Plan – Emergency Fire and/or other, explore the possibility that the CUP expires if KFA is not the owner; reduce CUP from 25 years to 10 years; that the KFA explore moving Saturday evening talk to Oak Grove as well as the annual conference, and that the water classification discussion/plans and fire suppression be re-evaluated.*

Member Malloy made motion; seconded by Chair Cohen. Unanimously passed by all member

This motion consists of seven elements, each one of which is addressed below.

1. Limits to attendees in the project description and consistency throughout documents with maximum attendees.
 - o **Response:** Please see Appendix A for a Table that provides the number of maximum attendees and the number of attendees that are typically present. The error in the table has been corrected, and some of the missing data that is in the project description but did not make it to the earlier version of the table has been added.
2. Commitment to providing quarterly logs.

- **Response:** The KFA agrees with this provision as a condition of approval. The KFA and the Krishnamurti Center will maintain a log of the number of library visitors and attendees of talks, dialogues, and other events, and will provide it on a quarterly basis.
3. An Evacuation Plan – Emergency Fire and/or other.
- **Response:** Please see Appendix B for the Emergency Evacuation Plan. This evacuation plan is a provisional plan, and a more comprehensive plan is required for when the new buildings become operational. The following feedback by the Planning Staff will be included in the operational evacuation plan:
Planning staff will condition the project to require KFA provide evidence that a second van is onsite at this time. Additionally, the condition will also require KFA provide an Emergency Evacuation Plan to include traffic control in the event of an emergency for the weekly programs/events, and annual conference. Components of a traffic control plan include but are not limited to the use of trained traffic control officers responsible for directing vehicles to designated parking areas, preventing the queuing of vehicles on the public road, and ushering vehicles off the property in an efficient manner.
4. Explore the possibility that the CUP expires if KFA is not the owner.
- **Response:** This provision will require the County Counsel's response.
 The planning staff confirmed with County Counsel that the CUP would run with the land and could not be conditioned to terminate upon transfer of the property. The CUP will include an additional condition of approval to ensure that the Planning Division is properly and promptly notified of any change of Permittee.
5. Reduce CUP from 25 years to 10 years. *(25 is an error, should be 20 years)*
- **Response:** The KFA has reservations with this provision. This CUP will require significant financial investment in building and infrastructure costs; the current application has been in process for over five years. A guarantee of a permit for only 10 years, to be followed by a potentially expensive and time-consuming modification request for a time extension, will place a burden on KFA that may not be financially viable. We note there is a Condition Compliance Process in place, whereby the County Planning Division inspects the permit every 3 years. Also, the neighbors can file a complaint if KFA violates any of the conditions of approval. For these reasons, we submit that the time limit for the CUP should remain 20 years.
6. That the KFA explore moving Saturday evening talk to Oak Grove as well as the annual conference.
- **Response:** The KFA has reservations with this provision. The campus of the Oak Grove School is intended for the education of children K-12. The campus of the Krishnamurti Center is intended for adult education. Each campus is organized separately and run by separate staff. The Saturday evening talks (dialogues) and the annual conference are also intended for the center guests, residential scholars, and residential staff. Moving the Saturday evening talks (dialogues) from the Center to the School campus would create additional traffic through town, expenses, and workload on school staff and facilities. Moreover, because the Oak Grove School campus is an educational environment for children, outsiders are not allowed to wander on the campus without authorized staff.
7. The water classification discussion/plans and fire suppression be re-evaluated (See Appendix C and D).
- a) **Response:** Water Resource Engineering Associates WREA recommended that the KFA install on-site water tanks to provide the required fire flow. The Fire Department informed us that Senior

Canyon Mutual Water Company (SCMW) does not have an approved deviation on file to allow private water systems within their service area. Before a proposal to utilize a private on-site system could be explored, the purveyor would need to submit a deviation request for consideration, and, if approved, would need to submit a revised WAL to County Public Works that includes the approved deviation. The KFA has requested SCMW to submit a "deviation request" so the KFA can proceed with our project application.

Please note that this is not the preferred fire flow solution for the KFA (see item b, below).

- b) **Response:** The KFA asked Jensen Engineering to perform a fire flow test.

After presenting the flow results to the Fire Department, we received the following note from them: *Based on the flow test results, it appears the system can meet the flow requirement with the pump running. VCFD and the County Waterworks Manual require upgrades to provide back-up power for the pump. Additionally, the WAL would need to be resubmitted with the appropriate calculations to show that a higher fire flow can be provided, including the required duration considering daily domestic demand.*

KFA has submitted a proposal to Senior Canyon Mutual Water Company (SCMW) for the installation of a standby power generator to provide back-up power to Senior Canyon's existing McAndrew Pump Station at SCMW tie-in with Casitas Municipal Water District. This is a requirement from the Fire Department to address the fire flow issue that impacts not only KFA but the entire neighborhood. One of the provisions of this proposal is that KFA would contribute financially towards the costs of this generator.

The SCMW has given an initial positive response to the KFA proposal and are looking into the requirements and costs of a power backup.

In order to show that a higher fire flow can be provided (i.e., undertake the appropriate calculations) we confirmed with Casitas Water that their water tanks at McAndrew have a capacity of 3,000,000 gallons and that sufficient capacity is maintained at all times for fire requirements.

KFA is pursuing the emergency pump / generator option pending confirmation from Senior Canyon Mutual Water and the Ventura County Fire Protection District.

The KFA asked Jensen Engineering to make a layout showing the generator in relation to the existing pump system and to present this to the Fire Department. On September 8, 2022 this exhibit (see Appendix E) was discussed with the Fire Department and they verified that the proposed improvements would meet their requirements.

Concerns regarding the operation of the Pepper Tree Retreat.

One of our current challenges is the ever-increasing popularity of the Ojai Valley as a tourist destination. The Krishnamurti Center is open to the public for day visitors and welcomes anyone with a curiosity and interest about Krishnamurti, but the Retreat, which offers a unique opportunity to delve further into Krishnamurti's work, has limited capacity, and thus we are faced with the challenge of ensuring the rooms are being used for their intended purpose (to study Krishnamurti's work) and not just as a bed and breakfast.

During the OVMAC's May 2022 meeting, several concerns were raised regarding the operations of the Pepper Tree Retreat.

Concerns: *Is the Retreat actively limiting the number of guests to a maximum of six? Are many people using the Retreat as an inexpensive B&B in Ojai?*

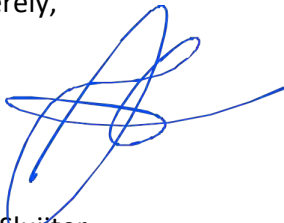
Yes, the retreat staff continue to actively monitor the 6-guest limit when they take a booking.

We note that the Retreat currently has an entitlement that allows six overnight guests, and that there is no requirement from the County (nor intent on our part) to enforce formal restrictions when booking guests.

Nevertheless, we share the concern expressed by some neighbors that the Retreat not become a tourist hub. Indeed, it is important for us that the functioning of the Retreat be consistent with our mission (a place for the study of the work of Krishnamurti and quiet contemplation). Based on various measures we have taken (described below) we do not believe that many people are using the Retreat as an inexpensive B&B in Ojai.

1. We have changed the name of the retreat from the *Pepper Tree Retreat* to the *Krishnamurti Retreat*, to further clarify and emphasize to people considering a booking that they are coming to a retreat for the study of Krishnamurti's work/teachings. The old name (Pepper Tree Retreat) has been removed from our website and is being removed from all our promotional materials.
2. The new website is www.krishnamurtiretreat.org.
3. The website prominently states *"The Krishnamurti Retreat, part of the Krishnamurti Center in Ojai is an oasis for the mind in a peaceful setting where individuals can explore the teachings of J. Krishnamurti, reconnect with nature, and establish a new relationship with life."* We have changed our booking system to ensure that whoever books a room indicates that they are doing so with an understanding of the retreat's intent. Currently, all bookings need to be done by first calling the Retreat. Later, this will be automated by asking potential guests to fill out an on-line questionnaire and provide an undertaking that they understand the Retreat's intent before they make their booking. Accordingly, when people book a room we take them at their word that they understand the intent of the retreat, and that this is their intention for their booking and stay.

Sincerely,



Jaap Sluiter
Executive Director

Appendix A

WEEKLY MAXIMUM ATTENDANCE AT KFA (Version 2) INCLUDING OVERNIGHT GUESTS / DAILY VISITORS / RESIDENT SCHOLARS							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Overnight Guests (24 hours)	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>
Resident Scholars ¹ (All year round) (24 hours)	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>
Resident Scholars Educational Program ² (Summer and Winter vacation, 8 wks/yr) (24 hours)	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>
Week-Long Programs (6 per year) (Start Sunday 3:30pm - End Sunday 12:00pm)	8	8	8	8	8	8	8
Mid-week Programs (10 per year) (Start Monday 12:30pm - End Friday 7:30pm)	4	4	4	4	4		
Weekend Programs (30 per year) (Start Friday 3:30pm - End Sunday 8:00pm)					<u>12</u>	12	<u>12</u>
Wednesday Evening Dialogues (52 per year) (7:30pm - 10:00pm)			<u>20</u>				
Saturday Evening Dialogues ³ (52 per year) (4:00pm - 6:00pm)						20	
Evening Talks ⁴ (6 per year) (7:30pm - 10:00pm)						<u>40</u>	
Daytime Visitors (10:00am - 3:30pm)	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>45</u>	<u>45</u>
MAX = Maximum Total Attendance per Day: TYP = Historical Data Based Typical Attendance:	MAX = <u>34</u> TYP = 15	MAX = <u>34</u> TYP = 15	MAX = <u>54</u> TYP = 25	MAX = <u>34</u> TYP = 15	MAX = <u>46</u> TYP = 30	MAX = <u>109</u> TYP = 60	MAX = <u>81</u> TYP = 60

♦ The red underlined numbers XX are the ones contributing to the maximum attendance calculation. MAX is the combination of programs that can happen at the same time with the maximum number of participants

♦ ¹For 44 weeks in the year there are 9 Resident Scholars

♦ ²During the Summer and the Winter, for a maximum of 8 weeks per year in total, there will be an additional 9 Residential Scholars (for a total of 18 Residential Scholars for this limited period)

♦ ³When there is a Evening Talk the Saturday Evening Dialogue is cancelled.

