



## Planning Director Staff Report Hearing on August 20, 2025

### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 •

<https://rma.venturacounty.gov/divisions/planning/>

### COLVARD ACCESSORY STRUCTRE PLANNED DEVELOPMENT (PD), CASE NO. PL23-0147

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) permit PL23-0147 for a new accessory structure and legalize and existing accessory structure located within the Habitat Connectivity Wildlife Corridor Overlay (Case No. PL23-0147).
2. **Applicant:** Caitlin Maxwell, P.O. Box 1025 Santa Paula, CA 93061
3. **Property Owner:** Stephen Colvard, 15315 Ojai Santa Paula Road, Santa Paula, CA 93060
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 et seq.) the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 4.3-acre project site is located at 15315 Ojai Santa Paula Road, near the intersection of Silver Thread Road and Ojai Santa Paula Road, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 040-0-040-145 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Open Space
  - b. Zoning Designation: OS-160 ac/HCWC (Open Space/ 160-acre lot size minimum/ Habitat Connectivity and Wildlife Corridor Overlay Zone)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-160 ac/HCWC	Single-family Dwelling, Open Space
East	OS-160 ac/HCWC	Single-family Dwelling, Open Space
South	OS-160 ac/HCWC	State Route 150, Open Space
West	OS-160 ac/HCWC	Single-family Dwelling, Open Space, and Oil and Gas Operations

8. **History:** On January 3, 2006, the Planning Director approved a Conditional Use Permit to operate The Painted Pony farm which allowed for the use of farm animal viewing, pony rides, apple and pumpkin picking and the like. After an Ordinance amendment, passed on July 17, 2018, A Conditional Use Permit is no longer required for The Painted Pony Farm.
9. **Project Description:** The applicant requests a Planned Development Permit to authorize the construction of a 1,296 square foot wood-frame, agricultural barn with a pole barn foundation, without plumbing or electrical, and to permit an existing, unpermitted 304-square-foot shed. The subject property is located in the Habitat Connectivity Wildlife Corridor overlay zone and the proposed barn and shed are within a surface water feature area (Sisar Creek), and 90 feet from a mapped wetland. Access to the site would be provided via private driveway connecting to Santa Paula Ojai Road. The project would be served by an onsite septic system provided by the Ventura County Regional Sanitation District, and water would be supplied by an onsite well (Exhibit 3).

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents.

The proposed barn and existing shed are accessory structure(s) to the existing single-family dwelling on site, and are located within a previously disturbed area with other animal keeping structures. The development of the barn will not remove any additional vegetation, nor will it impact the nearby stream. Therefore, the project is determined not have a significant impact on the environment pursuant to CEQA Guidelines Sections 15303, Class 3, (New Construction or Conversion of Small Structures), and 15311, Class 11, (Accessory Structures). Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Therefore, this project is categorically exempt pursuant to Sections 15303 and 15311 of the CEQA Guidelines and no further environmental review is required.

## **C. CONSISTENCY WITH THE GENERAL PLAN**

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

#### **D. ZONING ORDINANCE COMPLIANCE**

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

Pursuant to the requirements of the Ventura County NCZO Section 8105-4, the proposed use is allowed in the OS zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project includes the construction and use of structures that are subject to the development standards of the Ventura County NCZO Section 8106-1.1. Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

<b>Type of Requirement</b>	<b>Zoning Ordinance Requirement</b>	<b>Complies?</b>
Minimum Lot Area (Gross)	160 acres	Not applicable, the lot is 4.3 acres and was created in June 1916, prior to the required lot size minimum.
Maximum Percentage of Building Coverage	5 percent	Yes, 2.7 Percent
Minimum Front Setback	20 feet	Yes, 47 feet
Minimum Side Setback	10 feet	Yes, 140 feet
Minimum Rear Setback	15 feet	Yes, 177 feet
Maximum Structure Height	25 feet	Yes, 19 feet

**2. Ventura County NCZO Section 8109-4.8:** The proposed project area is located within the – Habitat Connectivity and Wildlife Corridors (HCWC) Overlay Zone and therefore, is subject to the standards of the Ventura County NCZO Section 8109-4.8. The following are applicable to the HCWC Overlay Zone standards and a description of whether the proposed project complies with those standards.

- a) Outdoor Lighting** (NCZO Section 8109-4.8.2.4(b)): *All outdoor lighting shall be fully shielded, directed downward, and installed and maintained in such a manner to avoid light trespass beyond the property line, shall not be mounted higher than 15 feet above ground level, and shall not exceed 3,000 Kelvin.*
- b) Wildlife Impermeable Fencing** (NCZO Section 8109-4.4.8.3.6(2)): *“For lots with existing wildlife impermeable fencing forming an enclosed area installed as of May 18, 2019, the cumulative area enclosed by the proposed wildlife impermeable*

*fencing does not exceed 10 percent of the lot area net of the area enclosed by existing wildlife impermeable fencing” and should be site and designed to minimize potential impacts to wildlife movement.*

- c) Ventura County Fire Protection District Setback Areas (NCZO Section 8109-4.8.3.8(b)(1):** *Development should be sited and conducted outside the applicable setback areas set forth in Sec. 8109-4.8.3.4 and 8109-4.8.3.5 to the extent feasible.*
- d) Connectivity and Wildlife Movement (NCZO Section 8109-4.8.3.8(b)(2):** *Development should be sited and conducted to minimize the removal and disturbance of biological resources, landscape features and undeveloped areas that have the potential to support functional connectivity and wildlife movement.*
- e) Development Area (NCZO Section 8109-4.8.3.8(b)(3):** *Development should be sited and conducted to provide the largest possible contiguous undeveloped portion of land.*
- f) Wildlife impermeable fencing (NCZO Section 8109-4.8.3.8(b)(4):** *Wildlife impermeable fencing should be sited and designed to minimize potential impacts to wildlife movement*

Staff Analysis:

The proposed project is to construct a 1,296 sq.ft. agricultural barn and legalize an existing, unpermitted 304 sq.ft. shed in a disturbed area without any electrical utilities. Other structures onsite have outdoor lighting installed on the structures and are conditioned to be shielded and directed downward (Exhibit 5, Condition of Approval No. 21). Additionally, there is approximately 4,039 sq.ft. of wildlife impermeable fencing on the property around the perimeter of the parcel, which covers two percent of the property that was installed prior to May 18, 2019. No additional wildlife impermeable fencing is proposed with this project. The proposed barn is located 90 feet from the wetlands of Sisar Creek. A letter from a biologist has indicated that the proposed location of the barn will have no impacts to the watershed (Exhibit 6). The proposed structures are located within the high fire severity zone and are required to meet the development standards as required by the Ventura County Fire Protection District (Exhibit 5, Condition Nos. 29-36)

## **E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a PD Permit pursuant to Section 8111-1.2.1.1 and Section 8109-4.8.3.8 of the Ventura County NCZO. The ability to make the required findings is evaluated below.



- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1(a)].**

Based on the information and analysis presented in Section D and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1(b)].**

The proposed agricultural barn and legalization of the existing shed will be compatible with surrounding residential and agricultural uses in the vicinity. The subject property is currently developed with an existing single-family dwelling, animal keeping structures, and other agricultural accessory structures. The proposed barn and shed will be located in a disturbed area of the property. The structures are incidental and subordinate to the existing residential and agricultural use on the site. No change in use that could create land use conflicts is proposed. Therefore, the project would not conflict with surrounding residential uses.

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

- 3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1(c)].**

As discussed in Section A and C (Exhibit 4) of this Staff Report, the barn and shed are considered accessory structures to, and in support of, the existing single-family dwelling, therefore, there would be no net increase in traffic generation. Existing public services are adequate to serve the proposed development without affecting existing development on neighboring properties. Additionally, as discussed in Section D of this Staff Report, the proposed project will comply with the maximum building height, maximum building coverage, and minimum setback standards for the Open Space zone. Further, the property owner has been operating the painted pony for 20 years and the County has no record of a recorded complaint or violation for the business. Therefore, the proposed project will not be harmful or impair the utility of neighboring properties or uses.

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

- 4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1(d)].**

As discussed in Section A and C (Exhibit 4) of this Staff Report, adequate public resources and infrastructure exist to serve the proposed project. Wastewater water service is via an onsite water treatment system. Adherence to state and local

OWTS regulations and proper maintenance of tanks and disposal fields ensures potential impacts to public health is avoided and does not create a public nuisance and/or contaminate groundwater. Septic tanks must be pumped by a Ventura County Environmental Health Division permitted pumper truck and septage waste must be disposed of in an approved manner. Water is provided by a private onsite well. The Ventura County Fire Department reviewed the project and deemed it complete without conditions of approval. Further, Fire Station 20 is three miles from the project site.

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

- 5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1(e)].**

The proposed use, a non-habitable barn and the legalization of an existing, unpermitted shed, are accessory to existing agricultural use and a single-family dwelling, does not require a Conditional Use Permit. Therefore, this finding does not apply.

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

- 6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1(f)].**

The subject lot is comprised of one existing legal lot of record which is a portion on Lot 37 of the Bard Subdivision of Rancho Ojai shown on a map recorded in Book 5 Page 25 ½ of Miscellaneous Records.

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

- 7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1(g)].**

As discussed in Section B, above, the proposed project meets the criteria for Class 3 and Class 11 categorical exemptions (CEQA guidelines Sections 15303 and 15311). The Class 3 and Class 11 categorical exemptions apply to construction of small structures, and accessory structures, respectively, such as a barn and shed. As the project is categorically exempt from CEQA, preparation of an Initial Study was not necessary.

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

- 8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.5 and Article 9].**

The subject property is located in the HCWC overlay zone. The project complies with the standards for this overlay zone, as discussed in Section D (above). Under the HCWC zone, a PD permit is required, because the project is located within a surface water feature area. The project meets all applicable HCWC standards as proposed and conditioned.

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

9. **The development, including any resulting fuel modification required by Ventura County Fire Protection District pursuant to VCPFD Ordinance 30, as may be amended, is sited and conducted in a manner that is consistent with the development guidelines set forth in Sec. 8109-4.8.3.8.b to the extent feasible [Section 8109-4.8.3.8.c].**

The proposed project was reviewed by the VCFPD and no fuel modification is required for the project.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On August 10, 2025, the Planning Division mailed notice to owners of property within 300 feet the property on which the project site is located and placed a legal ad in the *Ventura County Star*.

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

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 and 15311 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 and Section 8109-4.8.3.8.c of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** PD Permit Case No. PL23-0147, subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or [aubrie.richardson@venturacounty.gov](mailto:aubrie.richardson@venturacounty.gov).

Prepared by:



Aubrie Richardson, Case Planner  
Residential Permit Section  
Ventura County Planning Division

Reviewed by:



Jasmin Kim, AICP  
Residential Permit Section Manager  
Ventura County Planning Division

#### EXHIBITS

- |           |  |
|-----------|--|
| Exhibit 2 | Maps   |
| Exhibit 3 | Plans  |
| Exhibit 4 | General Plan Consistency Analysis                                  |
| Exhibit 5 | Draft Conditions of Approval                                       |
| Exhibit 6 | Biologist Letter Prepared by Padre Associates Dated April 24, 2024 |



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 06-10-2025



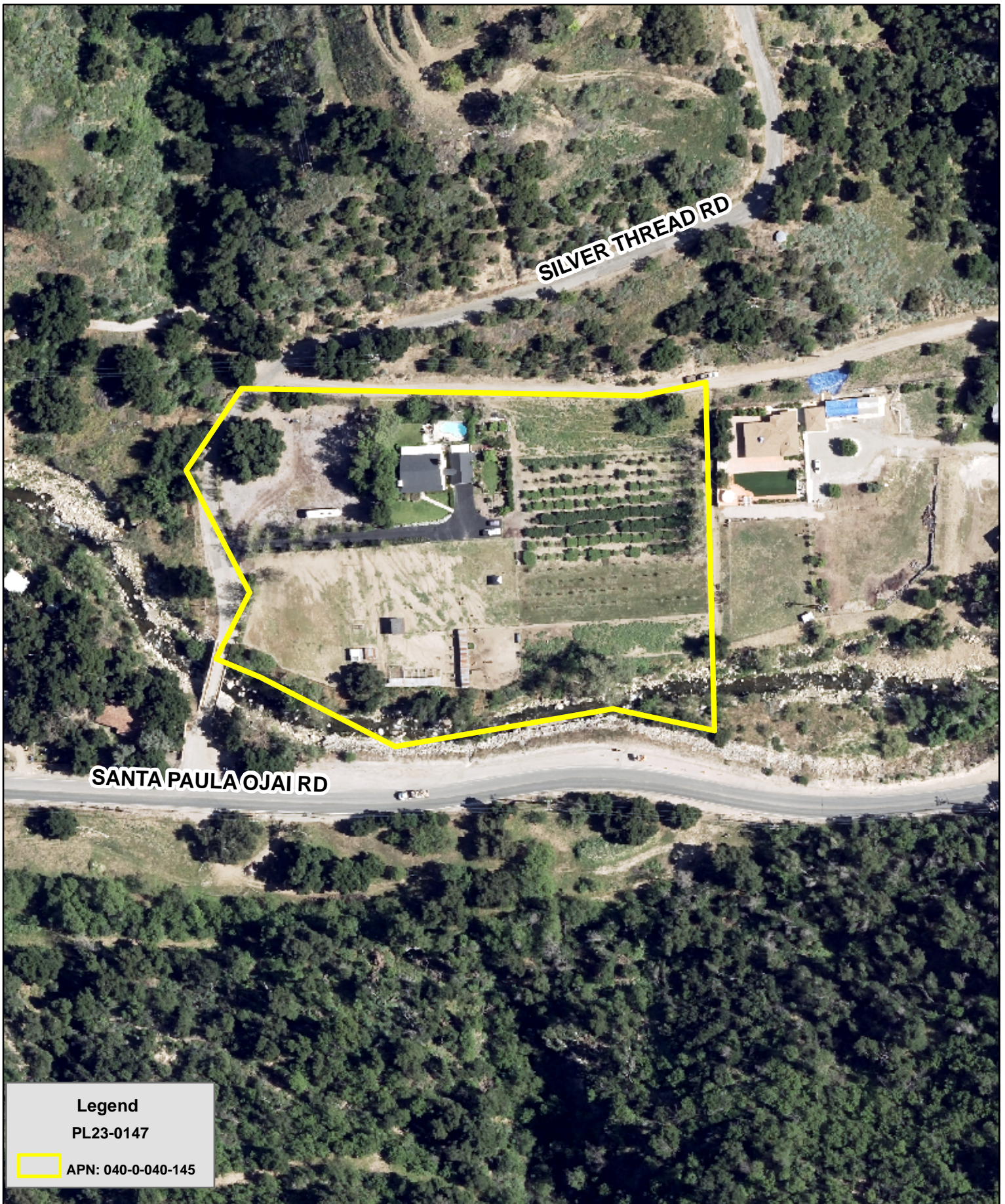
County of Ventura  
Planning Director Hearing  
08/20/2025  
PL23-0147  
Exhibit 2: Maps