♦ ⁴Evening Talks will not be scheduled when there are Weekend or Week-Long programs or when there are 18 Resident Scholars

♦ In addition, one three day Annual Conference (Friday - Sunday, 10:00am - 7:30pm daily) is scheduled. A maximum daily number of 69 individuals is expected to attend (includes overnight guests and resident scholars), the library will be closed during the conference (NO Daytime Visitors) and a maximum of 45 participants can register for the Conference.

Appendix B

EMERGENCY EVACUATION PLAN
FOR
KRISHNAMURTI FOUNDATION OF AMERICA
1098 McANDREW ROAD, OJAI, CA 93023.

The Krishnamurti Foundation of America (KFA) is requesting a major modification to CUP 3697 for the continued use and maintenance of the KFA facility for a 20-year period from the approval date of this CUP modification request. One of the CUP modification requests is the addition of a Resident Scholars program. The KFA is proposing to sponsor up to 18 resident scholars who will be temporary residents for a 30-day period. These 18 resident scholars will arrive and depart the KFA property by shuttle bus from a pre-determined pick up and drop off location. Because the resident scholars will not have access to personal vehicles, we have developed an evacuation plan for them in the event of an emergency.

As shown in the Weekly Maximum Attendance at KFA table (Appendix A), for most weeks there will only be 9 resident scholars. The KFA has a 9-seater van that will be used to transport the resident scholars in the event of an emergency. For the duration of the 8 weeks a year when up to 18 resident scholars could participate in the program, the KFA will rent an additional van that will be on site 24 hours a day.

All other staff, guests and visitors on site will have access to their own personal vehicles for evacuation in the event of an emergency.

Appendix C: Letter from KFA to SCMWC

July 19, 2022

Peter Thielke
President of Senior Canyon Mutual Water Company SCMWC

Subject: Fire flow needs for the developments at the Krishnamurti Center and a proposal for SCMWC

Dear Peter,

As you know, the Krishnamurti Foundation of America is preparing for an expansion of its Center campus. The WREA recommended the KFA to install on-site water tanks to provide the required fire-flow. In addition to this proposal, the KFA explores two alternate proposals to ensure the necessary fire-flow. One of these proposals might serve some of the objectives of the SCMWC and provide better fire protection capability for the neighborhood.

The KFA has communicated with Nick Resendes, Fire Inspector II, Fire Prevention of the Ventura County Fire Department.

We ran our plans for the fire-flow water tanks by Nick Resendes. His response was the following:

Our Fire Prevention Officer informed me that Senior Canyon Mutual Water Company (SCMW) does not have an approved deviation on-file to allow private water systems within their service area. Before a proposal to utilize a private on-site system could be explored, the purveyor would need to submit a deviation request to use for consideration, and if approved, would need to submit a revised WAL to County Public Works that included the approved deviation. The request from the KFA to SCMWC is to submit a "deviation request" so the KFA can proceed with our project application.

Alternatively, the KFA has initiated conversations with Casitas Municipal Water District CMWD to have fire-flow water directly supplied by them. This alternative would require the installation of a pump, back-up pump, generator, and additional piping. The CMWD is, in principle, not against this idea, but several details must be worked out. This solution would satisfy the fire-flow needs of the Krishnamurti Center campus only.

A third alternative emerged during the two flow tests that Robert Harvey from Jensen Design & Survey, Inc. conducted. During the second test, staff from SCMWC was present. This test showed that when the so-called CMWD pump is active, a flow of 1506 GPM at 20 PSI was measured. With the pump de-activated, the flow was only 511 GPM at 20 PSI.

We ran these results by Nick Resendes. His response was the following:

Based on the flow test results, it appears the system can meet the flow requirement with the pump running. VCFD and the County Waterworks Manual require upgrades to provide back-up power for the pump. Additionally, the WAL would need to be resubmitted with the appropriate calculations to show that the higher fire-flow can be provided, including the required duration considering daily domestic demand.

To provide adequate fire-flow, the SCMWC needs to install a generator for back-up power for the pump and a switch that the pump automatically kicks on when fire-flow is required. We received mixed information on if the SCMWC already has a required back-up pump installed.

The first and second alternatives would require the KFA to make significant expenses, which would only benefit the Krishnamurti Center.

The third alternative would benefit the whole neighborhood by providing adequate fire flow to defend the properties in the likelihood of a fire. Not having sufficient fire flow in the neighborhood is a serious concern.

The KFA would like to propose contributing to the power back-up financially and, if needed, a secondary pump to ensure fire safety in the neighborhood.

Please let us know if you would like any further information from us on this matter.

With kind regards,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Jaap Sluijter
Executive Director

Appendix D: Letter from SCMC to KFA

August 9, 2022

Senior Canyon Mutual Water Company
P.O. Box 600
Ojai, CA 93024

Jaap Sluijter, Executive Director
Krishnamurti Foundation of America
1070 McAndrew Road
Ojai, CA 93023

Re: Fire Flow Needs for Proposed Krishnamurti Foundation of America (KFA) Development

Dear Jaap:

Senior Canyon Mutual Water Company (Senior Canyon) has received your July 19, 2022 letter outlining three approaches that would allow the Ventura County Fire Department to sign off on your proposed development. The third approach, which we understand is KFA's proposal, calls for the installation of a standby power generator to provide back-up power to Senior Canyon's existing McAndrew Pump Station at our tie-in with Casitas Municipal Water District.

We have begun looking into the requirements and costs of providing back-up power. We calculate that a 250 to 350 kilowatt (kW) generator will be needed to provide sufficient power to start up the pump in the event of power failure. As new diesel engine generators of this capacity are expensive, we are looking at the cost and availability of lightly used generators. We are also looking into the permitting requirements of the Ventura County Air Pollution Control District. Once we have a better handle on the costs and other issues, we propose meeting with you and the Ventura County Fire Department to review and work out the details of your proposal.

In the meantime, if you have any questions or have further information for us, please feel free to call me at (805) 798-2971.

Sincerely,



Peter L. Thielke, President

Appendix E: Generator Exhibit: Layout



**Krishnamurti Foundation of America (KFA) Camp
Project Description
Major Modification Case No. PL17-0012**

KFA requests a Major Modification to CUP No. 3697 for the continued use and maintenance of the existing facility for a twenty-year period. KFA also requests the following modifications to the existing entitlement:

Change of Use: KFA requests to change the use of the facility from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes.¹ Overnight accommodations will continue at the site, thereby meeting the definition of a “camp” per Section 8102-0 of the Ventura County NCZO.

CUP Boundary: The current CUP Boundary includes APNs 029-0-033-27 and 029-0-033-28 (3.17 acres). KFA requests the CUP boundary to increase in size from 3.17 acres to 11.12 acres. The expanded CUP boundary would include APNs 029-0-033-240, 029-0-033-250 and 029-0-033-260.

New Structures: KFA requests the construction, use, and maintenance of the following new structures on the project site:

Proposed Structures	
Structures	Size (sq. ft.)
Reception/Canteen Building (with Kitchen and Dining Area)	2,193
Solar Array Roof Structure*	3,168
Maintenance Shed	1,800
American Disability Act (ADA) Accessible Public Restroom	180
Shade Structure	400
Storage Building and Water Cooler	120
Three Underground Rainwater Capture Tanks**	75,000 gallons
Two Cottage Structures***	3,070
TOTAL	10,931 sq. ft.

Notes:

* The ground-mounted solar array roof structure will be built approximately 17 feet above grade and located adjacent to the maintenance shed.

** The rainwater capture tanks are 25,000 gallons each.

*** The two cottage structures (each structure is 1,535 sq. ft. in size) will provide overnight accommodations for up to 18 resident scholars and 3 staff members.

¹ Ventura County's non-coastal (NCZO) Section 8102-0 defines “camp” as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment. “Retreat” is defined as a facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

The proposed project will be conducted in two phases: (1) Phase I includes the installation of the solar arrays and rainwater capture tanks; and, (2) Phase II includes the construction of the remaining proposed structures, stone work and tree removal / planting.

Conversion of Existing Structures: The Pine Cottage (4,181 sq. ft.) will be converted from a residence to a library and study hall/meeting room. The existing garage/storage building (780 sq. ft.) will be converted to a visitor serving exhibit/display building.

Staff and Work Hours: Five permanent staff will continue to live and work on site. Two employees will continue to work Monday through Friday from 9:00 a.m. to 5:00 p.m. in the archives building.² Five new employees are proposed to work on site arriving at 6:30 a.m. and departing at 2:30 p.m.

Overnight Guests: Six overnight guests will continue to be permitted to stay overnight in the Arya Vihara and Pine Cottage Annex buildings.

Daytime Visitors: KFA will be open to visitors to study the history and teachings of J. Krishnamurti Monday through Friday, with approximately eight visitors and two archive scholars expected to come to the site. On the weekends, approximately 35 to 45 visitors are expected to use the project site. Weekday and weekend visiting hours are from 10:00 a.m. to 2:30 p.m. The buildings available to the public will be locked before 10:00 a.m. and after 2:30 p.m. Notification of the “open to the public” hours will be posted on the facility’s website, including the requirement that the public must leave the site at or before 2:30 p.m. The facility will be closed to the public outside of these hours.

Krishnamurti Archives Resident Scholars: Scholars of the Krishnamurti Archives come to study the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings, and related materials. KFA will sponsor a maximum of 18 resident scholars who will be temporary residents for a 30-day period. For 44 weeks each year, there will be 9 resident scholars. For 8 weeks per year (summer and winter months), there will be a total of 18 resident scholars onsite. The resident scholars will arrive and depart the KFA property by shuttle from a pre-determined pick-up and drop-off location during non-peak hours³ on the weekdays or on the weekends; the scholars do not arrive using their personal vehicles.