0 10,500 21,000 Feet

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E





**Legend**

PL23-0147

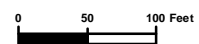
 APN: 040-0-040-145



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 08-04-2025  
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**County of Ventura  
Planning Director Hearing  
APN: 040-0-040-145  
Santa Paula/ Ojai Road  
Santa Paula CA 93060  
Aerial Photography**



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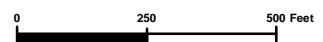




Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 08-04-2025  
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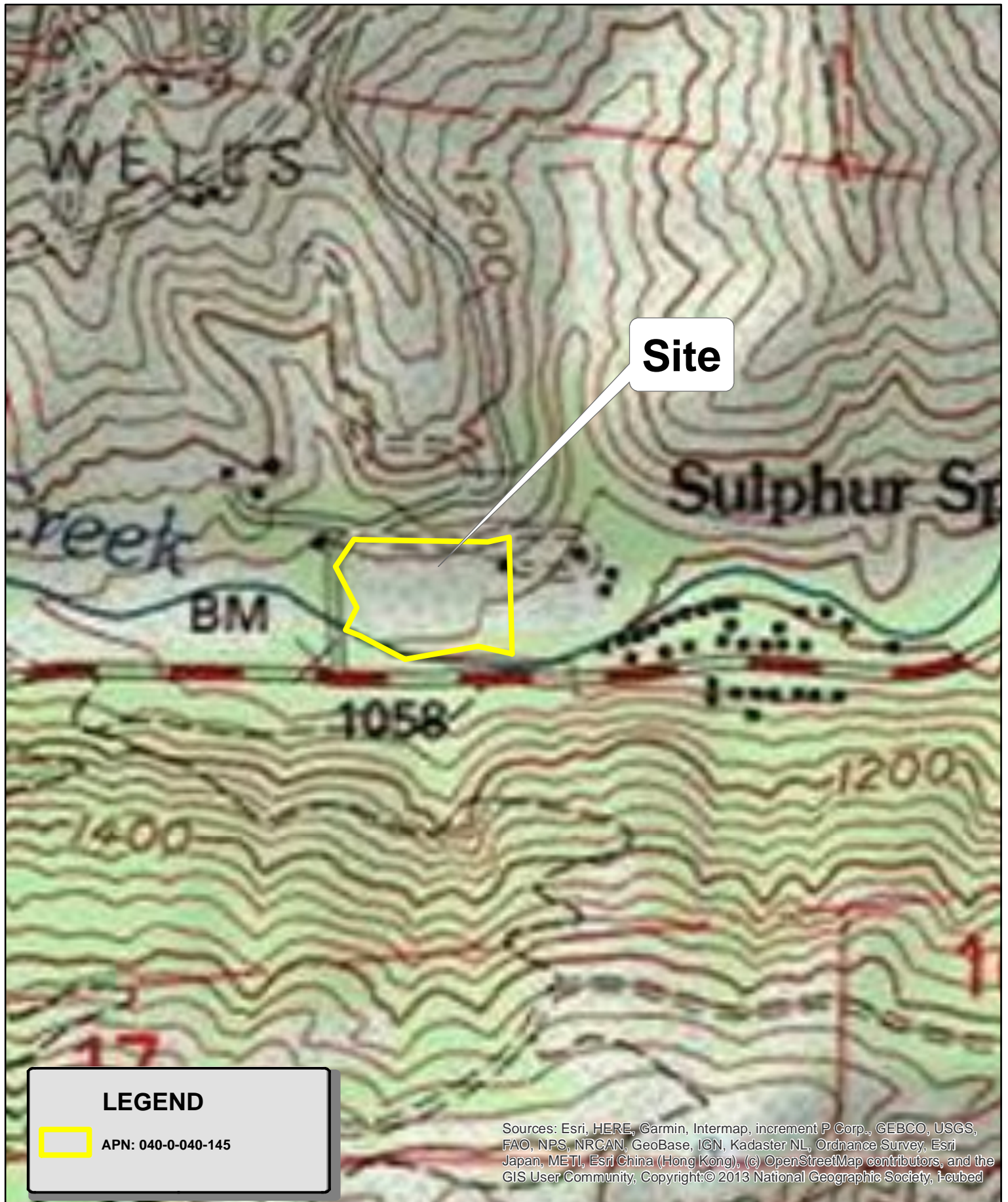
County of Ventura  
 Planning Director Hearing  
 APN: 040-0-040-145  
 Santa Paula/Ojai Road.  
 Santa Paula CA. 93060  
 General Plan and Zoning Map



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CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ON SITE ALL DIMENSIONS PRIOR TO STARTING WORK. THE DESIGNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
2. UNLESS OTHERWISE NOTED OR SHOWN, ALL PHASES OF WORK ARE TO CONFORM TO THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (LATEST GOVERNING EDITION), LOCAL BUILDING CODES AND THOSE ASTM SPECIFICATIONS UPON WHICH THE STANDARDS ARE BASED. WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
3. ALL ASTM DESIGNATIONS REFERRED TO ON THESE DRAWINGS SHALL BE THE LATEST ADOPTED OR REVISED SPECIFICATIONS.
4. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED OR SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK TO COMPLETION OF THE PROJECT, AS INDICATED IN THE CONTRACT DOCUMENTS, AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES.
7. DETAILS; CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED THE SAME AS SIMILAR CONDITIONS DETAILED AND/OR INDICATED ON THE PLANS.
8. NAILING; NAILING NOT SHOWN ON THE PLANS SHALL BE IN ACCORDANCE OF GOVERNING BUILDING CODES.
9. PROVIDE ALL TEMPORARY BRACING, SHORING AND GUYING TO AVOID EXCESSIVE STRESSES ON STRUCTURAL ELEMENTS, AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARANCE AND EARTHWORK OPERATIONS OR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNTAINS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. DO NOT CUT OR TRIM ANY TREES ON THE PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY DESIGNER AND OWNER. AVOID FILLING OR CUTTING AROUND EXISTING TREES TO REMAIN. PROTECT THESE TREES WITH BARRIERS DURING CONSTRUCTION.
12. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL.
13. CONTRACTOR SHALL PROTECT THE ADJOINING PROPERTY DURING EXCAVATION. PROTECTION SHALL BE SUCH THAT ANY EARTH OF THE ADJOINING PROPERTY WILL NOT CAVE-IN OR SETTLE.
14. THE CONTRACTOR SHALL NOTIFY THE "OWNER" OF ANY CONDITION REQUIRING MODIFICATION OR CHANGE, BEFORE PROCEEDING WITH WORK.
15. ALL CONSTRUCTION TO PROVIDE A WATERPROOFED AND WEATHER TIGHT. CONTRACTOR SHALL SEAL AS NECESSARY TO ACHIEVE THIS REQUIREMENT USING APPROVED METHODS AND MATERIALS AND FOLLOWING ALL PRODUCT MANUFACTURERS INSTRUCTIONS.
16. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.
17. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
18. SHEET METAL & FLASHING; PROVIDE AND INSTALL SHEET METAL AND OR COPPER FLASHING AS DETAILED AND REQUIRED TO INSURE WATERTIGHT ASSEMBLY. ALL PIECES SHALL BE FABRICATED IN MAXIMUM PRACTICAL LENGTHS, FREE OF WARPS, BUCKLES AND DENTS AND OTHER DEFECTS.
19. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE VENTURA COUNTY HEALTH DEPARTMENT & APPROPRIATE FOR SUCH USE. ORD 3522, SECTION 6(K).
20. ALL HOSES USED FOR ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF CAN NOT BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE & TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE. ORD 3522 6(K).
21. FIRE BLOCK STUD WALLS (@ 10' INTERVALS/HORIZ. & VERT), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS,ATTIC AND CHIMNEY CHASE, STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS CRC R302.11
22. AFTER COMMENCEMENT OF WORK, ANY FAULTS IN CONSTRUCTION DUE IN PART TO ERRORS IN THE CONSTRUCTION DOCUMENTS, SHALL BE CORRECTED BY CONTRACTOR OR SUBCONTRACTOR.
23. ALL GLAZING, VENTS AND PORCH CONSTRUCTION TO COMPLY WITH HIGH FIRE HAZARD AREA/FIRE HAZARD SEVERITY ZONE REQUIREMENTS. VCBC CHAPTER 7A, VCFC ORD.30.
24. AFTER COMMENCEMENT OF WORK, ANY DELAYS, PROBLEMS OR FAULTS IN CONSTRUCTION DUE IN FULL OR PART TO ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PERSON RESPONSIBLE FOR PREPARING THE CONSTRUCTION DOCUMENTS. THE LIABILITY FOR ERRORS AND OMISSIONS IN THE CONSTRUCTION DOCUMENTS SHALL NOT EXCEED ANY FEES PAID TO THE PERSON RESPONSIBLE FOR PREPARING THE CONSTRUCTION DOCUMENTS.

SOILS NOTES

1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
2. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. EVIDENCE OF SUCH INSPECTION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.

FIRE DEPARTMENT NOTES

1. ALL CONSTRUCTION TO COMPLY WITH HIGH FIRE HAZARD REQUIREMENTS PER VCBC SEC. CBC CHAPTER 7A FDP 22, 2023 NFPA 22 AND THE 2022 NFPA 1142.
2. ADDRESS:

(a) THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.

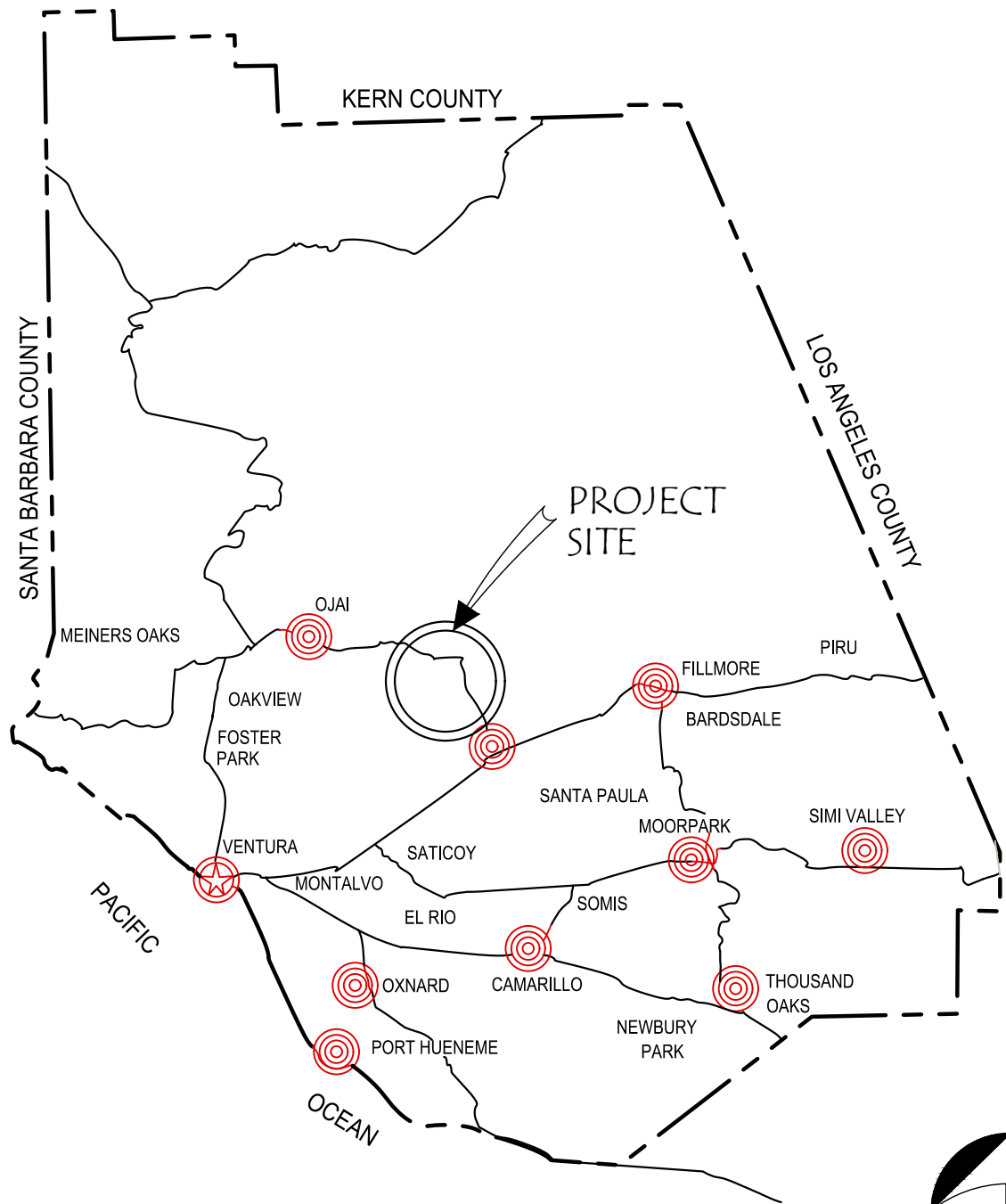
(b) THE ADDRESS NUMBERS SHALL BE OF MINIMUM FOUR INCHES (4") IN HEIGHT.

(c) THE ADDRESS NUMBERS SHALL BE CONTRASTING COLORS TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURB ARE NOT ACCEPTABLE).

(d) PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
3. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITH OUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT & FROM THE CITY/COUNTY HEALTH DEPARTMENT. ORD 3522, SECTION 6(L).

LEGEND

- (E) EXISTING
- (N) NEW
- PROPERTY LINE
- ROAD CENTER LINE (APPROXIMATE)
- CREEK CENTER LINE (APPROXIMATE)
- x- EXISTING FENCE
- ☁ EXISTING TREES (AS LABELED)
- 🔥 EXISTING DRAFTING FIRE HYDRANT
- ◻ EXISTING WELL
- 🟦 FLOOD ZONE BOUNDARY



VENTURA COUNTY MAP



SHEET INDEX

#	SHEET	DESCRIPTION	SCALE
		ARCHITECTURE	
1	A 0.0	TITLE SHEET	NTS
2	A1.0	OVERALL SITE PLAN	1" = 40'
3	A1.1	DETAILED SITE PLAN	1" = 40'
4	A1.2	WILDFIRE COMPLIANCE NOTES	NTS
5	A1.3	WILDLIFE CORRIDOR NOTES	NTS
6	A1.4	WILDLIFE CORRIDOR NOTES	NTS
7	A2.0	FLOOR PLAN	1/4" = 1'-0"
8	A 3.0	ROOF PLAN	1/4" = 1'-0"
9	A 4.0	ELEVATIONS	AS NOTED
10	A 5.0	SECTIONS	AS NOTED
11	A 6.0	SCHEDULES	NTS
12	A 7.0	DETAILS	AS NOTED
13	GBC-1	GREEN BUILDING CODE PAGE 1 OF 2	NTS
14	GBC-2	GREEN BUILDING CODE PAGE 1 OF 2	NTS
15	FF-1	WILDFIRE MATERIAL NOTES	NTS
16	A8.0	ANIMAL BARN PLANS/ ELEVATIONS	NTS

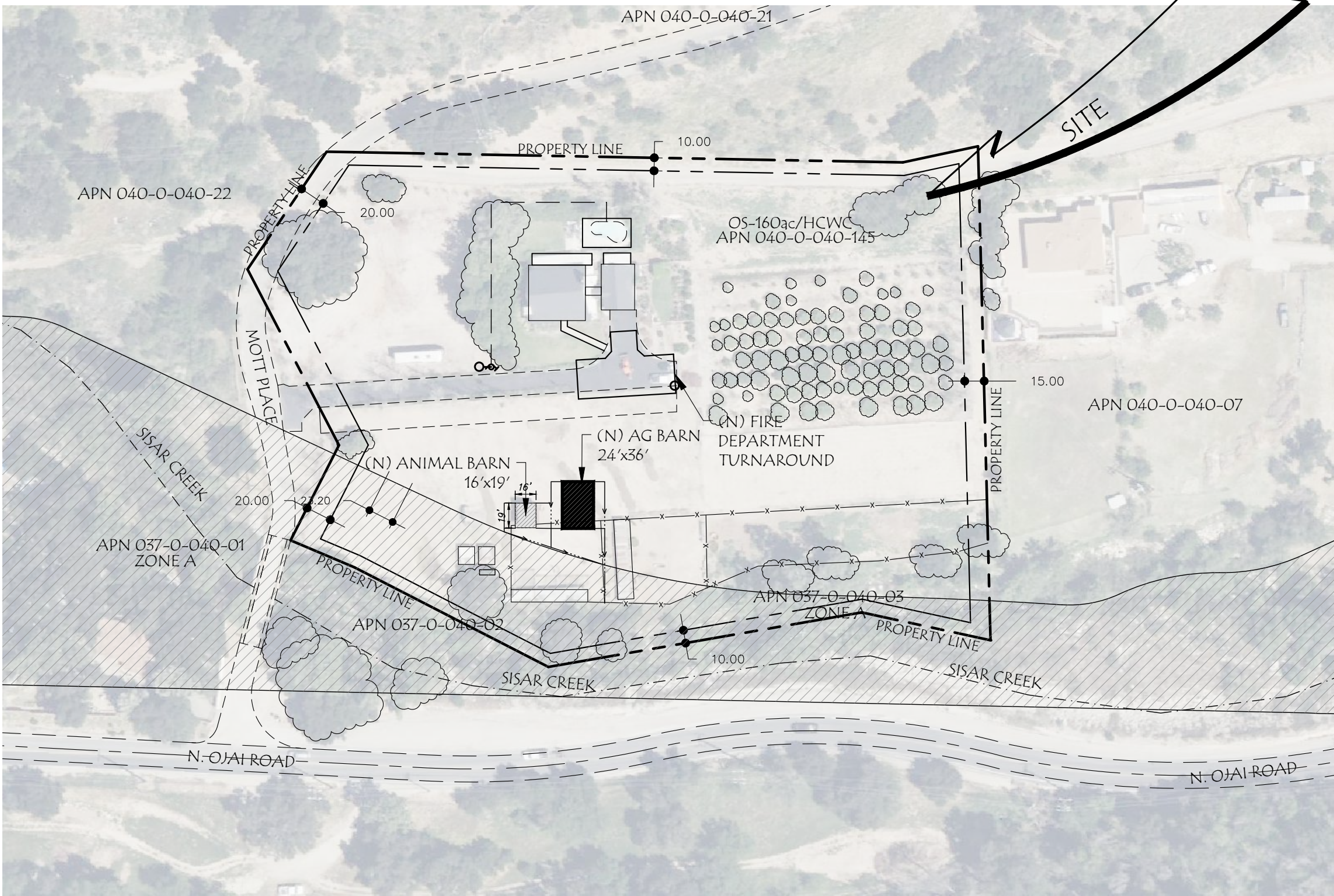
#	SHEET	DESCRIPTION	SCALE
17	SN-1	STRUCTURAL NOTES	NTS
18	SN-2	STRUCTURAL NOTES	1" = 40'
19	S-1	FOUNDATION & FRAMING PLAN	1" = 20'
20	SD-1	TYPICAL STRUCTURAL DETAILS	NTS
21	SD-2	STRUCTURAL DETAILS	NTS

DEVELOPMENT DATA TABLE

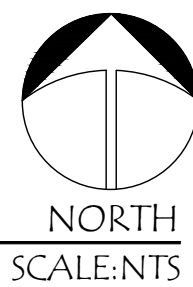
EXISTING PRINCIPLE STRUCTURES	FOOTPRINT S.F.
RESIDENCE	2,170
TOTAL:	2,170

EXISTING DETACHED ACCESSORY STRUCTURES	FOOTPRINT S.F.
GARAGE	1,051
WELL HOUSE	56
ANIMAL SHADE COVER	1,855
TOTAL:	2,962

PROPOSED STRUCTURES	FOOTPRINT S.F.
AG BARN	864
ANIMAL BARN	304
TOTAL:	1,168
GRAND TOTAL:	6,300



County of Ventura  
Planning Director Hearing  
08/20/2025  
PL23-0147  
Exhibits 3: Plans



PROJECT DATA

PROPERTY OWNER:  
OWNER ADDRESS:  
  
PROJECT ADDRESS:  
  
GOVERNING AGENCY SETBACKS:  
  
ZONE:  
FLOOD ZONE:  
HIGH FIRE SEVERITY ZONE:  
PARCEL SIZE:  
APN:  
LEGAL DESCRIPTION:

STEPHEN AND PAM COLVARD  
15315 SANTA PAULA ROAD (N.OJAI ROAD)  
SANTA PAULA, CA 93060  
  
15315 SANTA PAULA ROAD (N. OJAI ROAD)  
SANTA PAULA, CA 93060  
  
20' FRONT YARD  
10' SIDE YARD INTERIOR  
15' REAR YARD  
25' & 35' HEIGHT IF MORE THAN 15' FROM PROPERTY LINE  
  
OS-160ac/HWCW, OPEN SPACE ( 10 AC MIN.)  
NA  
YES  
187,308 SQ. FT. /4.30 ACRES  
040-0-040-145  
UNINCORPORATED AREA OF VENTURA COUNTY ASSESSOR'S MAP, BARD SUBDIVISION PORTION TRACT 37, R.S. BK. 2, PG.79 BARD SUBDIVISION, RANCHO OJAI, M.R. BK. 5, PG. 25 1/2.

OCCUPANCY:  
TYPE OF CONSTRUCTION:  
(E) & (P) STRUCTURES SQ. FTG.:

U  
V-B  
⚠ (E) = 5,132 (P) = 1,168

LOT COVERAGE:

LC = BA/LA x 100  
LC = 6,300 / 187,308 x 100  
LC= 0.0336 x 100  
LC= 3.363  
LC = 3.4%

ACCESS EASEMENT

20' EASEMENT ACCESS FOR RESIDENTS TO ACCESS THEIR PROPERTY. OIL COMPANY OCCUPIES THE EASEMENT AS AN EGREES AND INGRESS TO THEIR PROPERTY. OIL COMPANY MAINTAINS EASEMENT STARTING AT THE BRIDGE.

SCOPE OF WORK

PROPOSED CONSTRUCTION WOOD FRAME AGRICULTURAL BARN AND AN ANIMAL BARN, WITH NO PLUMBING OR ELECTRICAL.

CONSULTANTS

DESIGN:  
Robert William Co., LLC  
Christina Grina, Architect  
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(805) 625-1144  
christina@rwc-llc.com

CIVIL ENGINEER:  
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STRUCTURAL ENGINEER

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randy@rwc-llc.com

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH TITLE 24, 2022 CALIFORNIA BUILDING CODE AND 2022 VENTURA COUNTY BUILDING CODE, CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC) (R101.1.1CRC), CALGREEN CODE, AND ALL LOCAL CODES AND ORDINANCES.



ROBERT WILLIAM COMPANY  
PLANNING & LAND USE SERVICES  
GENERAL ENGINEERING & BUILDING CONTRACTORS  
917 RAILROAD AVENUE - P.O. BOX 1025  
SANTA PAULA CA, 93061  
PHONE: (805) 525-6400 FAX: (805) 933-8040

CONSULTANT:

PROJECT: AG BARN

CLIENT:

STEPHEN AND PAM COLVARD  
15315 SANTA PAULA/OJAI ROAD  
SANTA PAULA, CA 93060

#	Revision	Date
1	PC #1	04/07/2025

Scale: AS NOTED

Drawn by: CRR

Date: 04/07/2025

Job # 10581.00

Sheet: A0.0  
SHEET NO. 1 OF 21 SHEETS

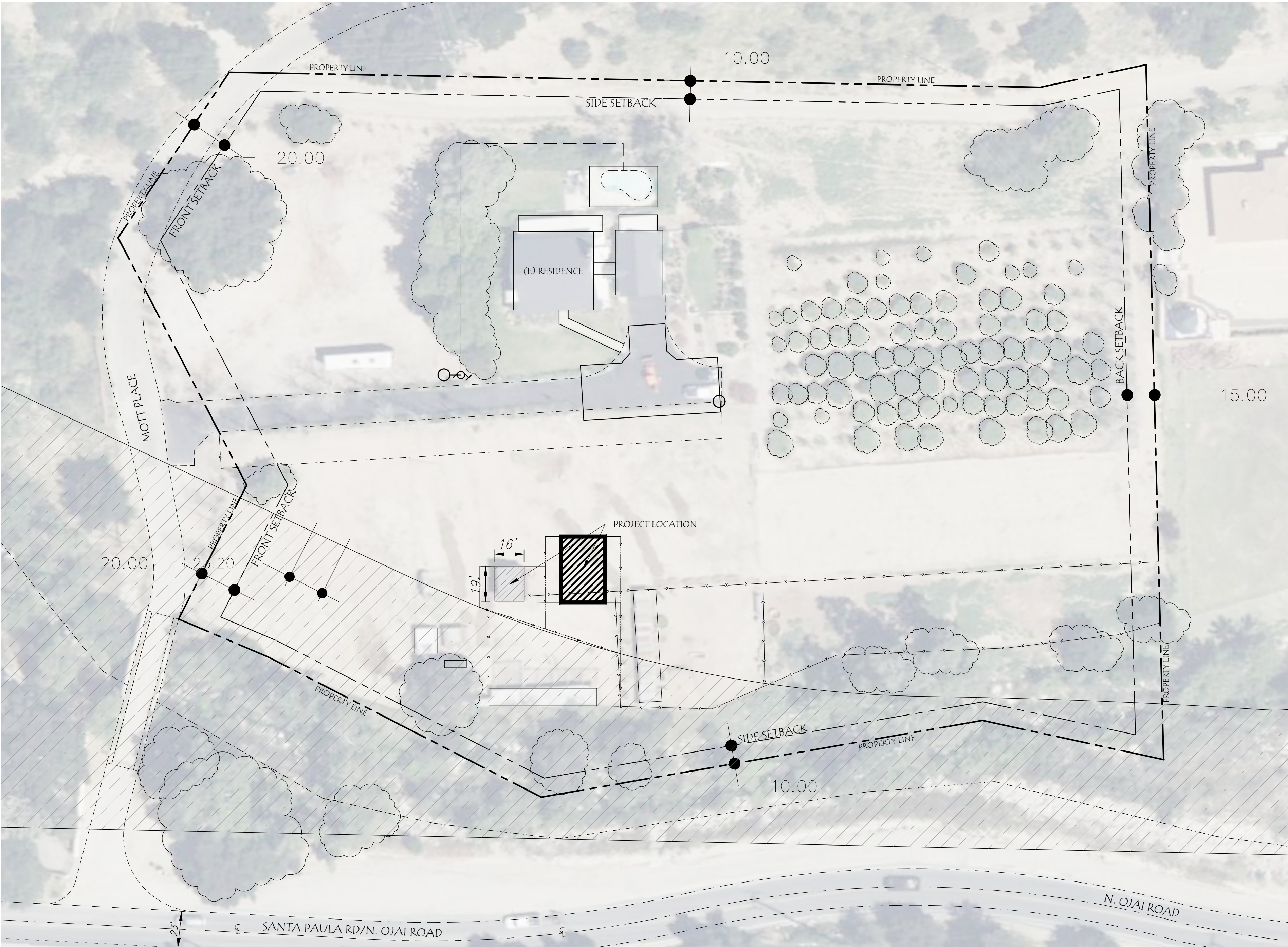
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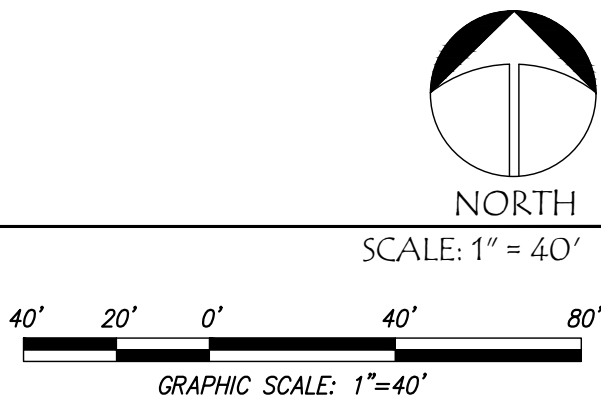
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Plot date: Jul 31, 2025 - 2:45pm