Programs and Activities: KFA will host programs and events related to the teachings of J. Krishnamurti. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vihara structure, in the grassy area east of the Arya Vihara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed

² The archives building was built in 1977. A 4,000 sq. ft. addition was constructed in 1997. Two employees have worked in the archives building since 1997 and will continue to as part of the proposed project.

³ 6:30 am to 9:30 am and 3:30 pm and 6:30 pm in both directions on State Highway 33.

shade structure. The table below includes information on these programs and events that will be in addition to the daytime visitors noted above.

WEEKLY MAXIMUM ATTENDANCE AT KFA (Version 2)							
INCLUDING OVERNIGHT GUESTS / DAILY VISITORS / RESIDENT SCHOLARS							
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Overnight Guests (24 hours)	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>
Resident Scholars ¹ (All year round) (24 hours)	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>
Resident Scholars Educational Program ² (Summer and Winter vacation, 8 wks/yr) (24 hours)	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>
Week-Long Programs (6 per year) (Start Sunday 3:30pm - End Sunday 12:00pm)	8	8	8	8	8	8	8
Mid-week Programs (10 per year) (Start Monday 12:30pm - End Friday 7:30pm)	4	4	4	4	4		
Weekend Programs (30 per year) (Start Friday 3:30pm - End Sunday 8:00pm)					<u>12</u>	12	<u>12</u>
Wednesday Evening Dialogues (52 per year) (7:30pm - 10:00pm)			<u>20</u>				
Saturday Evening Dialogues ³ (52 per year) (4:00pm - 6:00pm)						20	
Evening Talks ⁴ (6 per year) (7:30pm - 10:00pm)						<u>40</u>	
Daytime Visitors (10:00am - 3:30pm)	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>45</u>	<u>45</u>
MAX = Maximum Total Attendance per Day: TYP = Historical Data Based Typical Attendance:	MAX = <u>34</u> TYP = 15	MAX = <u>34</u> TYP = 15	MAX = <u>54</u> TYP = 25	MAX = <u>34</u> TYP = 15	MAX = <u>46</u> TYP = 30	MAX = <u>109</u> TYP = 60	MAX = <u>81</u> TYP = 60

♦ The red underlined numbers XX are the ones contributing to the maximum attendance calculation. MAX is the combination of programs that can happen at the same time with the maximum number of participants

♦ ¹For 44 weeks in the year there are 9 Resident Scholars

♦ ²During the Summer and the Winter, for a maximum of 8 weeks per year in total, there will be an additional 9 Residential Scholars (for a total of 18 Residential Scholars for this limited period)

♦ ³When there is a Evening Talk the Saturday Evening Dialogue is cancelled.

♦ ⁴Evening Talks will not be scheduled when there are Weekend or Week-Long programs or when there are 18 Resident Scholars

♦ In addition, one three day Annual Conference (Friday - Sunday, 10:00am - 7:30pm daily) is scheduled. A maximum daily number of 69 individuals is expected to attend (includes overnight guests and resident scholars), the library will be closed during the conference (NO Daytime Visitors) and a maximum of 45 participants can register for the Conference.

One annual conference will be held on site. The conference will occur over a three-day period (Friday through Sunday). Each day's program will begin at 10:00 a.m. and end at 7:30 p.m. A maximum of 69 individuals per day are expected to attend the conference.

All conference attendees will remain on site throughout the conference. The six overnight guests and 18 archive resident scholars may also participate in the annual conference. Their attendance is included in the 69 conference attendee number noted above.

There are 72 protected trees on the project site that will be encroached upon as a result of the proposed construction. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed (Attachment 4, August 26, 2019, Cragoe Arborist Report). Seventy-five trees will be planted to offset the loss of the four protected oak trees. Approximately 0.81 acres of the existing citrus orchards will be removed to offset the increase in water demand resulting from the proposed project. Approximately 196 drought-tolerant olive trees will be planted to offset the loss of the orchard (Attachment 5, Water Resource Engineering Associates (WREA) Water Usage Memorandum, dated January 24, 2022).

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing on-site wastewater treatment systems (OWTS) (3,000-gallons). The new Retreat/Canteen building, and the new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons connected to four 30-foot-deep by 4-foot diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor located in the Reception/Canteen building. All of the OWTS' are under the permitting authority of the State Regional Water Quality Control Board (SRWQCB).

Water is currently provided by the Senior Canyon Mutual Water District (SCMWD). There is an approved Water Availability Letter (WAL) on file with the Ventura County Public Works Agency for SCMWD, dated May 23, 2016. A Will Serve Letter was also provided on February 6, 2017 and amended on April 20, 2022, by the SCMWD, which stated that the proposed project would not increase current demand. Rainwater capture tanks are proposed and would supply up to 75,000 gallons of water for irrigation, which will offset the increase in water demand caused by the addition of the resident scholars.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces will continue to be provided on site to accommodate staff and visitors. All deliveries will occur during non-peak hours on the weekdays or on the weekends.

Krishnamurti Education Center

CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Sluijter, Executive Director
Project Address	1098 McAndrew Road Ojai, CA 93023
Property Use	Camp
APN	029-0-033-28 029-0-033-27 029-0-033-26 029-0-033-25 029-0-033-24
General Plan	Ventura County General Plan - Rural
Area Plan	Ojai Valley Area Plan - RI (rural institutional)
Zone	RE 5-acre (rural exclusive)
Zone - Adjacent Properties	North - RE 5 East - AE 40 South - AE 40 West - RE 5
Height Limitation	25'-0" (35'-0" if side yard setback is at least 15')
Gross Lot Area	11.12 Acres (484,387.2 SF)
Net Lot Area	10.89 Acres*
	* Gross area less area of access easement in northwest corner of property.
Setbacks	20 feet from property line Front: Side: Rear: 5 feet 15 feet
Flood Zone:	yes (Zone X)
High Fire Hazard:	yes
Coastal Zone	Non-Coastal

Existing Structures					
(H/D) Structure	Year Built / Status*	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)"
(01) Arya Vihara	1910 / remain	OA / SA	+/- 2507	+/- 3576 (2 stories)	+/- 1475
(02) Lawrence Cottage	before 1945 / remain	SA	+/- 450	+/- 450	0
(03) Laundry	after 1945/ remain	accessory	+/- 410	+/- 410	0
(04) Pine Cottage - Library/Study	1917 / remain	study	+/- 4191	+/- 4191	0
(05) Pine Cottage Annex	1946 / remain	OA	+/- 1568	+/- 2477 (2 stories)	+/- 1214
(06) Administration/Archives	1998 / remain	office	+/- 5055	+/- 5055	0
(07) Yoga Pavilion	2014 / remain	study	+/- 1391	+/- 1391	0
(08) Interpretive Center (converted garage)	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
Total Existing Building Area to Remain			16,662	18,330	2689
Proposed Structures					
(H/D) Structure	Use**		Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)"
(A+B) Dining, Kitchen, Reception Building	visitor / assembly		2193	2193	0
(C1) Cottage (6 rooms)	OA / SA		1048	1535 (2 stories)	1320
(C2) Cottage (6 rooms)	OA / SA		1048	1535 (2 stories)	1320
(D) Solar Array	accessory		3168	3168	0
(E) Maintenance Shed (below solar array)	accessory		1800 (excl. from total)	1800	0
(G) Restroom Enclosure	restroom		180	180	0
(H) Shade Structure	accessory		400	400	0
(M) Pavilion Storage Shed	accessory		120	120	0
Total New Building Area			8157	10,931	2640
Total Building Coverage (%) ****			24,829 (5.12 %)		
Total Gross Floor Area (all structures)				29,261 sq.ft.	
Total Accessory Area				4098 sq.ft.	
Total Overnight Accommodation (OA) Area"					5329 sq.ft.
Total Non-OA 'Camp' Gross Area****				18,034 sq.ft.	

* Year built per historian report.
** Use per VCO Sec. 8105-5. OA = Overnight Accommodations (sleeping + restroom areas). SA = Overnight Accommodations for permanent staff (SA areas excluded from OA limits).
*** Building coverage equal to gross floor area of structure at lower level only. Gross floor areas include exterior walls.
**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.
" Overnight accommodation (OA) area includes only those areas (net) used for sleeping and restrooms. Excludes rooms for permanent staff.
*** Non-OA Camp Gross Area = Roofed Structures used for Camp Activities = Gross Floor Area less OA areas and less 'accessory' areas.

Parking*	
North Entry - Uncovered	12 (incl. 1 HC)
South Entry - Uncovered	36 (incl. 2 HC)
Maintenance Garage - Uncovered	2
Total	50 (incl. 3 HC)

* Site currently has 13 uncovered parking stalls and 2 HC van-accessible stalls. All existing stalls removed and replaced with new stall locations.

Site Coverage Statistics	
	Area (SF)
Total Parking Area (all Pervious)	11,322 (2.34 % of total site area)
Total Impervious Surface Area	30,157.5 (roads) + 24,829 (structure) = 54,986 (11.3 % of total site area)
Total Pervious Surface Area*	429,410.2 (88.6% of total site area)
Total Open/Agricultural Area**	400,082.2 (82.6% of total site)

* Total Site Area less Impervious Area
** Total Site Area less Parking and Impervious Areas (roads, buildings, etc.)

Project Description

The mission of the Krishnamurti Foundation of America including those activities supported by this Education Center in Ojai is to advance public understanding and realization of the human potential through the study of the teachings of Jiddu Krishnamurti. Facilities at this education center provide opportunities for people to congregate for purposes of education, enlightenment, contemplation, renewal and solitude. The rural facilities also provide overnight accommodations for guests of the property.

Sheet Index

general

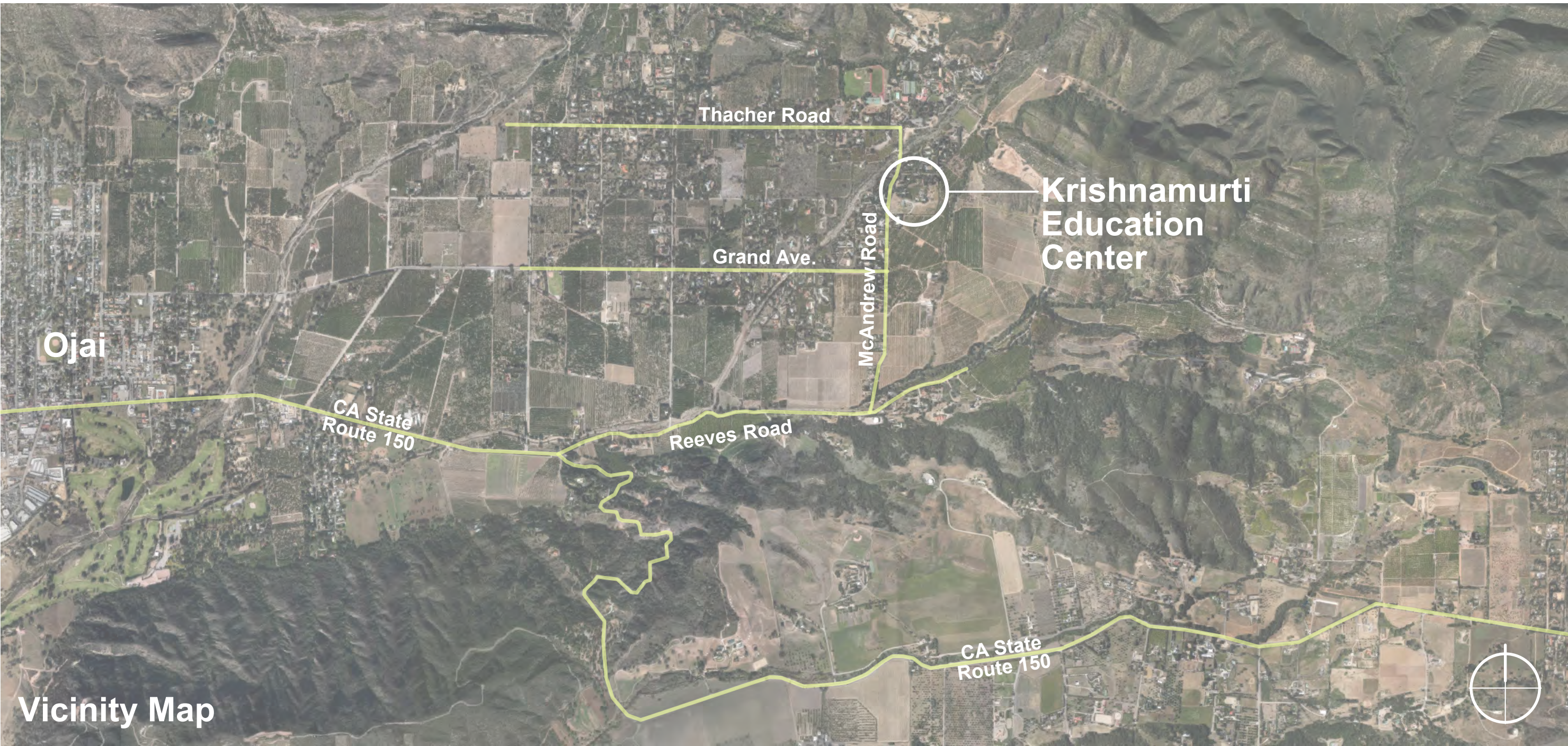
A0.0 Title Sheet

architectural & landscape

A1.0 Architectural and Landscape Site Plan
A2.0 Proposed Buildings - Plans & Elevations
A3.0 Proposed Buildings - Plans & Elevations
A3.1 Proposed Buildings - Plans & Elevations
A6.0 Parking Exhibits

civil

C1 Preliminary Grading Plan



Existing Site Aerial
scale: 1" = 50'-0"

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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
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029003328
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029003326
029003325
029003324

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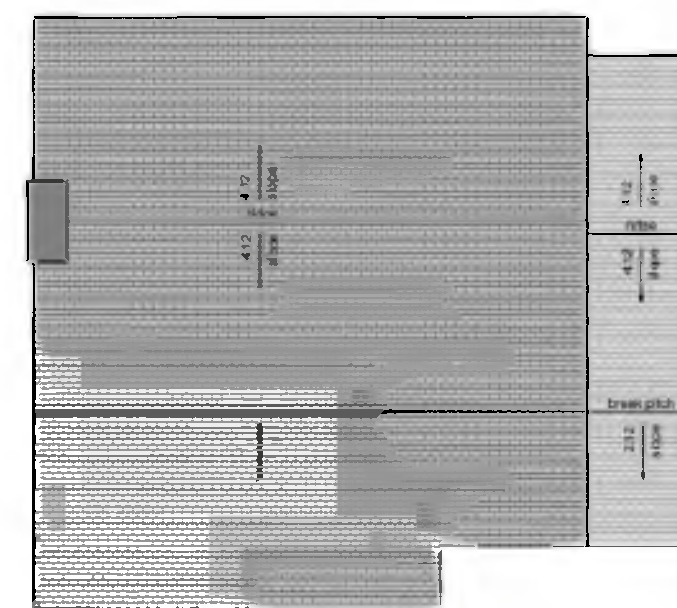
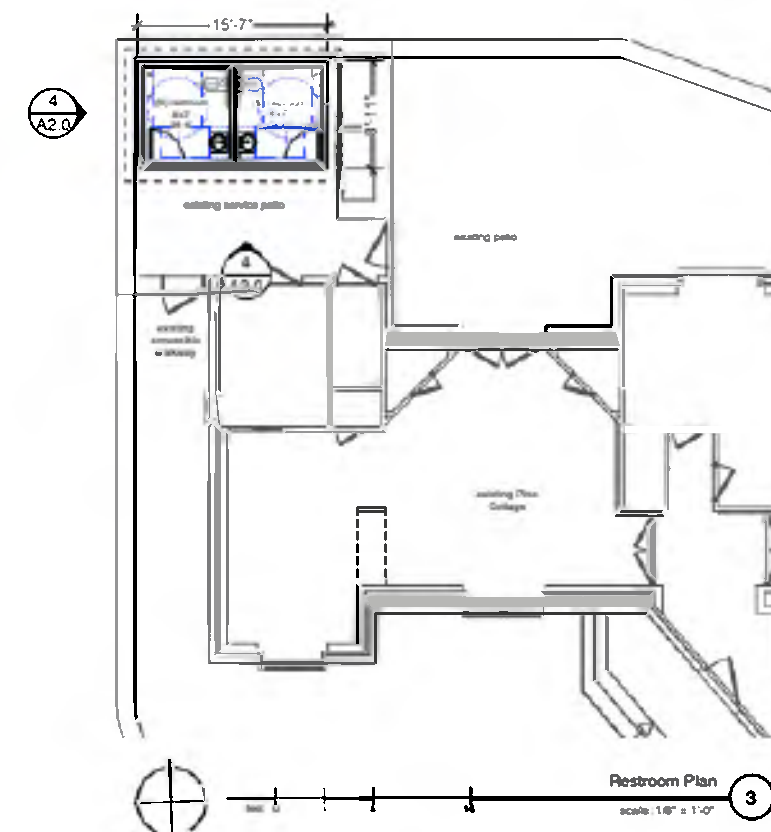
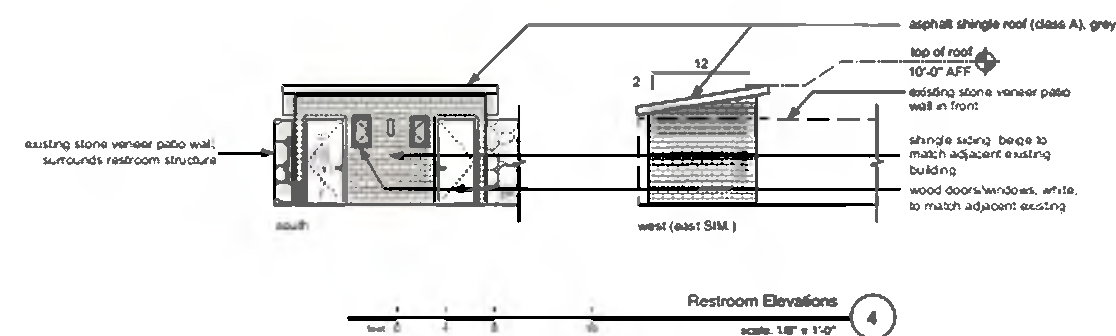
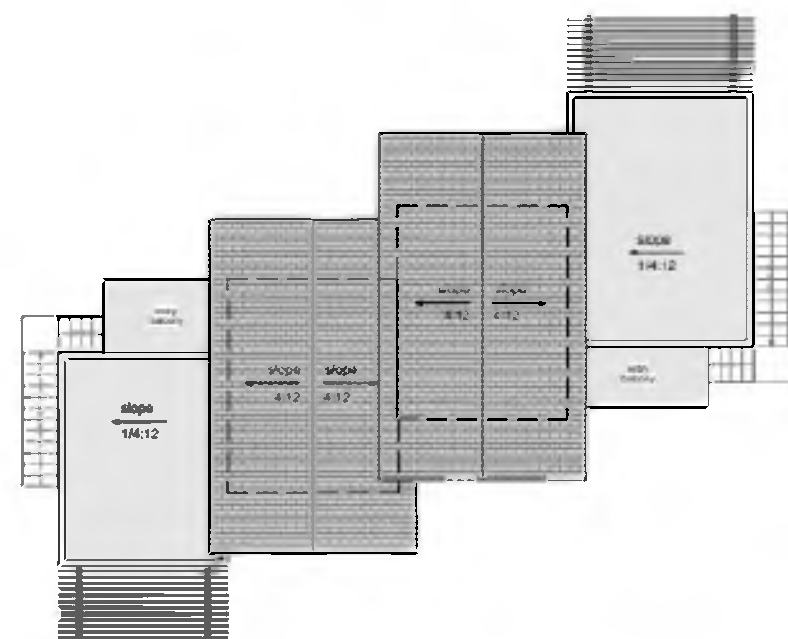
NOT FOR CONSTRUCTION

Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

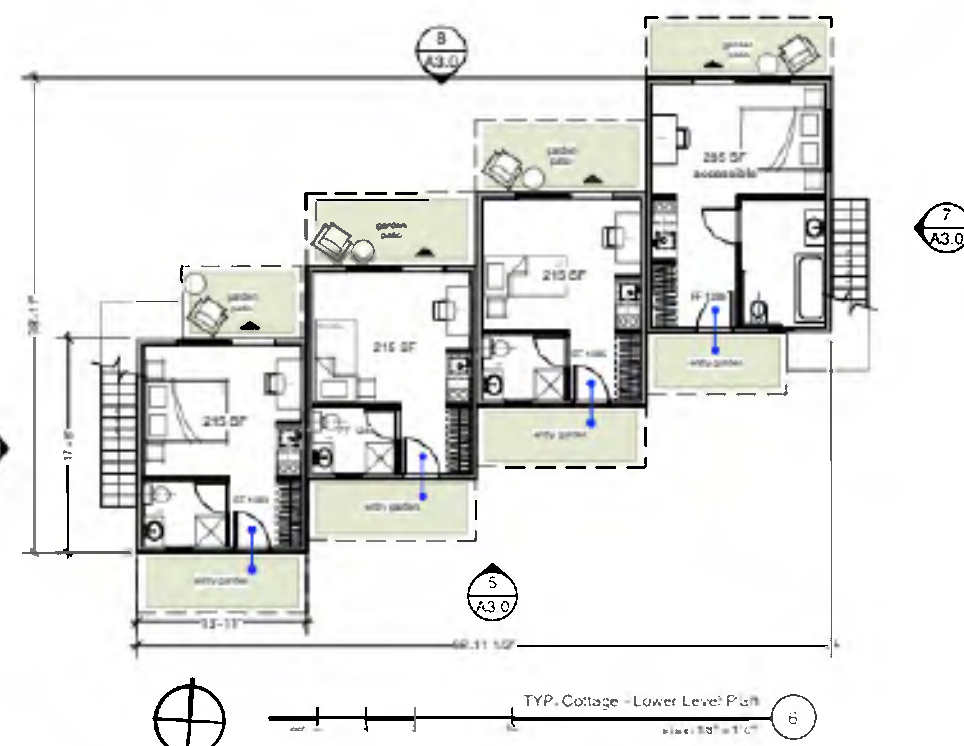
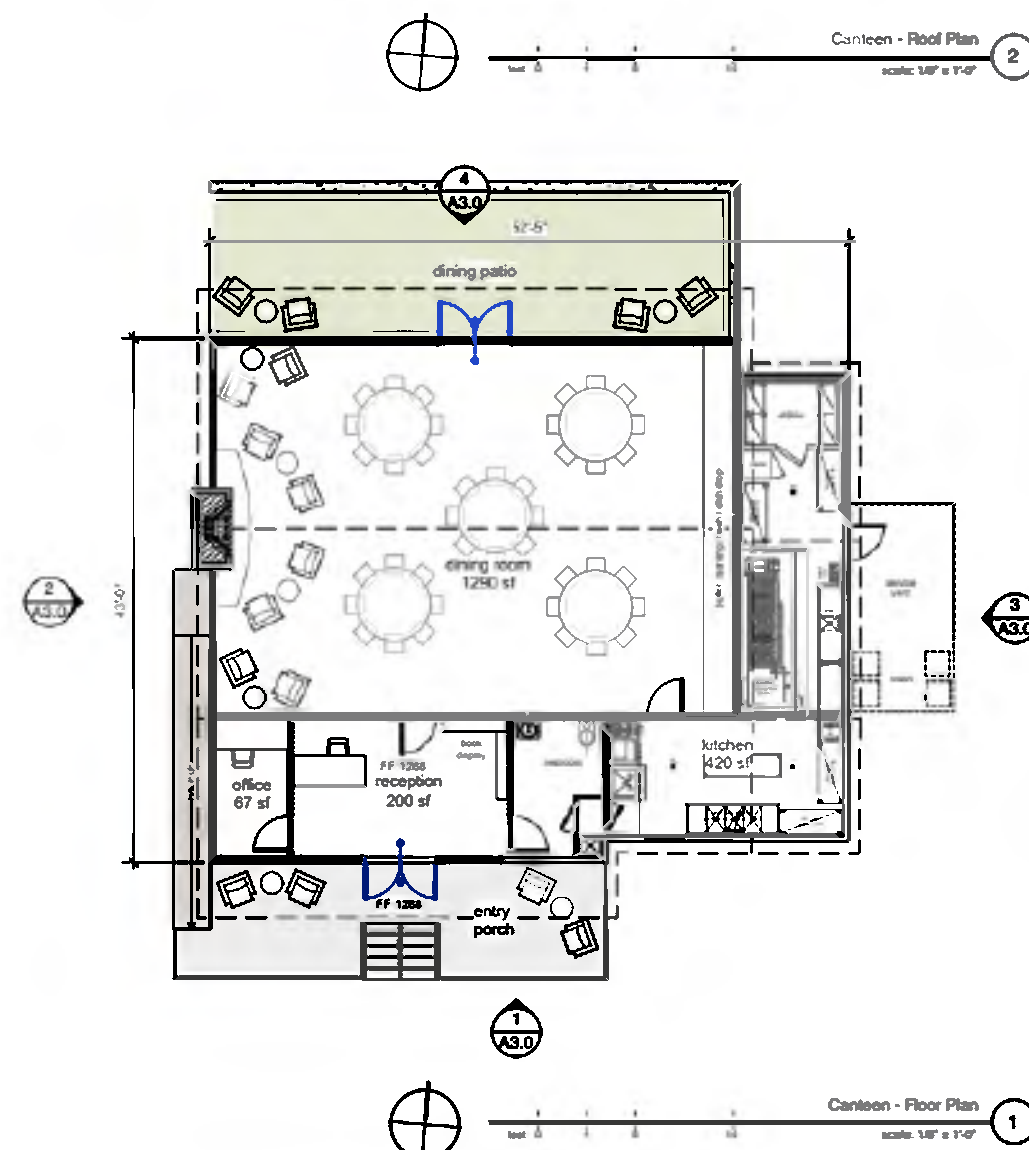
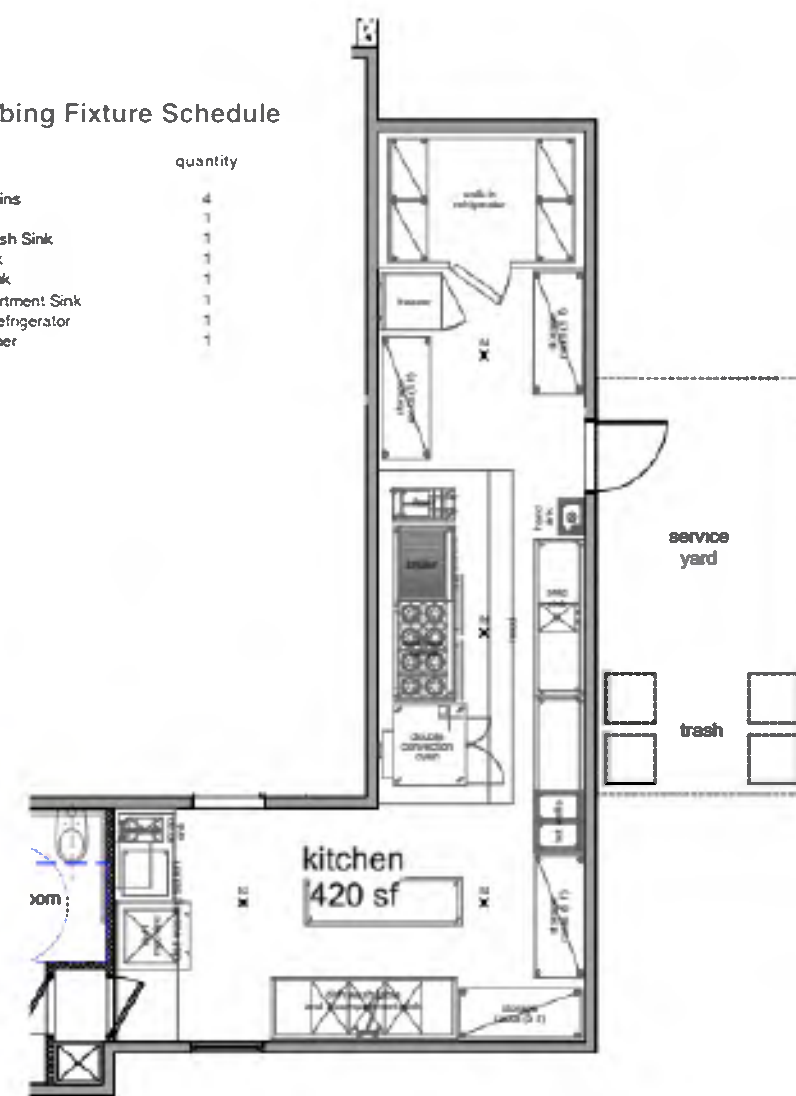
A0.0
CUP Update

02.17.21



Plumbing Fixture Schedule

fixture	quantity
Floor Drains	4
Mop Sink	1
Hand Wash Sink	1
Prep Sink	1
Scrap Sink	1
3-Compartment Sink	1
Walk-in refrigerator	1
Dishwasher	1