Plot by: stave



OVERALL SITE PLAN



LEGEND

- (E) EXISTING
- (N) NEW
- PROPERTY LINE
- ROAD CENTER LINE (APPROXIMATE)
- CREEK CENTER LINE (APPROXIMATE)
- x- EXISTING FENCE
- ☁ EXISTING TREES (AS LABELED)
- ⊙ EXISTING DRAFTING FIRE HYDRANT
- EXISTING WELL
- ▭ FLOOD ZONE BOUNDARY

LOT COVERAGE

LC = BA/LA x 100  
LC = 6,300 / 187,308 x 100  
LC = 0.0336 x 100  
LC = 3.363  
LC = 3.4%

ACCESS EASEMENT

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01/31/2025

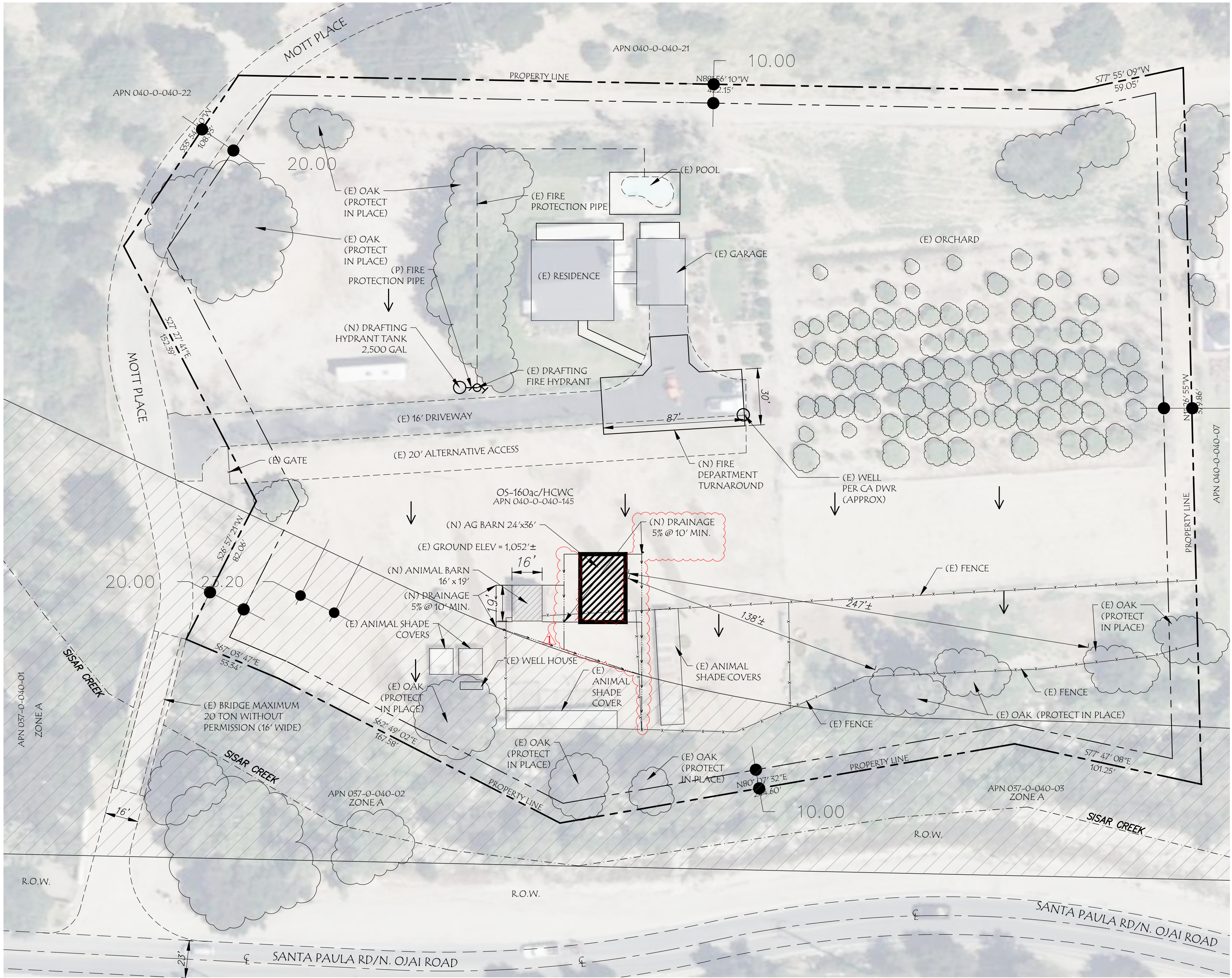
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10581.00

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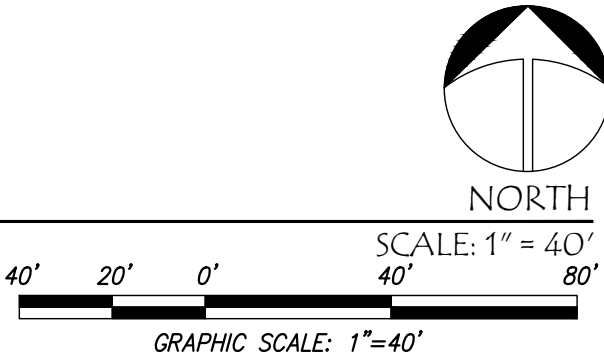
SHEET NO. 2 OF 21 SHEETS

OVERALL SITE PLAN





DETAILED SITE PLAN



LEGEND

- (E) EXISTING
- (N) NEW
- PROPERTY LINE
- ROAD CENTER LINE (APPROXIMATE)
- CREEK CENTER LINE (APPROXIMATE)
- x- EXISTING FENCE
- ☁ EXISTING TREES (AS LABELED)
- ⚡ EXISTING DRAFTING FIRE HYDRANT
- EXISTING WELL
- ▭ FLOOD ZONE BOUNDARY

LOT COVERAGE

LC = BA/LA x 100  
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CONSULTANT:

PROJECT:  
AG BARN

CLIENT:  
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15315 SANTA PAULA/OJAI ROAD  
SANTA PAULA, CA 93060

#	Revision	Date
1	PC #1	04/03/2025

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CRR

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Job #  
10581.00

Sheet:  
A1.1

SHEET NO. 2 OF 21 SHEETS



FIRE COMPLIANCE NOTES

Sec. 4905 – WILDFIRE PROTECTION BUILDING CONSTRUCTION

SEC. 4905.4.2 – NEW FENCING  
NEW FENCING AND GATES INSTALLED ON OR AFTER JANUARY 1, 2023, SHALL COMPLY WITH THE FOLLOWING:  
1. COMBUSTIBLE FENCING SHALL NOT BE INSTALLED BACK-TO-BACK. TWO PARALLEL COMBUSTIBLE FENCES SHALL BE SEPARATED BY AT LEAST 5 FEET.  
2. THERE SHALL BE NO MULCH, COMBUSTIBLE VEGETATION, OR ANY OTHER COMBUSTIBLE MATERIAL LINED AT THE BOTTOM AND WITHIN 12 INCHES ON EACH SIDE OF COMBUSTIBLE FENCES.  
3. FENCING AND GATES THAT ARE NOT PARALLEL TO THE BUILDING, AND ARE WITHIN 5 FEET OF THE BUILDING, SHALL BE OF NON-COMBUSTIBLE MATERIAL.

SEC. 4905.4.3 – EXISTING FENCING  
FENCING INSTALLED PRIOR TO JANUARY 1, 2023, MAY REMAIN.  
EXCEPTION: THE ENTIRE FENCING NOT PARALLEL AND WITHIN 5 FEET OF THE BUILDING, INCLUDING GATES WITHIN THE FENCING, SHALL BE OF NON-COMBUSTIBLE MATERIAL WHEN ANY PORTION OF EXISTING FENCING WITHIN 5 FEET IS BEING REPLACED. FENCING BEYOND 5 FEET FROM THE BUILDING IS NOT REQUIRED TO BE REPLACED WITH NON-COMBUSTIBLE MATERIAL.

SECTION 4907 – DEFENSIBLE SPACE

SEC. 4907.3 – REQUIREMENTS.  
VEGETATION AND FUELS AROUND ALL BUILDINGS AND STRUCTURES SHALL BE MAINTAINED AND SPACED AT ALL TIMES IN ACCORDANCE WITH THE FOLLOWING LAWS AND REGULATIONS. SHOULD A CONFLICT OF ANY REQUIREMENTS OCCUR, THE MOST RESTRICTIVE REQUIREMENT SHALL PREVAIL:  
1. PUBLIC RESOURCES CODE, SECTION 4291.  
2. CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 3, ARTICLE 3, SECTION 1299.  
3. CALIFORNIA GOVERNMENT CODE, SECTION 51182.  
4. CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 7, SUBCHAPTER 1, SECTION 3.07.  
5. THE REQUIREMENTS OF CHAPTER 49, AND THE DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS AS ISSUED AND APPROVED BY THE FIRE CODE OFFICIAL.

4907.3.1 RETROACTIVITY.  
THERE IS NO "GRANDFATHERING" OR EXEMPTIONS FOR EXISTING DEFENSIBLE SPACE ZONES, UNLESS SPECIFICALLY IDENTIFIED WITHIN THE STATE LAW OR THIS CODE. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, OR STATE LAW, EXISTING DEFENSIBLE SPACE/FUEL MODIFICATION ZONES (FMZS) SHALL REQUIRE RETROFITTING, INCLUDING THINNING AND OR REMOVAL OF PLANTS, TREES, AND VEGETATION, TO MEET THIS CODE, THE DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS AS ISSUED BY THE FIRE CODE OFFICIAL, OR STATE LAW. UPON NOTIFICATION BY THE FIRE CODE OFFICIAL, AND WHEN APPROVED, WORK TO BRING AN EXISTING DEFENSIBLE SPACE AND FMZ INTO COMPLIANCE WITH THIS CODE, AND THE DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS, MAY BE DONE OVER A TWO-FOUR (2-4) YEAR PERIOD AS DETERMINED BY THE FIRE CODE OFFICIAL. A COMPLIANCE PLAN PREPARED BY THE PROPERTY OWNER MAY BE REQUESTED FOR REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL.

4907.6 CLEARANCE OF FUELS OR VEGETATIVE GROWTH FROM STRUCTURES.

4907.6.1 STRUCTURES.  
ANY PERSON OWNING, LEASING, CONTROLLING, OPERATING OR MAINTAINING ANY BUILDING IN, UPON, OR ADJOINING ANY WUI AREA, AND ANY PERSON OWNING, LEASING OR CONTROLLING ANY LAND ADJACENT TO SUCH BUILDINGS, SHALL AT ALL TIMES MAINTAIN AROUND AND ADJACENT TO SUCH BUILDING, AN EFFECTIVE FIREBREAK MADE BY REMOVING AND CLEARING AWAY, ALL COMBUSTIBLE MATERIAL ON THEIR PROPERTY FOR A DISTANCE NOT LESS THAN 100 FEET FROM ALL PORTIONS OF THE BUILDING. DISTANCES MAY BE INCREASED BY THE FIRE CODE OFFICIAL BECAUSE OF A SITE-SPECIFIC ANALYSIS BASED ON LOCAL CONDITIONS AND WHEN REQUIRED, BASED ON A FIRE PROTECTION PLAN. THIS SECTION SHALL NOT APPLY TO SINGLE SPECIMENS OR STANDS OF PROTECTED SPECIES OF TREES, ORNAMENTAL LANDSCAPE OR SIMILAR PLANTS USED IN LANDSCAPING AND GROUND COVERS, THAT ARE WELL-PRUNED, MAINTAINED, AND SPACED, AND DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO OTHER NEARBY VEGETATION OR TO INTERRUPT THE ADVANCE OF EMBERS TOWARD A STRUCTURE, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS AS ISSUED AND APPROVED BY THE FIRE CODE OFFICIAL.

4907.6.5 PREFABRICATED SEA CARGO/METAL STORAGE CONTAINERS USED FOR STORAGE.  
THE CLEARANCE REQUIREMENTS OF 4907.6.1 MAY BE REDUCED TO A MINIMUM OF 30 FEET WHEN ALL OF THE FOLLOWING APPLY:  
1. THE CONTAINER DOES NOT EXCEED 320 SQUARE FEET.  
2. THERE ARE NO ALTERATIONS/MODIFICATIONS TO THE CONTAINER, INCLUDING, BUT NOT LIMITED TO DOORS, WINDOWS, VENTILATION OPENINGS, ETC.  
3. THERE ARE NO UTILITIES CONNECTED TO OR SERVING THE CONTAINER.  
4. THE CONTAINER IS SET BACK A MINIMUM OF 30 FEET FROM ANY BUILDING OR 6 FEET FROM OTHER CONTAINERS.  
5. THE CONTAINER DOES NOT CONTAIN ANY HAZARDOUS ITEMS OR ANY MATERIAL/PROCESS REQUIRING A FIRE CODE PERMIT.

4907.7 DEFENSIBLE SPACE CLEARANCE ZONES AND REQUIREMENTS.  
THE REQUIRED 100-FOOT DEFENSIBLE SPACE CLEARANCE IS IDENTIFIED IN THREE (3) DISTINCT ZONES: ZONE 0,1 AND 2. ADDITIONAL CLEARANCE BEYOND THE REQUIRED 100-FOOT DEFENSIBLE SPACE IS IDENTIFIED AS ZONE 3.  
4907.7.1 REQUIREMENTS.  
DEFENSIBLE SPACE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS AS ISSUED AND APPROVED BY THE FIRE CODE OFFICIAL AND THE SPECIFIC REQUIREMENTS FOR EACH ZONE LISTED IN SECTION 4907.7.2 THROUGH 4907.7.5.  
4907.7.2 ZONE 0 PURPOSE AND LOCATION.  
ZONE 0 REDUCES THE LIKELIHOOD OF STRUCTURE IGNITION BY REDUCING THE POTENTIAL FOR DIRECT IGNITION OF THE STRUCTURE FROM FLAME CONTACT, BY EMBERS THAT ACCUMULATE AT THE BASE OF A WALL, AND/OR INDIRECT IGNITIONS WHEN EMBERS IGNITE VEGETATION, VEGETATIVE DEBRIS OR OTHER COMBUSTIBLE MATERIALS LOCATED CLOSE TO THE STRUCTURE THAT RESULT IN EITHER A RADIANT HEAT AND/OR A DIRECT FLAME CONTACT EXPOSURE TO THE STRUCTURE. ZONE 0 IS THE HORIZONTAL AREA WITHIN THE FIRST FIVE FEET AROUND THE STRUCTURE, ANY OUTBUILDINGS, AND ATTACHED DECKS, AND STAIRS. ZONE 0 IS MEASURED FROM THE EDGE OF A STRUCTURE, ATTACHED DECKS, PATIO COVERS, BALCONIES, AND FLOOR PROJECTIONS ABOVE GRADE. ZONE 0 ALSO INCLUDES THE AREA ON THE ROOF OF A BUILDING, AND UNDERNEATH AND ON TOP OF: ATTACHED DECKS, PATIO COVERS, BALCONIES, AND STAIR LANDINGS.

ADVISORY NOTICE: VCFPD HAS LOCAL ZONE 0 REQUIREMENTS CURRENTLY IN EFFECT FOR NEW BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS, AS REQUIRED BY STATE LAW, ASSEMBLY BILL 5074 (CHARTERED SEPTEMBER 2020), NEW STATE REGULATIONS FOR ZONE 0, CURRENTLY UNDER DEVELOPMENT BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION, ARE SCHEDULED TO TAKE EFFECT IN EARLY 2023 FOR ALL NEW BUILDINGS, AND ONE (1) YEAR THEREAFTER, FOR ALL EXISTING BUILDINGS. ANY STATE REGULATION MORE RESTRICTIVE THAN THIS ORDINANCE OR THE REQUIREMENTS OF DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS, AS ISSUED AND APPROVED BY THE FIRE CODE OFFICIAL, WILL APPLY.

4907.7.2.1 DECKS.  
VEGETATION IS PROHIBITED UNDERNEATH ANY DECK. OTHER FUELS UNDERNEATH DECKS MAY BE LIMITED AND SHALL NOT CAUSE AN IGNITION DUE TO EMBERS.  
4907.7.2.2 MULCH AND WOOD CHIPS.  
COMBUSTIBLE MULCH AND WOOD CHIPS ARE PROHIBITED IN ZONE 0.  
4907.7.2.3 FIREWOOD.  
FIREWOOD SHALL BE REMOVED FROM ZONE 0.  
4907.7.2.4 ROOFS.  
TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM 3-FOOT CLEARANCE ABOVE ANY ROOF, PATIO COVER, OR OTHER PROJECTION FROM THE BUILDING. ALL ROOFS AND GUTTERS SHALL BE KEPT FREE OF LEAVES, NEEDLES, OR OTHER COMBUSTIBLE VEGETATION.  
4907.7.2.5 LANDSCAPED ROOFS.  
LANDSCAPE ROOFS SHALL COMPLY WITH SECTION 317, 4907.7.1, AND 4907.7.2.  
4907.7.2.6 NEW TREES.  
NEW TREES ARE NOT ALLOWED IN ZONE 0.  
4907.7.2.7  
ARTIFICIAL OR SYNTHETIC GRASS IS PROHIBITED WITHIN ZONE 0.

4907.7.3 ZONE 1 PURPOSE AND LOCATION.  
ZONE 1 REDUCES THE LIKELIHOOD OF FIRE BURNING DIRECTLY TO THE STRUCTURE. THIS IS ACCOMPLISHED BY MODIFYING FUELS AND CREATING A DISCONTINUITY BETWEEN PLANTING GROUPS THAT LIMITS THE PATHWAYS FOR FIRE TO BURN TO THE STRUCTURE AND REDUCES THE POTENTIAL FOR NEAR-TO-BUILDING EMBER GENERATION AND RADIANT HEAT EXPOSURES. AN ADDITIONAL PURPOSE OF THIS ZONE IS TO PROVIDE A DEFENDABLE AREA FOR FIRE PERSONNEL TO STAGE AND TAKE DIRECT ACTION.

ZONE 1 IS THE AREA WITHIN 5-30 FEET OF STRUCTURES AND DECKS, WITH SLOPES NOT GREATER THAN 20 PERCENT; 5-50 FEET FROM BUILDINGS AND DECKS, WHEN SLOPES ARE GREATER THAN 20 PERCENT.

4907.7.4 ZONE 2 PURPOSE AND LOCATION. ZONE 2 IS DESIGNED TO REDUCE THE POTENTIAL BEHAVIOR OF AN ONCOMING FIRE IN SUCH A WAY AS TO DROP AN APPROACHING FIRE FROM THE CROWN OF TREES TO THE GROUND, REDUCING THE FLAME HEIGHTS, AND THE POTENTIAL FOR EMBER GENERATION AND RADIANT HEAT EXPOSURE TO STRUCTURES. ADDITIONAL BENEFITS OF THE ZONE 2 INCLUDE FACILITATING DIRECT DEFENSE ACTIONS AND IMPROVING THE FUNCTION OF ZONES 0 AND 1. ZONE 2 IS THE AREA FROM THE OUTER EDGE OF ZONE 1 TO 100- FEET FROM STRUCTURES AND DECKS.  
4907.7.4.1 SPACING.  
SPACING OF VEGETATION AND TREES AT THE OUTER EDGE OF ZONE 2 SHALL BE BASED UPON THE HEIGHT OF THE VEGETATION WITHIN ZONE 2 OR THE ADJACENT AREA BEYOND THE 100-FOOT ZONE, WHICH EVER PROVIDES FOR THE GREATER SPACING. THIS MAY REQUIRE CLEARANCE OUTSIDE THE 100-FOOT ZONE OR SETTING BACK VEGETATION AND TREES WITHIN ZONE 2 AWAY FROM THE 100-FOOT LINE.  
4907.7.5 ZONE 3 PURPOSE AND LOCATION.  
ZONE 3 IS CONSIDERED A THINNING ZONE AND IS ANY FMZ GREATER THAN 100- FEET FROM STRUCTURES AND DECKS. WHEN PROVIDED, EITHER BY CONDITIONS OF DEVELOPMENT, VOLUNTARY BY THE PROPERTY OWNER, OR REQUIRED BY THE FIRE DEPARTMENT, THIS ZONE IS MORE OF A PROGRESSIVE THINNING ZONE TO LESSEN SPREAD OF FIRE AS IT APPROACHES THE PRIMARY FMZ ADJACENT TO STRUCTURES. THE AMOUNT OF FUEL REDUCTION AND REMOVAL SHOULD TAKE INTO CONSIDERATION THE TYPE AND DENSITY OF FUELS, ASPECT, TOPOGRAPHY, WEATHER PATTERNS, AND FIRE HISTORY.  
4907.7.6 GENERAL REQUIREMENTS FOR ZONES 0,1 AND 2.  
4907.7.6.1 ALL DEAD OR DYING GRASS, PLANTS; SHRUBS; TREES; BRANCHES; LEAVES; WEEDS; AND TREE NEEDLES, SHALL BE REMOVED.  
4907.7.6.2 MULCH AND WOOD CHIPS WITHIN ZONE 1 AND ZONE 2.  
USE OF COMBUSTIBLE MULCH AND WOOD CHIPS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICATION OF MULCH AND CHIPS IN DEFENSIBLE SPACE STANDARDS AS ISSUED AND APPROVED BY THE FIRE CODE OFFICIAL.  
4907.7.6.3 FIREWOOD PILES.  
EXPOSED FIREWOOD PILES NOT EXCEEDING 1,000 CUBIC FEET WITHIN A WUI AREA SHALL BE LOCATED A MINIMUM OF 30 FEET FROM ANY BUILDING AND/OR COMBUSTIBLE VEGETATION. SEE SECTION 4911.10.4 FOR FIREWOOD PILES EXCEEDING 1,000 CUBIC FEET.

EXCEPTION: FIREWOOD PILES COMPLETELY COVERED IN A FIRE-RESISTANT MATERIAL AND LOCATED A MINIMUM OF 5 FEET FROM ANY BUILDING.  
4907.7.6.4 CLEARANCE FROM CHIMNEY, STOVEPIPE.  
ANY PORTION OF A TREE OR SHRUB THAT EXTENDS WITHIN 10 FEET HORIZONTALLY OR VERTICALLY OF A CHIMNEY OUTLET OR STOVEPIPE OUTLET SHALL BE REMOVED.  
4907.7.6.5 TREES.  
NEW TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM OF 10- FEET (3048 MM) FROM ANY COMBUSTIBLE STRUCTURE.  
4907.7.6.5.1 TREE SPACING.  
THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 20- FEET IN ZONE 1 AND NOT LESS THAN 10- FEET (3048 MM) IN ZONE 2. SEPARATION DISTANCE MAY BE INCREASED FOR SLOPES EXCEEDING 20%. REQUIRED SPACING IS MEASURE BETWEEN TREE CANOPIES AT MATURITY.  
4907.7.6.5.2 GROUND CLEARANCE OF TREES.  
TREES EXCEEDING 6- FEET IN HEIGHT SHALL BE LIMBED UP FROM THE GROUND 6- FEET OR 1/3 THE HEIGHT OF THE TREE, WHICHEVER IS LESS. EXCEPTION: FRUIT TREES WHEN APPROVED.  
4907.7.6.5.3 GROUND COVER UNDER TREE CANOPY.  
WHEN APPROVED GROUND COVER AND SHRUBS ARE LOCATED UNDERNEATH TREES, THE VERTICAL CLEARANCE TO THE LOWEST BRANCH OF THE TREE CANOPY SHALL NOT BE LESS THAN THREE TIMES THE HEIGHT OF GROUND COVER OR SHRUB UNDER OR ADJACENT TO THE TREE. THE HORIZONTAL CLEARANCE SHALL BE 3- FEET FROM THE TRUNK OF THE TREE.

4907.7.6.6 CONTINUOUS TREE CANOPIES.  
4907.7.6.6.1 NEW STRUCTURES.  
CONTINUOUS TREE CANOPIES ARE NOT ALLOWED. TREE SPACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF DEFENSIBLE SPACE AND FUEL MODIFICATION STANDARDS AS ISSUED AND APPROVED BY THE FIRE CODE OFFICIAL.

4907.7.6.6.2 EXISTING STRUCTURES PRIOR TO APRIL 19, 2019.  
CONTINUOUS TREE CANOPIES MAY BE ALLOWED AS DETERMINED BY THE FIRE CODE OFFICIAL BUT WILL REQUIRE THE COMPLETE REMOVAL OF ANY UNDERSTORY AND SMALLER TREES TO MEET REQUIREMENTS FOR A SHADED FUEL ZONE. ANY REMAINING TREES SHALL BE LIMBED UP A MINIMUM 12 FEET FROM THE GROUND OR 1/3 THE TREE HEIGHT, WHICHEVER IS LESS. THE INTENT IS TO NOT ALLOW A CROWN (CANOPY) FIRE TO SPREAD UNCHECKED TO A STRUCTURE AND TO BRING ANY CROWN FIRE DOWN TO THE GROUND LEVEL PRIOR TO ZONE 1.  
4907.7.6.7 GRASSES.  
NATURAL OR ANNUAL GRASSES SHALL BE MOWED TO A MAXIMUM HEIGHT OF 3-INCH STUBBLE WITH CLIPPINGS REMOVED.



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CONSULTANT:

PROJECT:

AG BARN

CLIENT:

STEPHEN AND PAM COLVARD  
15315 SANTA PAULA/QUAI ROAD  
SANTA PAULA, CA 93060

#	Revision	Date

Scale: AS NOTED
Drawn by: CRR
Date: 01/31/2025
Job # 10581.00
Sheet: A1.2 SHEET NO. 3 OF 21 SHEETS



WILDLIFE CORRIDOR NOTES

Sec. 8109-4.8.2 – Outdoor Lighting

SEC. 8109-4.8.2.1 – APPLICABILITY  
OUTDOOR LIGHTING STANDARDS ARE INTENDED TO MINIMIZE POTENTIAL IMPACTS OF LIGHT ON WILDLIFE MOVEMENT. EXCEPT FOR OUTDOOR LIGHTING THAT IS EXEMPT PURSUANT TO SEC. 8109-4.8.2.2, THIS SEC. 8109-4.8.2 APPLIES TO OUTDOOR LIGHTING AND TO LUMINAIRES WITHIN TRANSLUCENT OR TRANSPARENT ENCLOSED STRUCTURES FOR AGRICULTURAL OPERATIONS. THE PROVISIONS OF ARTICLE 15 SHALL NOT APPLY TO ANY LIGHTING SUBJECT TO THIS SEC. 8109-4.8.2. SEC. 8109-4.8.2.2 – EXEMPTIONS  
THE FOLLOWING OUTDOOR LIGHTING AND RELATED ACTIVITIES ARE NOT SUBJECT TO THIS SEC. 8109-4.8.2:

- a. TEMPORARY LIGHTING FOR CONSTRUCTION.
- b. TEMPORARY EMERGENCY LIGHTING.
- c. LIGHTING FOR WIRELESS COMMUNICATION FACILITIES TO THE EXTENT REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION, EXCEPT FOR THE REQUIREMENTS SET FORTH IN SEC. 8109-4.8.2.4.8(9).
- d. TEMPORARY OR INTERMITTENT OUTDOOR NIGHT LIGHTING NECESSARY TO CONDUCT AGRICULTURAL ACTIVITIES INCLUDING OUTDOOR LIGHTING USED DURING WEATHER EVENTS SUCH AS FROSTS, AND TEMPORARY OR INTERMITTENT OUTDOOR NIGHT LIGHTING USED FOR SURFACE MINING OPERATIONS OR OIL AND GAS EXPLORATION AND PRODUCTION REGARDLESS OF THE LOCATION OR NUMBER OF LIGHTS USED INTERMITTENTLY. AS USED IN THIS SEC. 8109-4.8.2.2 THE TERM "INTERMITTENT" MEANS A PERIOD OF BETWEEN 31 AND 90 CALENDAR DAYS WITHIN ANY 12-MONTH PERIOD. FOR EXAMPLE, THE USE OF INTERMITTENT LIGHTING IN CASES WHERE IT IS USED SIMULTANEOUSLY TO ILLUMINATE MULTIPLE, DISCREET FACILITIES (WELL SITES, MULTIPLE TANKS, ETC.) IS NOT LIMITED PROVIDED THAT EACH INDIVIDUAL LOCATION IS ILLUMINATED NO LONGER THAN 90 CALENDAR DAYS WITHIN ANY 12-MONTH PERIOD.
- e. OUTDOOR LIGHTING FOR SIGNAGE PERMITTED IN ACCORDANCE WITH ARTICLE 10.
- f. SEASONAL OR FESTIVE LIGHTING.
- g. OUTDOOR LIGHTING WITH A MAXIMUM OUTPUT OF 60 LUMENS OR LESS, INCLUDING SOLAR LIGHTS.
- h. TEMPORARY OUTDOOR LIGHTING ASSOCIATED WITH A USE AUTHORIZED BY THIS CHAPTER OR A PERMIT GRANTED PURSUANT TO THIS CHAPTER.
- i. LIGHTING ON PUBLIC AND PRIVATE STREETS.
- j. LIGHTING USED FOR ANY FACILITY, EQUIPMENT, OR ACTIVITY THAT IS REQUIRED TO COMPLY WITH ANY FEDERAL OR STATE LAW, OR ANY CONDITION OR REQUIREMENT OF ANY PERMIT, APPROVAL OR ORDER ISSUED BY A FEDERAL OR STATE AGENCY.
- k. LIGHTING USED IN A SWIMMING POOL THAT IS AN ACCESSORY USE TO A DWELLING OR IN A SWIMMING POOL ASSOCIATED WITH A LEGALLY AUTHORIZED CAMP USE.