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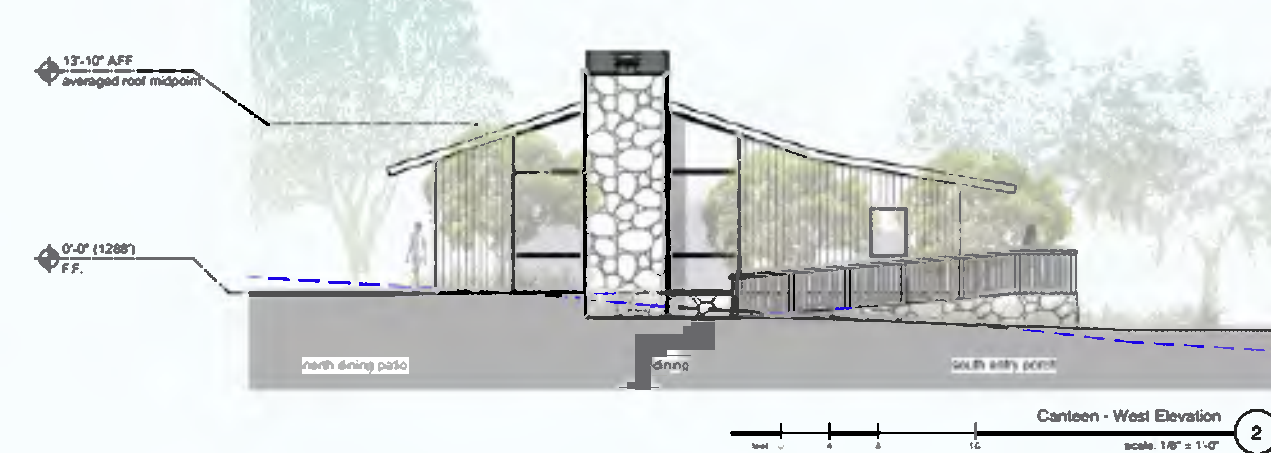
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Proposed Bdg. Elev.

Canteen + Kitchen
Reception + Bookstore
TYP. Cottage

A3.0

CUP Update 08.26.19

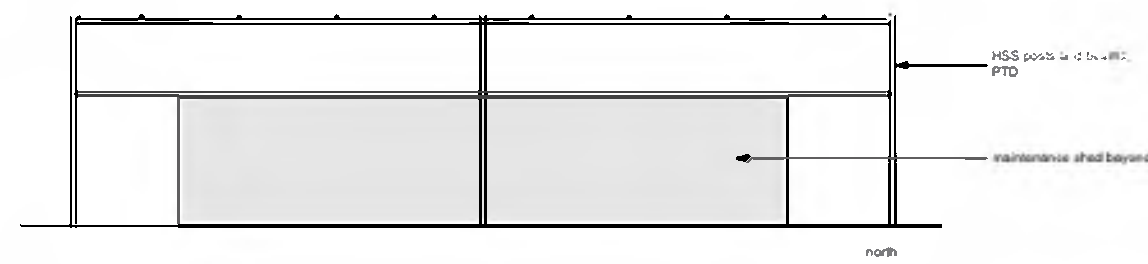
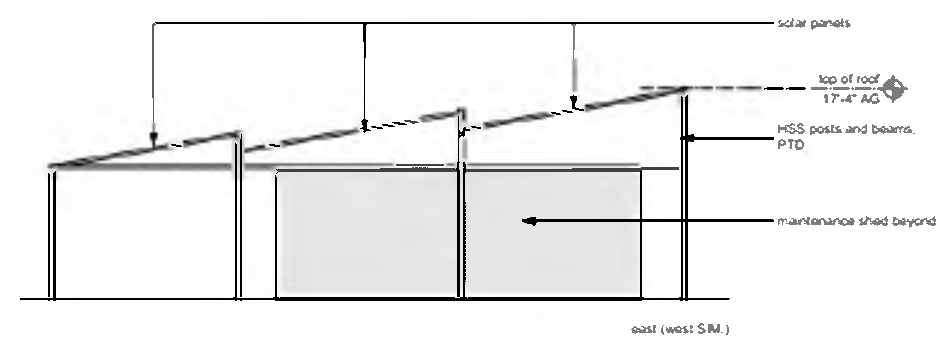


LEGEND: EXTERIOR ELEVATIONS

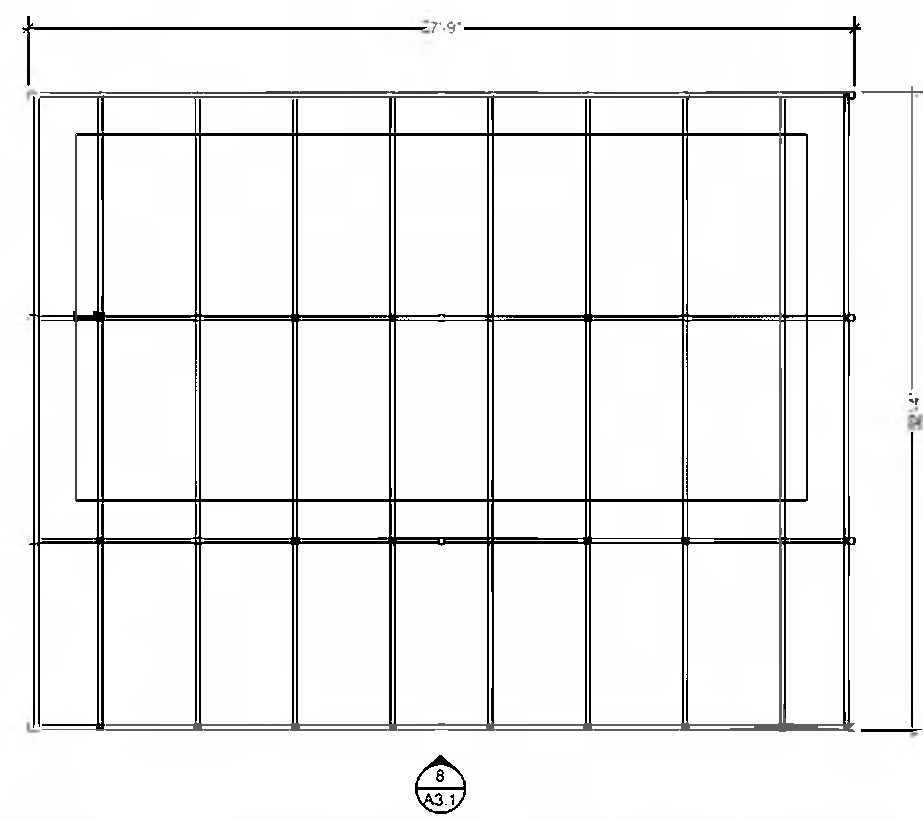
--- existing grade
— proposed grade

LEGEND: EXTERIOR FINISHES

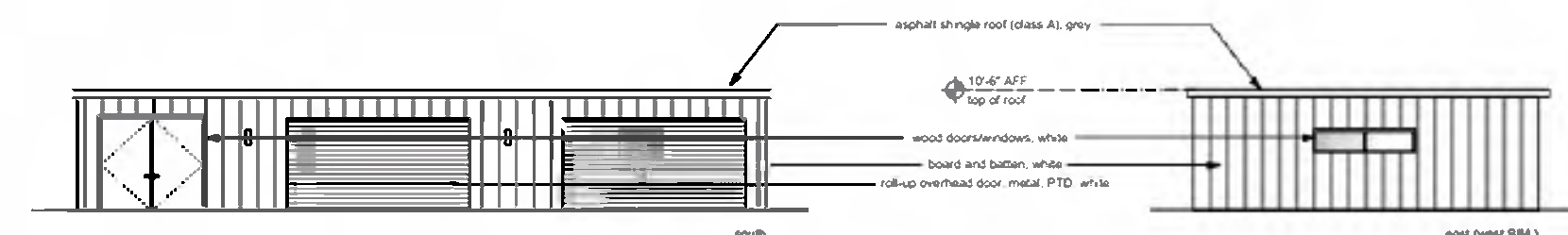
walls: light colored board and batten or metal siding
roofs: grey, asphalt shingle
guard rails: PTD, wood picket, PTD, wood cap
doors and windows: metal clad wood, light colored stone, Ojai sandstone



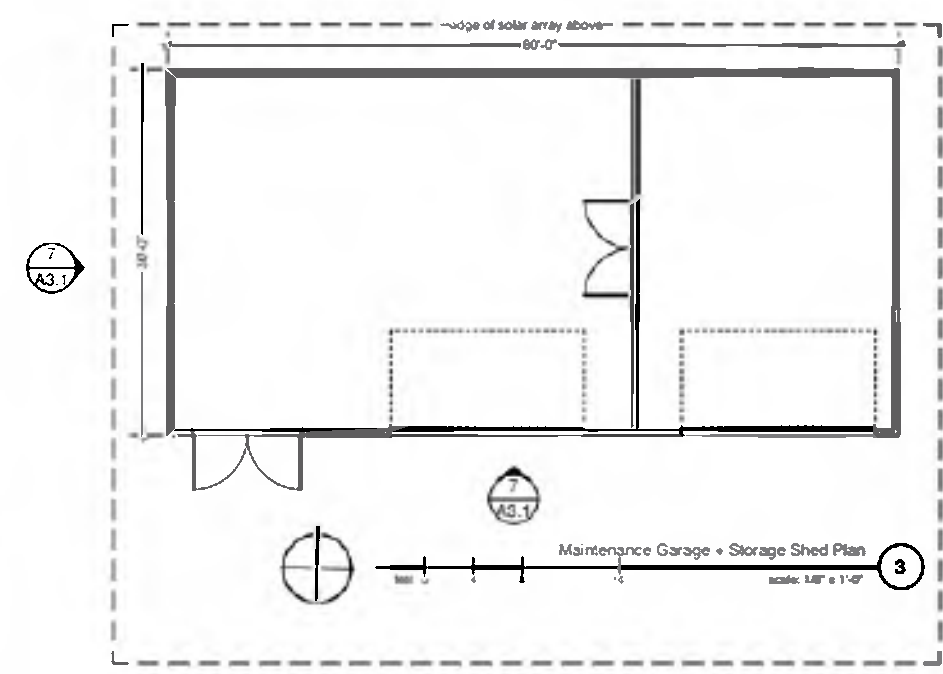
Solar Array Elevations
scale: 1/8" = 1'-0"