SEC. 8109-4.8.2.3 – PROHIBITED LIGHTING

NO OUTDOOR LUMINAIRE PROHIBITED BY THIS SEC. 8109-4.8.2.3 SHALL BE INSTALLED OR REPLACED AFTER MAY 18, 2019. IN ADDITION, THE USE OF ANY OUTDOOR LUMINAIRE INSTALLED AS OF MAY 18, 2019 THAT IS PROHIBITED BY THIS SEC. 8109-4.8.2.3 SHALL BE DISCONTINUED AS OF MAY 18, 2020. THE FOLLOWING LUMINAIRES ARE PROHIBITED:

- a. PERMANENTLY INSTALLED LUMINAIRES THAT BLINK, FLASH, ROTATE, HAVE INTERMITTENT FADING, OR HAVE STROBE LIGHT ILLUMINATION. b. LUMINAIRES LOCATED ALONG THE PERIMETER OF A LOT EXCEPT FOR SECURITY LIGHTING THAT COMPLIES WITH ALL OTHER APPLICABLE STANDARDS AND REQUIREMENTS OF SEC. 8109-4.8.2.
- c. UPLIGHTING OF LANDSCAPES (E.G., TREES, FOUNTAINS) OR FOR AESTHETIC PURPOSES (E.G., OUTDOOR STATUES, BUILDINGS) AFTER 10:00 P.M. OR AFTER PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS BEING ILLUMINATED, WHICHEVER OCCURS LATEST.

SEC. 8109-4.8.2.4 – EXISTING LIGHTING, STANDARDS AND REQUIREMENTS EXISTING LIGHTING

- (1) ANY OUTDOOR LUMINAIRE INSTALLED PRIOR TO MAY 18, 2019 AND USE THEREOF THAT DOES NOT COMPLY WITH ANY STANDARD OR REQUIREMENT OF SEC. 8109-4.8.2.4.8, AND IS NOT OTHERWISE APPROVED IN CONJUNCTION WITH A LAND USE AND/OR STRUCTURE AUTHORIZED BY A DISCRETIONARY PERMIT GRANTED PURSUANT TO THIS CHAPTER, MAY REMAIN IN USE UNTIL REPLACED, BUT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS AS OF MAY 18, 2020:
  - i. LUMINAIRES THAT HAVE ADJUSTABLE MOUNTINGS WITH THE ABILITY TO BE REDIRECTED SHALL BE DIRECTED DOWNWARD, TO THE EXTENT FEASIBLE, TO REDUCE GLARE AND LIGHT TRESPASS ONTO ADJACENT UNDEVELOPED AREAS; AND
  - ii. LIGHTING SHALL BE TURNED OFF AT 10:00 P.M. OR WHEN PEOPLE ARE NO LONGER PRESENT IN EXTERIOR AREAS BEING ILLUMINATED, WHICHEVER OCCURS LATEST, AND SHALL REMAIN TURNED OFF UNTIL SUNRISE, EXCEPT FOR ESSENTIAL LUMINAIRES WHICH MAY REMAIN ON IF USED TO ILLUMINATE CIRCULATION AREAS SUCH AS WALKWAYS AND DRIVEWAYS OR BUILDING ENTRANCES, OR IF USED FOR SAFETY OR SECURITY LIGHTING, PURSUANT TO THE REQUIREMENTS OF SEC. 8109-4.8.2.4.8(5).
- (2) ANY OUTDOOR LUMINAIRE INSTALLED PRIOR TO MAY 18, 2019 AND USE THEREOF THAT DOES NOT COMPLY WITH ANY STANDARD OR REQUIREMENT OF THIS SEC. 8109-4.8.2 THAT IS APPROVED IN CONJUNCTION WITH A LAND USE AND/OR STRUCTURE AUTHORIZED BY A DISCRETIONARY PERMIT GRANTED PURSUANT TO THIS CHAPTER, MAY REMAIN IN USE UNTIL AT LEAST MAY 18, 2022 SUBJECT TO THE APPLICABLE REQUIREMENTS OF SUBSECTIONS A(1)(I) AND A(1)(II) ABOVE. UPON APPROVAL OF A MINOR OR MAJOR MODIFICATION TO THE SUBJECT DISCRETIONARY PERMIT, ALL SUCH LIGHTING SHALL BE REQUIRED TO BE MODIFIED OR REPLACED SO THAT THE LIGHTING AND USE THEREOF CONFORMS TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THIS SEC. 8109-4.8.2, WITH THE REPLACEMENT LIGHTING TO BE PHASED IN WITHIN A REASONABLE TIME PERIOD AFTER MAY 18, 2022.
- (3) I. LUMINAIRES AFFIXED TO STRUCTURES FOR THE PURPOSES OF OUTDOOR RECREATIONAL FACILITY LIGHTING SHALL NOT BE MOUNTED HIGHER THAN 15 FEET ABOVE GROUND LEVEL. IN CASES WHERE A LUMINAIRE IS AFFIXED TO A FENCE, THE TOP OF THE LUMINAIRE SHALL BE NO HIGHER THAN THE HEIGHT OF THE FENCE.
- b. STANDARDS AND REQUIREMENTS, EXCEPT AS PROVIDED IN SEC. 8109-4.8.2.4.A REGARDING EXISTING LIGHTING, THE FOLLOWING STANDARDS AND REQUIREMENTS APPLY TO LIGHTING AND USE THEREOF SUBJECT TO AND NOT PROHIBITED BY THIS SEC. 8109-4.8.2:
- (1) SHIELDING AND DIRECTION OF LUMINAIRES – ALL OUTDOOR LIGHTING SHALL BE FULLY-SHIELDED, DIRECTED DOWNWARD, AND INSTALLED AND MAINTAINED IN SUCH A MANNER TO AVOID LIGHT TRESPASS BEYOND THE PROPERTY LINE. LIGHTS AT BUILDING ENTRANCES, SUCH AS PORCH LIGHTS AND UNDER-EAVE LIGHTS, MAY BE PARTIALLY-SHIELDED LUMINAIRES.
- (2) MAXIMUM HEIGHT OF LIGHTING
  - i. LUMINAIRES AFFIXED TO STRUCTURES FOR THE PURPOSES OF OUTDOOR RECREATIONAL FACILITY LIGHTING SHALL NOT BE MOUNTED HIGHER THAN 15 FEET ABOVE GROUND LEVEL. IN CASES WHERE A LUMINAIRE IS AFFIXED TO A FENCE, THE TOP OF THE LUMINAIRE SHALL BE NO HIGHER THAN THE HEIGHT OF THE FENCE.
  - ii. FREESTANDING LIGHT FIXTURES USED TO LIGHT WALKWAYS AND DRIVEWAYS SHALL USE LUMINAIRES THAT ARE NO HIGHER THAN TWO FEET ABOVE GROUND LEVEL.
  - iii. ALL OTHER FREESTANDING LIGHT FIXTURES SHALL NOT EXCEED 20 FEET ABOVE GROUND LEVEL, UNLESS AUTHORIZED BY A DISCRETIONARY PERMIT GRANTED UNDER THIS CHAPTER.

- (4) MAXIMUM LUMENS – ALL OUTDOOR LIGHTING, EXCEPT THAT USED FOR SECURITY LIGHTING, OUTDOOR RECREATIONAL FACILITY LIGHTING, AND DRIVEWAY AND WALKWAY LIGHTING, SHALL HAVE A MAXIMUM OUTPUT OF 850 LUMENS PER LUMINAIRE.
- IV. DRIVEWAY AND WALKWAY LIGHTING SHALL HAVE A MAXIMUM OUTPUT OF 100 LUMENS PER LUMINAIRE.
- v. SEE SEC. 8109-4.8.2.4.8(5) FOR STANDARDS REGARDING SECURITY LIGHTING.
- vi. SEE SEC. 8109-4.8.2.4.8(7) FOR STANDARDS REGARDING OUTDOOR RECREATIONAL FACILITY LIGHTING.

- (1) SECURITY LIGHTING
  - i. OUTDOOR LIGHTING INSTALLED FOR SECURITY LIGHTING SHALL HAVE A MAXIMUM OUTPUT OF 2,600 LUMENS PER LUMINAIRE. IF REQUIRED FOR PROPER FUNCTIONING OF A SECURITY CAMERA USED IN CONJUNCTION WITH SECURITY LIGHTING, THE CORRELATED COLOR TEMPERATURE MAY EXCEED 3,000 KELVIN. WHERE THE LIGHT OUTPUT EXCEEDS 850 LUMENS, SECURITY LIGHTING SHALL BE OPERATED BY MOTION SENSOR OR A TIMER SWITCH AND SHALL BE PROGRAMMED TO TURN OFF NO MORE THAN 10 MINUTES AFTER ACTIVATION.
  - ii. NOTWITHSTANDING SUBSECTION (I) ABOVE, IF SECURITY LIGHTING IS INSTALLED WITHIN A SURFACE WATER FEATURE, IT SHALL BE PROGRAMMED TO TURN OFF NO MORE THAN FIVE MINUTES AFTER ACTIVATION.
  - iii. OUTDOOR LIGHTING INSTALLED FOR SECURITY LIGHTING THAT IS USED IN CONNECTION WITH AGRICULTURAL USES ON LOTS ZONED AGRICULTURAL EXCLUSIVE (AE), OPEN SPACE (OS), AND RURAL-AGRICULTURAL (RA) OR LEGALLY AUTHORIZED OIL AND GAS EXPLORATION AND PRODUCTION USES OPERATING UNDER A DISCRETIONARY PERMIT AS OF MAY 18, 2019 SHALL NOT BE SUBJECT TO THE REQUIREMENTS FOR MOTION SENSORS AND TIMERS SET FORTH IN SUBSECTIONS (I) AND (II) ABOVE.
  - iv. ESSENTIAL LUMINAIRES MAY REMAIN ON IF USED TO ILLUMINATE CIRCULATION AREAS SUCH AS WALKWAYS, DRIVEWAYS OR BUILDING ENTRANCES.
- (1) PARKING AREA LIGHTING SHALL COMPLY WITH THE STANDARDS SET FORTH IN SEC. 8108-5.12 AND IS NOT SUBJECT TO ANY OTHER STANDARD OR REQUIREMENT SET FORTH IN THIS SEC. 8109-4.8.2.
- (2) OUTDOOR RECREATIONAL FACILITY LIGHTING
  - i. OUTDOOR RECREATIONAL FACILITY LIGHTING MAY EXCEED AN OUTPUT OF 850 LUMENS AND 3,000 KELVIN PER LUMINAIRE. LIGHTING LEVELS FOR THESE FACILITIES SHALL NOT EXCEED THOSE LEVELS RECOMMENDED IN THE LIGHTING HANDBOOK AVAILABLE ONLINE BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) FOR THE CLASS OF PLAY (SPORTS CLASS I, II, III OR IV).
  - ii. IN CASES WHERE FULLY-SHIELDED LUMINAIRES WOULD IMPAIR THE VISIBILITY REQUIRED FOR THE INTENDED RECREATIONAL ACTIVITY, PARTIALLY-SHIELDED LUMINAIRES AND DIRECTIONAL LIGHTING METHODS MAY BE USED TO REDUCE LIGHT POLLUTION, GLARE AND LIGHT TRESPASS.
  - iii. OUTDOOR RECREATIONAL FACILITY LIGHTING SHALL NOT BE ILLUMINATED BETWEEN 10:00 P.M. AND SUNRISE, EXCEPT TO COMPLETE A RECREATIONAL EVENT OR ACTIVITY THAT IS IN PROGRESS AS OF 10:00 P.M. NOTWITHSTANDING THE FOREGOING, ANY ESSENTIAL LUMINAIRE AND PARKING AREA LIGHTING MAY BE OPERATED AS PART OF THE OUTDOOR RECREATIONAL FACILITY IN ACCORDANCE WITH SEC. 8108-5.12.
  - iv. A LIGHTING SYSTEM DESIGN AND INSTALLATION PLAN (INCLUDING LAMPS, LUMENS, KELVIN, ETC.) SHALL BE PREPARED BY A QUALIFIED ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT, IN CONFORMANCE WITH THIS SEC. 8109-4.8.2.2.8(7), AND SUBMITTED TO AND APPROVED BY THE COUNTY PRIOR TO THE ISSUANCE OF THE APPLICABLE PERMIT.
  - v. THE LIGHTING SYSTEM DESIGN SHALL BE CONSISTENT WITH THE PURPOSE OF THIS SEC. 8109-4.8.2 AND MINIMIZE THE EFFECTS OF LIGHT POLLUTION ON ADJACENT UNDEVELOPED AREAS WITHIN THE HABITAT CONNECTIVITY AND WILDLIFE CORRIDORS OVERLAY ZONE.
  - (8) SERVICE STATION LIGHTING – ALL LUMINAIRES MOUNTED ON OR RECESSED INTO THE LOWER SURFACE OF THE SERVICE STATION CANOPY SHALL BE FULLY-SHIELDED LUMINAIRES AND UTILIZE FLAT LENSES. NO ADDITIONAL LIGHTING IS ALLOWED ON COLUMNS OF THE SERVICE STATION.
  - (9) WIRELESS COMMUNICATION FACILITIES – IN ADDITION TO ALL OTHER APPLICABLE STANDARDS FOR WIRELESS COMMUNICATION FACILITIES SPECIFIED IN SEC. 8107-45, WIRELESS COMMUNICATION FACILITIES (INCLUDING RADIO AND TELEVISION TOWERS) THAT ARE HIGHER THAN 200 FEET SHALL NOT USE RED-STEADY LIGHTS UNLESS OTHERWISE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA). ONLY WHITE STROBE OR RED STROBE LIGHTS OR RED FLASHING LED LIGHTS SHALL BE USED AT NIGHT, AND THESE SHOULD BE THE MINIMUM NUMBER, MINIMUM INTENSITY, AND MINIMUM NUMBER OF FLASHES PER MINUTE (I.E., LONGEST DURATION BETWEEN FLASHES/DARK PHASE) ALLOWABLE BY THE FAA. TO THE EXTENT FEASIBLE, LIGHT FLASHES EMANATING FROM A SINGLE TOWER SHALL BE SET (SYNCHRONIZED) TO FLASH SIMULTANEOUSLY.
  - (10) NIGHT LIGHTING FOR TRANSLUCENT OR TRANSPARENT ENCLOSED AGRICULTURE STRUCTURES – ALL NIGHT LIGHTING WITHIN TRANSLUCENT OR TRANSPARENT ENCLOSED STRUCTURES USED FOR ONGOING AGRICULTURE OR AGRICULTURAL OPERATIONS (E.G., GREENHOUSES FOR CROP PRODUCTION) SHALL USE THE FOLLOWING METHODS TO REDUCE LIGHT POLLUTION BETWEEN 10:00 P.M. AND SUNRISE:
    - i. FULLY- OR PARTIALLY-SHIELDED DIRECTIONAL LIGHTING; AND
    - ii. BLACKOUT SCREENING FOR THE WALLS AND ROOF, PREVENTING INTERIOR NIGHT LIGHTING FROM BEING VISIBLE OUTSIDE THE STRUCTURE.
  - (1) LIGHTING FOR OIL AND GAS EXPLORATION AND PRODUCTION AND SURFACE MINING OPERATIONS: OUTDOOR LIGHTING UTILIZED FOR OIL AND GAS EXPLORATION AND PRODUCTION AND FOR SURFACE MINING OPERATIONS MAY DEVIATE FROM THE ABOVE-STATED STANDARDS AND REQUIREMENTS AND SHALL BE SPECIFIED IN A LIGHTING PLAN APPROVED BY THE COUNTY DURING THE DISCRETIONARY PERMITTING PROCESS FOR THE SUBJECT FACILITY OR OPERATION. ALL SUCH LIGHTING SHALL BE DESIGNED AND OPERATED TO MINIMIZE IMPACTS ON WILDLIFE PASSAGE TO THE EXTENT FEASIBLE.