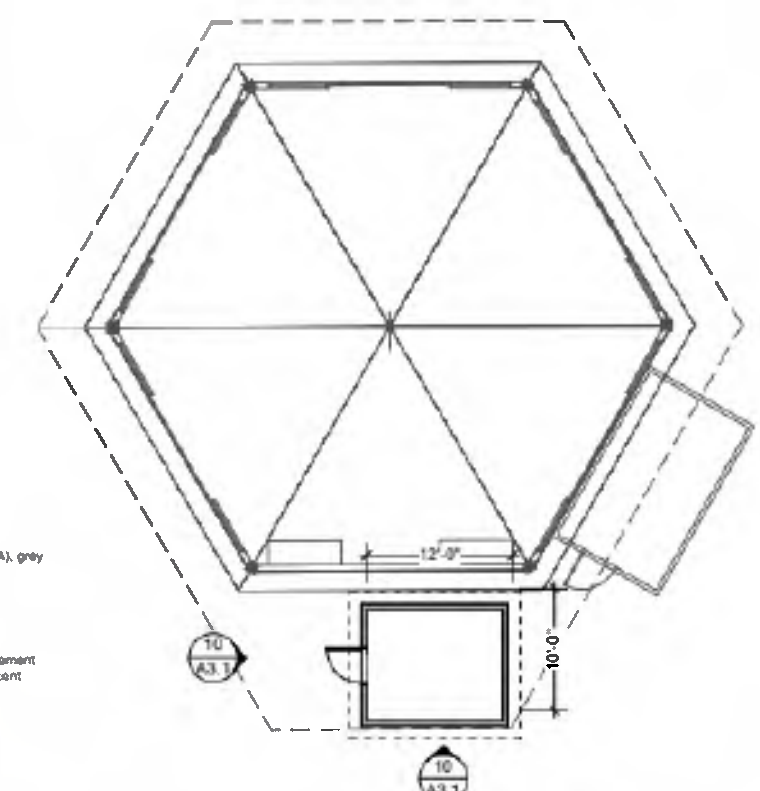
Solar Array Plan
scale: 1/8" = 1'-0"



Maintenance Garage/Shed Elevations
scale: 1/8" = 1'-0"



Maintenance Garage + Storage Shed Plan
scale: 1/8" = 1'-0"

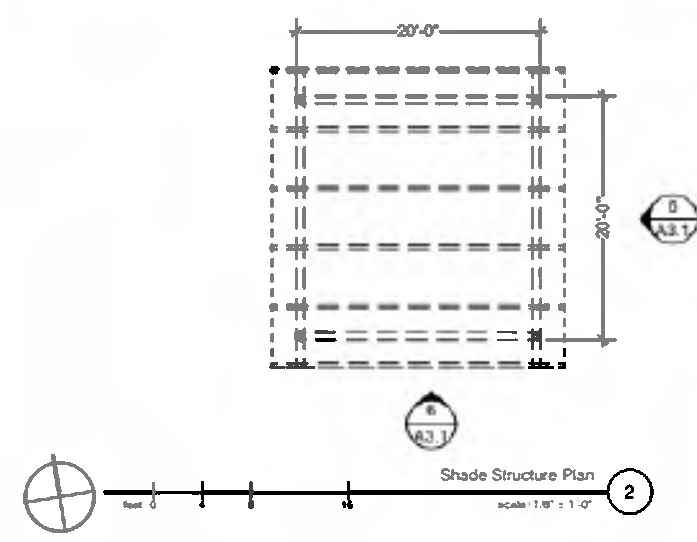


Pavilion Storage Shed Elevations
scale: 1/8" = 1'-0"

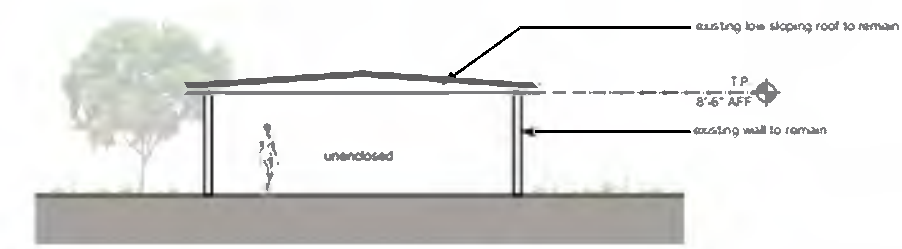
Pavilion Storage Shed Plan
scale: 1/8" = 1'-0"



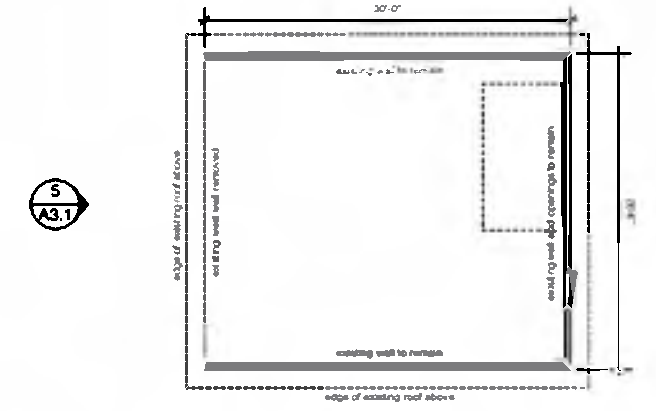
Shade Structure Elevations
scale: 1/8" = 1'-0"



Shade Structure Plan
scale: 1/8" = 1'-0"



Interpretive Structure - West Elevation
scale: 1/8" = 1'-0"



Interpretive Structure Plan
scale: 1/8" = 1'-0"



36 parking stalls (includes 2 HC)



12 parking stalls (includes 1 HC)

LANDSCAPE NOTES

proposed plant palette for erosion control
and/or revegetation
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

permeable parking TYP. - material palette

stairs: decomposed granite

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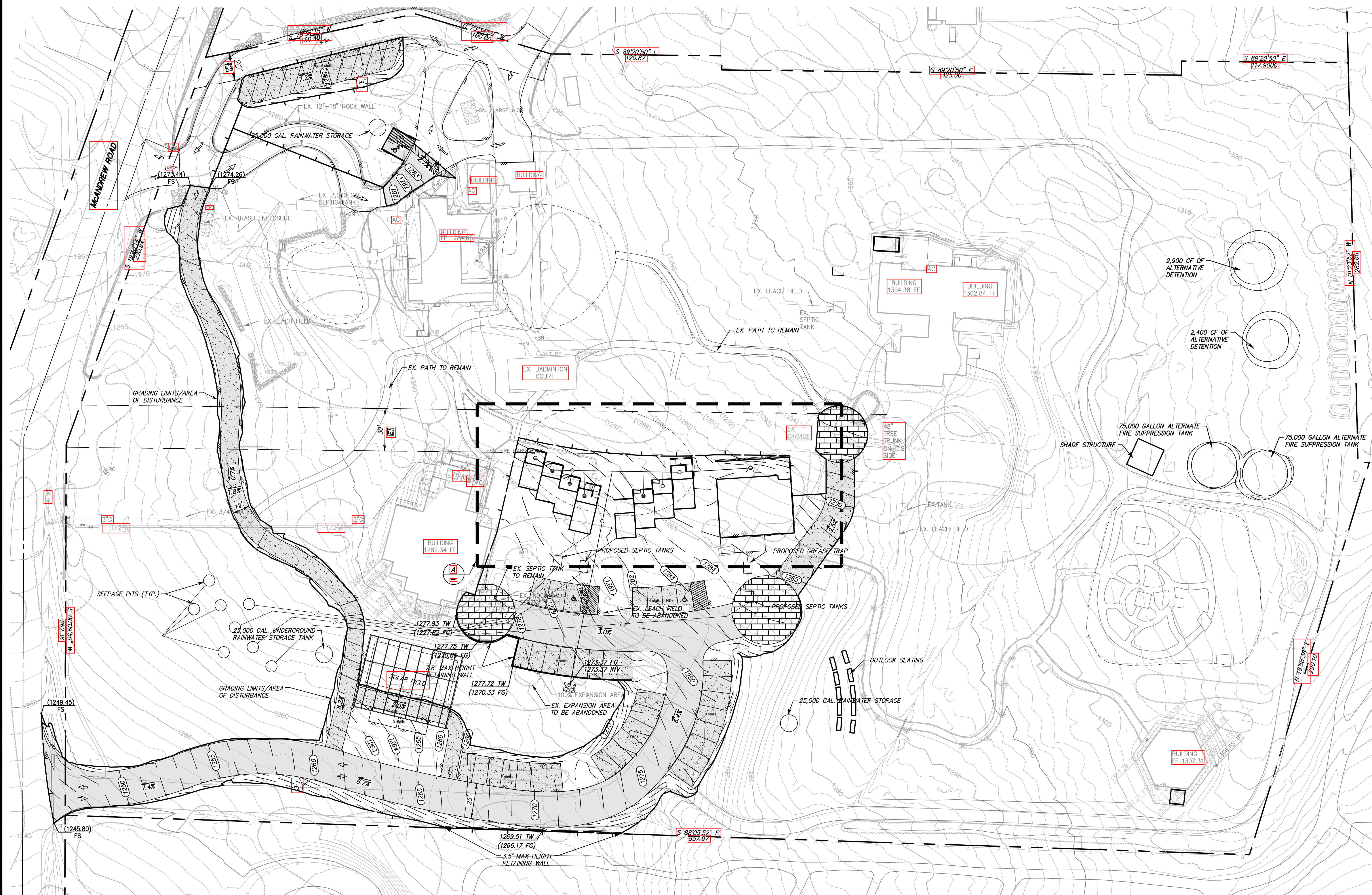
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Parking Exhibits