SEC. 8109-4.8.3.5 – SURFACE WATER FEATURES – SETBACKS AND PERMITTING

- a. DEVELOPMENT SUBJECT TO AND NOT PROHIBITED BY THIS SEC. 8109-4.8.3, OTHER THAN THE REMOVAL OF INVASIVE PLANTS ADDRESSED IN SUBSECTION B BELOW, REQUIRES A PLANNING DIRECTOR-APPROVED PLANNED DEVELOPMENT PERMIT PURSUANT TO SEC. 8111-1.2 IF ANY PORTION THEREOF, INCLUDING ANY RESULTING FUEL MODIFICATION REQUIRED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT, IS PROPOSED TO BE SITED OR CONDUCTED WITHIN A SURFACE WATER FEATURE.
- b. A ZONING CLEARANCE ISSUED PURSUANT TO SEC. 8111-1.1 IS REQUIRED TO AUTHORIZE ANY VEGETATION MODIFICATION SUBJECT TO AND NOT PROHIBITED BY THIS SEC. 8109-4.8.3 THAT IS LIMITED EXCLUSIVELY TO INVASIVE PLANTS WITHIN A SURFACE WATER FEATURE. AN APPLICATION FOR SUCH A ZONING CLEARANCE SHALL INCLUDE, IN ADDITION TO ALL OTHER INFORMATION REQUIRED BY THE PLANNING DIVISION PURSUANT TO SEC. 8111-2.1 AND 8111-2.3, THE FOLLOWING: (I) PHOTOGRAPHS OF ALL VEGETATION PROPOSED TO BE REMOVED; (II) IDENTIFICATION OF ALL INVASIVE PLANTS TO BE REMOVED; (III) METHOD BY WHICH THE REMOVAL WILL OCCUR; AND (IV) MEASURES THAT WILL BE TAKEN TO ENSURE THAT NO NATIVE VEGETATION IS DAMAGED OR REMOVED. THE ZONING CLEARANCE SHALL PROHIBIT THE DAMAGING OR REMOVAL OF NATIVE VEGETATION AND SHALL REQUIRE IMPLEMENTATION OF THE IDENTIFIED MEASURES TO ENSURE THAT NO NATIVE VEGETATION IS DAMAGED OR REMOVED.
- c. NOTWITHSTANDING THE FOREGOING, PROPOSED DEVELOPMENT WITHIN A SURFACE WATER FEATURE SHALL NOT BE SUBJECT THIS SEC. 8109-4.8.3.5 TO THE EXTENT: (I) THE PROPOSED DEVELOPMENT WOULD BE SITED WITHIN A PORTION OF A SURFACE WATER FEATURE THAT IS ENCUMBERED BY A CONSERVATION EASEMENT, RESTRICTIVE COVENANT, DEED RESTRICTION, OR SIMILAR INSTRUMENT, OR AN IRREVOCABLE OFFER TO DEDICATE ANY OF THE FOREGOING (COLLECTIVELY "CONSERVATION INSTRUMENT"), AND THE CONSERVATION INSTRUMENT PROHIBITS THE PROPOSED DEVELOPMENT FROM BEING SITED WITHIN A SPECIFIED DISTANCE FROM THE AREA CONTAINING THE STREAM, CREEK, RIVER, WETLAND, SEEP, OR POND ASSOCIATED WITH THE SURFACE WATER FEATURE FOR THE EXPRESS PURPOSE OF PROTECTING BIOLOGICAL HABITAT OR WILDLIFE MOVEMENT; AND (II) THE CONSERVATION INSTRUMENT IS CREATED AND RECORDED WITH THE VENTURA COUNTY RECORDER PURSUANT TO A PERMIT, APPROVAL, ORDER, OR AGREEMENT, OR A MITIGATION PLAN, HABITAT CONSERVATION PLAN OR SIMILAR PLAN THAT IS ISSUED OR APPROVED BY THE COUNTY OR A FEDERAL OR STATE AGENCY RESPONSIBLE FOR CONSERVATION OF WILDLIFE OR AQUATIC RESOURCES.
- d. THE DESIGNATION OF ANY AREA, OR PORTION THEREOF, AS A SURFACE WATER FEATURE MAY BE RECONSIDERED BY THE PLANNING DIVISION UPON REQUEST BY AN APPLICANT PROPOSING A DEVELOPMENT SUBJECT TO THIS SEC. 8109-4.8.3.5. WHEN RECONSIDERATION IS REQUESTED, THE SOLE ISSUE TO BE DETERMINED IS WHETHER THE AREA QUALIFIES AS A SURFACE WATER FEATURE AS THE TERM IS DEFINED IN ARTICLE 2. THE RECONSIDERATION REQUEST SHALL BE SUBMITTED ON A FORM PROVIDED BY THE PLANNING DIVISION AND SHALL INCLUDE THE INFORMATION AND MATERIALS REQUESTED BY THE PLANNING DIRECTOR BASED ON THE RELEVANT FACTS AND CIRCUMSTANCES PRESENTED. IF REQUESTED, SUCH INFORMATION AND MATERIALS MAY INCLUDE, AMONG OTHER THINGS, A FIELD SURVEY OF THE DESIGNATED SURFACE WATER FEATURE THAT IS PREPARED BY A QUALIFIED BIOLOGIST IN ACCORDANCE WITH THE BIOLOGICAL RESOURCES SECTION OF THE VENTURA COUNTY INITIAL STUDY ASSESSMENT GUIDELINES, AS MAY BE AMENDED. THE FIRST HOUR OF COUNTY STAFF TIME EXPENDED PROCESSING THE RECONSIDERATION REQUEST SHALL BE AT NO COST TO APPLICANT; THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL SUBSEQUENT COUNTY STAFF TIME EXPENDED PROCESSING THE RECONSIDERATION REQUEST.

SEC. 8109-4.8.3.6 – WILDLIFE IMPERMEABLE FENCING – PERMITTING REQUIREMENTS

- a. UNLESS OTHERWISE EXEMPT PURSUANT TO SEC. 8109-4.8.3.7, THIS SEC. 8109-4.8.3.6 APPLIES TO THE INSTALLATION OF NEW OR REPLACEMENT WILDLIFE IMPERMEABLE FENCING THAT FORMS AN ENCLOSED AREA ON LOTS ZONED OPEN SPACE (OS) OR AGRICULTURAL EXCLUSIVE (AE), INCLUDING INSTALLATION OF WILDLIFE IMPERMEABLE FENCING TO FACILITATE LIVESTOCK GRAZING. THE STANDARDS AND REQUIREMENTS OF SEC. 8106-8.1 (FENCES, WALLS AND HEDGES), AS MAY BE AMENDED, ALSO APPLY TO WILDLIFE IMPERMEABLE FENCING SUBJECT TO THIS SEC. 8109-4.8.3.6.
- b. INSTALLATION OF WILDLIFE IMPERMEABLE FENCING SUBJECT TO THIS SEC. 8109-4.8.3.6 REQUIRES A ZONING CLEARANCE ISSUED PURSUANT TO SEC. 8111-1.1 IF THE WILDLIFE IMPERMEABLE FENCING FORMS AN ENCLOSED AREA THAT DOES NOT EXCEED THE FOLLOWING LIMITS:
  - (1) FOR LOTS WITH NO WILDLIFE IMPERMEABLE FENCING FORMING AN ENCLOSED AREA INSTALLED AS OF MAY 18, 2019, THE CUMULATIVE AREA ENCLOSED BY THE PROPOSED WILDLIFE IMPERMEABLE FENCING DOES NOT EXCEED 10 PERCENT OF THE GROSS LOT AREA;
  - OR
  - (2) FOR LOTS WITH EXISTING WILDLIFE IMPERMEABLE FENCING FORMING AN ENCLOSED AREA INSTALLED AS OF MAY 18, 2019, THE CUMULATIVE AREA ENCLOSED BY THE PROPOSED WILDLIFE IMPERMEABLE FENCING DOES NOT EXCEED 10 PERCENT OF THE GROSS LOT AREA.
- c. INSTALLATION OF WILDLIFE IMPERMEABLE FENCING SUBJECT TO THIS SEC. 8109-4.8.3 REQUIRES A PLANNING DIRECTOR-APPROVED PLANNED DEVELOPMENT PERMIT PURSUANT TO SEC. 8111-1.2 IF THE WILDLIFE IMPERMEABLE FENCING FORMS AN ENCLOSED AREA AS FOLLOWS:
  - (1) FOR LOTS WITH NO WILDLIFE IMPERMEABLE FENCING FORMING AN ENCLOSED AREA INSTALLED AS OF MAY 18, 2019, THE CUMULATIVE AREA ENCLOSED BY THE PROPOSED WILDLIFE IMPERMEABLE FENCING IS GREATER THAN 10 PERCENT OF THE GROSS LOT AREA; OR
  - (2) FOR LOTS WITH EXISTING WILDLIFE IMPERMEABLE FENCING FORMING AN ENCLOSED AREA INSTALLED AS OF MAY 18, 2019, THE CUMULATIVE AREA ENCLOSED BY THE PROPOSED WILDLIFE IMPERMEABLE FENCING IS GREATER THAN 10 PERCENT OF THE GROSS LOT AREA.
- d. ALL APPLICATIONS FOR A ZONING CLEARANCE OR DISCRETIONARY PERMIT OR MODIFICATION THERETO PURSUANT TO THIS SEC. 8109-4.8.3.6 SHALL INCLUDE A FENCING SITE PLAN DEPICTING THE TYPE, DESIGN, AND LOCATION OF ALL EXISTING AND PROPOSED WILDLIFE IMPERMEABLE FENCING ON THE SUBJECT LOT, INCLUDING CALCULATIONS FOR THE ENCLOSED AREA OF EACH EXISTING AND PROPOSED WILDLIFE IMPERMEABLE FENCE.
- e. WHEN ANY PORTION OF A LOT IS LOCATED OUTSIDE THE HABITAT CONNECTIVITY AND WILDLIFE CORRIDORS OVERLAY ZONE, THE CALCULATION OF GROSS LOT AREA PURSUANT TO THIS SEC. 8109-4.8.3.6 SHALL ONLY CONSIST OF THE PORTION OF THE LOT THAT IS LOCATED WITHIN THE HABITAT CONNECTIVITY AND WILDLIFE CORRIDORS OVERLAY ZONE.



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#	Revision	Date

Scale: AS NOTED
Drawn by: CRR
Date: 01/31/2025
Job # 10581.00
Sheet: A1.3 SHEET NO. 4 OF 21 SHEETS



SEC. 8106-8.2 – GENERAL LANDSCAPING AND WATER CONSERVATION REQUIREMENTS

SEC. 8106-8.2.1 APPLICABILITY

- a. SECTION 8106-8.2 APPLIES TO ALL DISCRETIONARY DEVELOPMENT PROJECTS THAT INCLUDE OR ARE REQUIRED TO INCLUDE LANDSCAPING IN THE FOLLOWING ZONES: (1) CO ZONE

- (2)C1 ZONE  
(3)CPD ZONE  
(4)M ZONES  
(5)RPD ZONE  
(6)RHD ZONE

SECTIONS 8109-0.6, 8109-1.2 AND 8109-1.3 CONTAIN ADDITIONAL LANDSCAPE REQUIREMENTS BY ZONE.