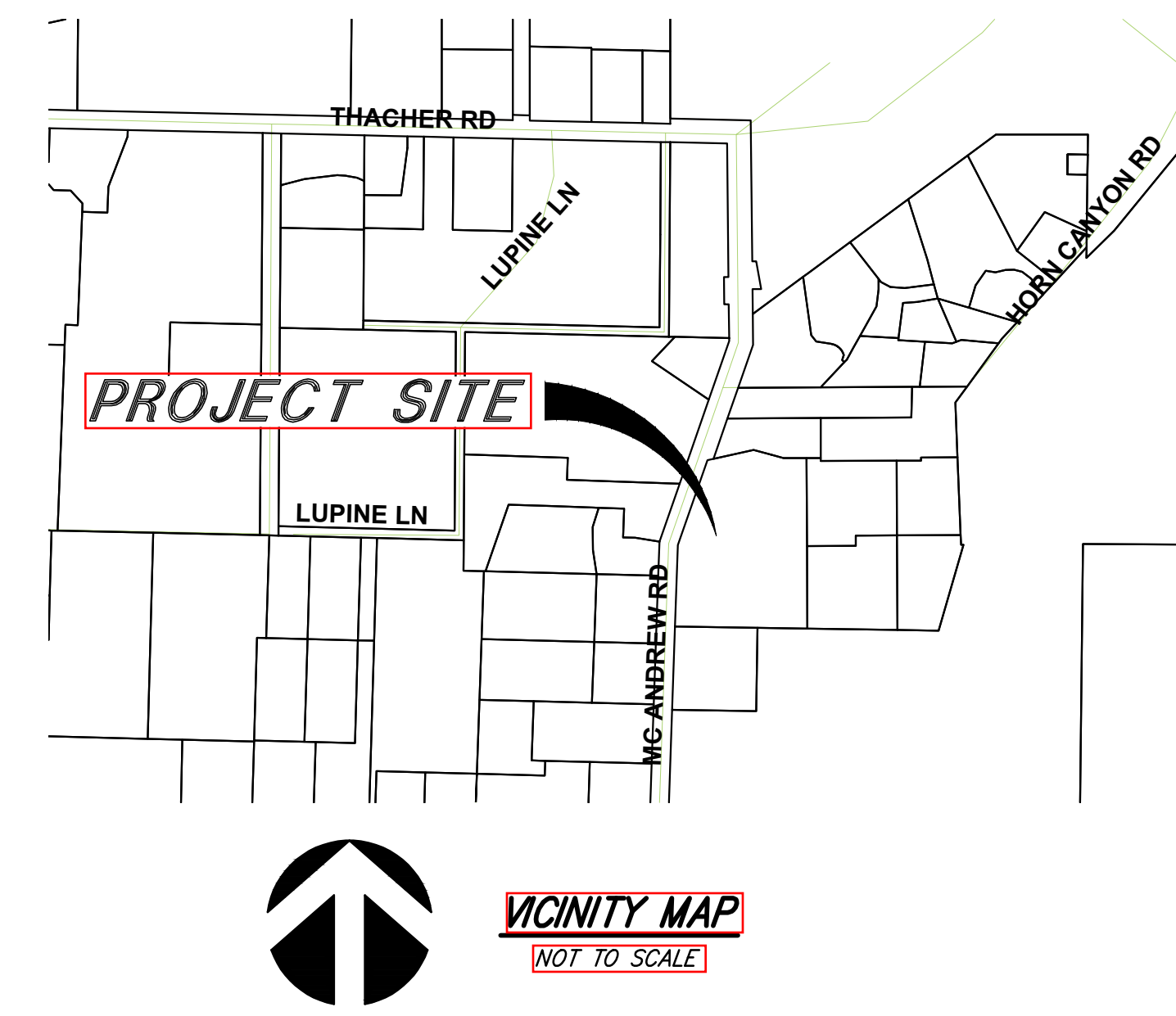
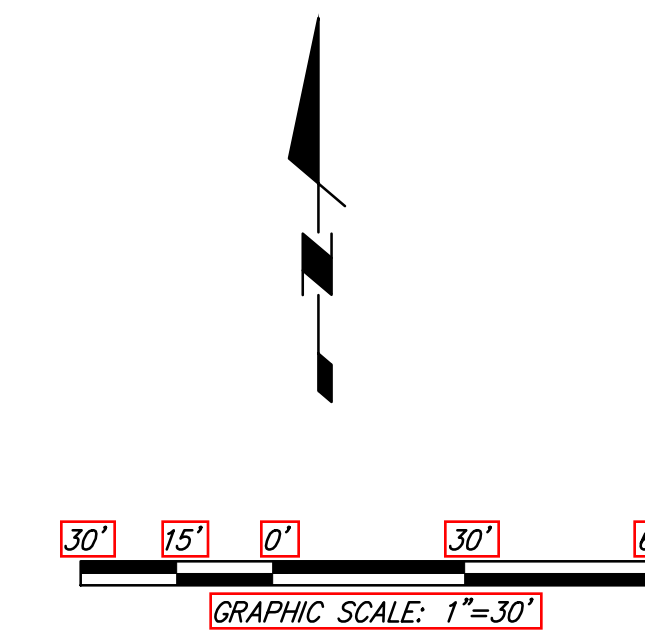
Parking Diagrams

A6.0
CUP Update 08.26.19



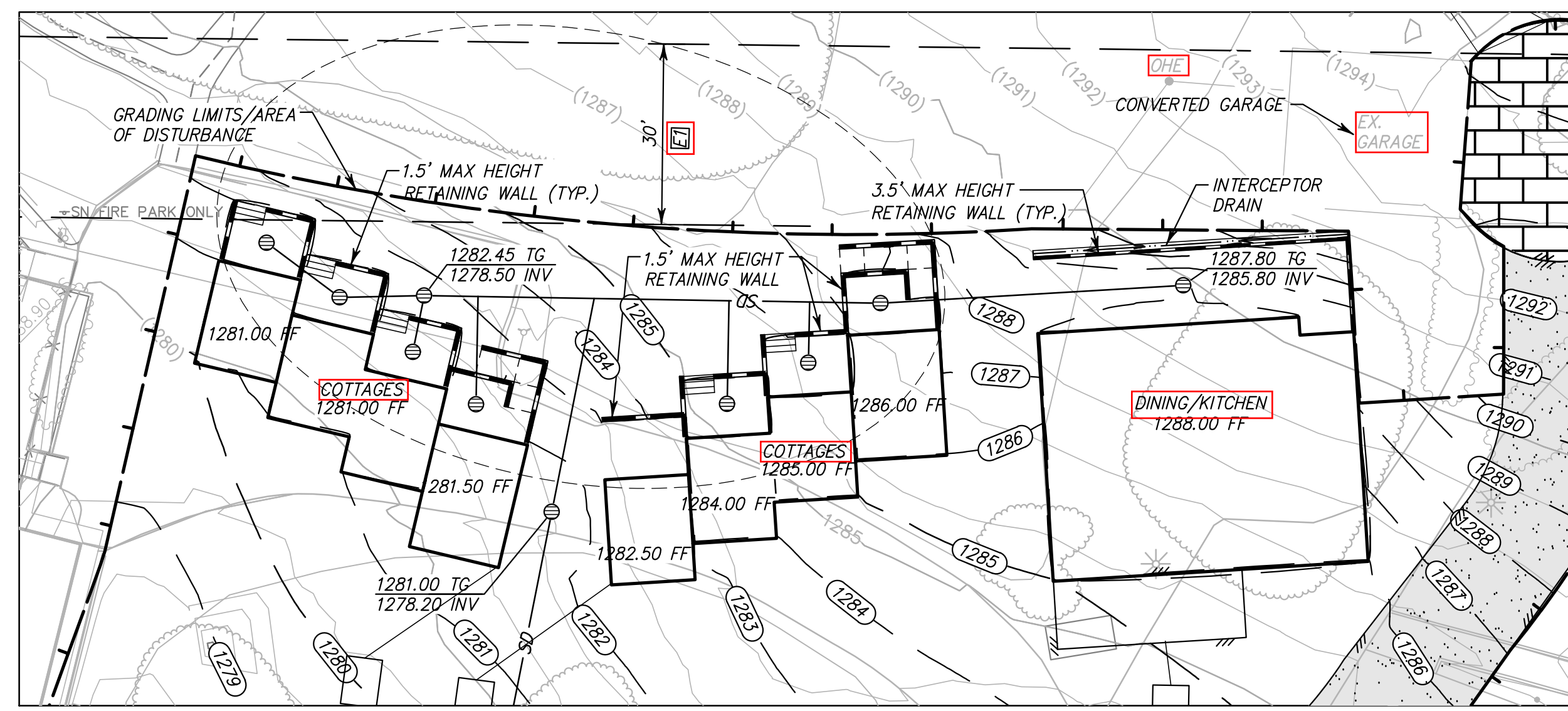
- EASEMENTS**
1. 30' UTILITY EASEMENT
 2. 20' ROAD EASEMENT

AREA OF DISTURBANCE = 2.09 ACRES



LEGEND	
PROPOSED	EXISTING
STORM DRAIN	WATER
SURFACE DRAIN	SEWER
WATER	GAS
SEWER	TELEPHONE
FLOWLINE	WATER VALVE
EASEMENT LINE	FIRE HYDRANT
RETAINING WALL	STREET LIGHT
FIRE HYDRANT	
AC PAVEMENT	
GRANITE OR GRAVEL PAVEMENT	
PERMEABLE PAVERS	

ABBREVIATIONS	
FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE
PVT	PRIVATE



COTTAGE AREA
1" = 20'

 JENSEN DESIGN & SURVEY, INC. www.jdsurvey.com	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6978	PRELIM. GRADING PLAN FOR KRISHNAMURTI FOUNDATION	SHEET 1 OF 1
	1070 McANDREW ROAD OJAI AREA OF VENTURA COUNTY		
	COUNTY OF VENTURA STATE OF CALIFORNIA		
	SCALE: 1"=30' DATE: 8/21/2019	DWG. NAME: 5632_PGP.dwg	

● = Location of Midweek Programs and Dialogues