- b. ANY MINISTERIAL OR DISCRETIONARY DEVELOPMENT PROJECT THAT MEETS ONE OR MORE OF THE CRITERIA LISTED BELOW IS SUBJECT TO THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO):
- (2) NEW CONSTRUCTION PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET REQUIRING A BUILDING PERMIT, BUILDING PLAN CHECK, OR LANDSCAPE PLAN.
- (3) RETROFITTED LANDSCAPE PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 2,500 SQUARE FEET REQUIRING A BUILDING PERMIT, BUILDING PLAN CHECK, OR LANDSCAPE PLAN.
- (4) EXISTING LANDSCAPES ARE LIMITED TO COMPLYING WITH SECTIONS 493, 493.1 AND 493.2 OF THE MWELO.
- (5) CEMETERIES: NEW AND RETROFITTED CEMETERY DEVELOPMENT IS SUBJECT TO SECTIONS 492.4, 492.22 AND 492.12 OF THE MWELO AND EXISTING CEMETERY DEVELOPMENT IS SUBJECT TO SECTIONS 493, 493.1 AND 493.2 OF THE MWELO.
- (6) ANY PROJECT WITH AN AGGREGATE LANDSCAPE AREA OF 2,500 SQUARE FEET OR LESS IS REQUIRED TO COMPLY EITHER WITH THE PERFORMANCE REQUIREMENTS OF THE MWELO OR CONFORM TO THE PRESCRIPTIVE COMPLIANCE PROVISIONS CONTAINED IN APPENDIX D OF THE MWELO.
- (7) GRAYWATER/RAINWATER CAPTURE: ANY LOT THAT WITH LESS THAN 2,500 SQUARE FEET OF LANDSCAPE AREA THAT MEETS THE LOT'S LANDSCAPE WATER REQUIREMENT USING ENTIRELY GRAYWATER OR STORED RAINWATER CAPTURED ON SITE IS SUBJECT ONLY TO THE PRESCRIPTIVE COMPLIANCE PROVISIONS CONTAINED IN APPENDIX D OF THE MWELO.
- (8) NOTWITHSTANDING THE FOREGOING, THE MWELO DOES NOT APPLY TO:
- i. REGISTERED LOCAL, STATE OR FEDERAL HISTORICAL SITES;
- ii. ECOLOGICAL RESTORATION PROJECTS THAT DO NOT REQUIRE A PERMANENT IRRIGATION SYSTEM;
- iii. MINED-LAND RECLAMATION PROJECTS THAT DO NOT REQUIRE A PERMANENT IRRIGATION SYSTEM; AND
- iv. EXISTING PLANT COLLECTIONS, AS PART OF BOTANICAL GARDENS AND ARBORETUMS OPEN TO THE PUBLIC.
- c. DISCRETIONARY DEVELOPMENT PROJECTS SUBJECT TO THE MWELO PURSUANT TO SUBSECTION (B) ABOVE SHALL ALSO BE SUBJECT TO SECTION 8106-8.2.
- d. ALL DISCRETIONARY DEVELOPMENT PROJECTS SUBJECT TO LANDSCAPING REQUIREMENTS THAT REQUIRE PERMANENT IRRIGATION, INCLUDING THOSE NOT OTHERWISE SUBJECT TO THE MWELO, SHALL BE SUBJECT TO MWELO, APPENDIX D, SUBSECTIONS (B)(5) AND (6), AS MAY BE AMENDED.
- e. ALL DEVELOPMENT PROJECTS SUBJECT TO LANDSCAPING REQUIREMENTS FOR PARKING AREAS PURSUANT TO SECTION 8108-5.14 SHALL COMPLY WITH SECTIONS 8106-8.2.2, 8106-8.2.3, AND 8106-8.2.8. SECTION 8106-8.2.7 SHALL APPLY TO ANY PARKING AREAS CONTAINING MANUFACTURED SLOPES.
- f. WHERE CONFORMANCE TO THE STANDARDS AND REQUIREMENTS OF THIS SECTION 8106-8.2 WOULD CREATE PRACTICAL DIFFICULTIES OR UNDUE HARDSHIP FOR THE PROJECT APPLICANT, THE PLANNING DIRECTOR OR DESIGNEE MAY GRANT MODIFICATIONS TO THE REQUIREMENTS OF THIS SECTION, PROVIDED THE PROPOSED MODIFICATIONS ARE THE MINIMUM NECESSARY TO ALLEVIATE THE PRACTICAL DIFFICULTIES OR UNDUE HARDSHIP. THIS PROVISION DOES NOT APPLY TO STANDARDS AND REQUIREMENTS IMPOSED BY THE MWELO.
- g. WHERE THE LANDSCAPING STANDARDS CONFLICT WITH ONE ANOTHER, THE MORE RESTRICTIVE LANDSCAPING STANDARD SHALL APPLY. THE APPLIED STANDARD SHALL MEET OR EXCEED MINIMUM STANDARDS REQUIRED BY THE MWELO.

SEC. 8106-8.2.2 – LANDSCAPE PLANS

- a. APPLICATIONS FOR DEVELOPMENT PROJECTS WITH PROPOSED LANDSCAPING NOT SUBJECT TO THE MWELO SHALL SUBMIT A LANDSCAPE PLAN THAT MEETS THE FOLLOWING STANDARDS:
- (1) THE LANDSCAPE PLAN SHALL CLEARLY ILLUSTRATE COMPLIANCE WITH ALL LANDSCAPE REQUIREMENTS SET FORTH OR REFERENCED IN THE NCZO APPLICABLE TO THE PROJECT.
- (2) ALL LANDSCAPE PLANS SHALL BE DRAWN TO SCALE AND BE CONSISTENT WITH THE PROJECT'S SITE PLAN.
- (8) LANDSCAPE PLANS CONTAINING GREATER THAN 500 SQUARE FEET OF LANDSCAPE AREA SHALL BE DESIGNED BY AND BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT.
- (9) WHEN AN APPLICANT CHOOSES TO RETAIN NATIVE VEGETATION TO REDUCE THE AMOUNT OF REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 8106-8.2.4 OR TO INCORPORATE INSECT NESTING HABITAT INTO THE LANDSCAPE AREA, THESE AREAS SHALL BE SHOWN WITHIN THE LANDSCAPE PLAN.
- b. DEVELOPMENT PROJECTS SUBJECT TO THE REQUIREMENTS OF THE MWELO (SEE SECTION 8106-8.2.1(B)) SHALL SUBMIT A LANDSCAPE DOCUMENTATION PACKAGE THAT INCLUDES A WATER EFFICIENT LANDSCAPE WORKSHEET, SOIL MANAGEMENT REPORT, LANDSCAPE DESIGN PLAN, IRRIGATION DESIGN PLAN AND GRADING DESIGN PLAN PURSUANT TO, AND AS DESCRIBED IN, SECTIONS 492.3 THROUGH 492.8 OF THE MWELO, AS MAY BE AMENDED.

SEC. 8106-8.2.3 GENERAL LANDSCAPE STANDARDS

- g. NO LAND USE MAY BE INAUGURATED, OR STRUCTURE OCCUPIED, UNTIL A FINAL INSPECTION HAS BEEN COMPLETED VERIFYING THAT THE LANDSCAPE AREA HAS BEEN INSTALLED AS REQUIRED BY THE APPROVED ENTITLEMENT.
- h. ALL EXISTING INVASIVE AND WATCH LIST SPECIES AS INVENTORIED BY THE CALIFORNIA INVASIVE PLANT COUNCIL SHALL BE PROPERLY DISPOSED OF AND REMOVED FROM THE LANDSCAPE AREA BEFORE THE INSTALLATION OF THE APPROVED LANDSCAPING.
- i. LANDSCAPING INSTALLED WITHIN A HAZARDOUS FIRE AREA, WILDLAND URBAN INTERFACE ZONE, OR FIRE HAZARD SEVERITY ZONE SHALL BE SUBJECT TO ALL APPLICABLE VENTURA COUNTY FIRE PROTECTION DISTRICT LANDSCAPING REQUIREMENTS.
- j. LANDSCAPE DESIGN ELEMENTS
- (1) VINES, SHRUBS, AND OTHER TREES SHALL BE USED TO VISUALLY SOFTEN AND DETER GRAFFITI ON WALLS AND FENCES. VINES SHALL NOT BE USED WHERE THEY WILL CAUSE STRUCTURAL DAMAGE TO WALLS OR OBSTRUCT TRAFFIC SAFETY SIGHT AREA WHEN ADJACENT TO A ROADWAY OR DRIVEWAY.
- (2) PLANTS SHALL BE GROUPED ACCORDING TO HYDROZONES AND OTHER ENVIRONMENTAL CONDITIONS (SOIL, SLOPE, SUN EXPOSURE) THAT ARE APPROPRIATE FOR THEIR SURVIVAL.
- (3) TREES SHALL BE PLANTED IN ALL PARKWAY AREAS BETWEEN CURBS AND SIDEWALKS OR IN SIDEWALK TREE WELLS AS FOLLOWS:
- | MATURE TREE SIZE | PAVEMENT WELL SIZE |
|------------------|--------------------|
| SMALL            | 4 FEET X 4 FEET    |
| MEDIUM           | 4 FEET X 6 FEET    |
| LARGE            | 4 FEET X 8 FEET    |

- (4) SIZES FOR MATURE TREES AS USED IN THIS SECTION 8106-8.2 ARE DEFINED AS FOLLOWS: "SMALL TREES" WILL REACH 30 FEET OR LESS IN HEIGHT; "MEDIUM TREES" WILL REACH BETWEEN 30 TO 70 FEET IN HEIGHT; AND "LARGE TREES" WILL REACH 70 FEET OR MORE IN HEIGHT.
- (5) TREES SHOULD NOT BE PLANTED UNDER EXISTING TREE CANOPIES UNLESS REQUIRED FOR HABITAT RESTORATION PURPOSES. NEW TREES SHALL BE INSTALLED USING THE FOLLOWING SETBACK DISTANCES FROM AN EXISTING TREE AT MATURE TREE SIZE: SMALL TREES REQUIRE A 20-FOOT SETBACK; MEDIUM TREES REQUIRE A 30-FOOT SETBACK; AND, LARGE TREES REQUIRE A 40-FOOT SETBACK.

- (6) TREES AND SHRUBS SHALL BE PLANTED SO THAT AT MATURITY THEY DO NOT INTERFERE WITH SERVICE LINES, SEWER LINES OR ON-SITE WASTEWATER TREATMENT SYSTEM AREAS, TRAFFIC SAFETY SIGHT AREAS, PUBLIC WORKS FACILITIES AND RIGHTS OF WAY, OR SAFETY LIGHTING.
- (7) TREES THAT TYPICALLY GROW TALLER THAN 20 FEET IN HEIGHT AT MATURITY ARE NOT PERMITTED UNDER UTILITY WIRES AND SHALL NOT BE PLANTED UNDER UTILITY POLE GUY WIRES ANCHORED TO THE GROUND.
- (8) LANDSCAPE AREAS SHALL INCLUDE PERMANENT IRRIGATION SYSTEMS AND MAY CONTAIN WATER FEATURES AND PEDESTRIAN WALKWAYS. NOTWITHSTANDING THE FOREGOING, PERMANENT IRRIGATION SYSTEMS SHALL NOT BE REQUIRED FOR NATIVE VEGETATION RETAINED THROUGH THE NATIVE VEGETATION CREDIT PROGRAM PURSUANT TO SECTION 8106-8.2.4, PROVIDED THAT THE OVERALL HYDROLOGIC REGIME THAT SUPPORTS THE VEGETATION REMAINS UNALTERED OR PERMANENT IRRIGATION IS UNNECESSARY FOR THE TYPE OF VEGETATION COMMUNITY RETAINED. TEMPORARY IRRIGATION SYSTEMS MAY STILL BE REQUIRED TO ESTABLISH NATIVE PLANTINGS.
- (9) LANDSCAPE PROJECTS NOT OTHERWISE SUBJECT TO THE MWELO, SHALL DESIGN AND INSTALL ANY PERMANENT IRRIGATION SYSTEM PURSUANT TO MWELO, APPENDIX D, (B)(5) AND (6).
- e. PLANT AND LANDSCAPING MATERIALS
- (1) MULCH SHOULD SUPPORT PLANTINGS WITHIN THE LANDSCAPE AREA BUT SHOULD NOT SUBSTITUTE FOR PLANT MATERIAL. WATER-EFFICIENT LANDSCAPE DESIGNS THAT CONTAIN LARGE AREAS OF MULCH SHALL BE REVIEWED ON A CASE-BY-CASE BASIS TO ENSURE ADEQUATE PLANT MATERIAL IS PRESENT FOR THE PURPOSE OF REDUCING HEAT ISLAND EFFECTS, EROSION CONTROL, OR OTHER FACTORS. TO THE MAXIMUM EXTENT FEASIBLE, MULCH SHALL BE FREE OF WEED SEEDS AND DELETERIOUS MATERIALS SUCH AS PLASTIC, TRASH, AND TOXIC LEACHATES.
- (2) THE USE OF NATIVE AND MOTH CATERPILLARS, AND NATIVE PLANTS AND LANDSCAPE FEATURES WHICH CREATE HABITAT FOR OTHER BENEFICIAL INVERTEBRATES AND VERTERATES (INCLUDING BIRDS) IS STRONGLY ENCOURAGED. THE VENTURA COUNTY POLLINATOR-FRIENDLY GUIDELINES AND OTHER ORGANIZATIONS PROVIDE LISTS OF NATIVE HOST PLANTS FOR POLLINATORS AND RECOMMENDATIONS FOR OTHER POLLINATOR-FRIENDLY, BENEFICIAL INVERTEBRATE-FRIENDLY, AND VERTERATE-FRIENDLY LANDSCAPE DESIGN PRACTICES.
- (3) NATIVE VEGETATION MUST COMPRISE AT LEAST 50 PERCENT OF THE PLANT TYPES IN NEW OR RETROFITTED LANDSCAPE AREAS, WHERE FEASIBLE, EXISTING NATIVE VEGETATION SHOULD BE RETAINED WITHIN THE LANDSCAPE AREA.
- (4) TO PROVIDE YEAR-ROUND FOOD RESOURCES FOR POLLINATOR DIVERSITY, THE LANDSCAPE AREA SHALL CONTAIN AT LEAST EIGHT DIFFERENT PLANT SPECIES WITH BLOOM TIMES THAT ARE SEQUENTIAL OR OVERLAP THROUGHOUT THE YEAR (E.G., TWO TO THREE PLANT SPECIES FOR EACH SPRING, SUMMER/FALL, AND WINTER). TO THE EXTENT FEASIBLE, SELECTED PLANT SPECIES SHOULD DIFFER IN COLOR, STRUCTURE, SIZE, AND SCENT.
- (5) NATIVE VEGETATION RETAINED PURSUANT TO SECTION 8106-8.2.4 MAY BE INCLUDED IN NATIVE AND PLANT DIVERSITY CALCULATIONS IN SECTION 8106-8.2.3(E).
- (6) WHEN THE REQUIRED SIZE, NUMBER AND TYPES OF PLANT SPECIMENS CANNOT BE MET DUE TO FACTORS SUCH AS A SMALL LANDSCAPE AREA, UNUSUAL SITE CONDITIONS OR AREA PLAN DESIGN STANDARDS, THE PLANNING DIRECTOR OR DESIGNEE MAY WAIVE OR MODIFY SUCH REQUIREMENTS. HOWEVER, A WRITTEN EXPLANATION BY THE LANDSCAPE ARCHITECT SHALL BE REQUIRED TO DESCRIBE HOW THE PROPOSED SIZE, NUMBER AND TYPES OF PROPOSED PLANTS MEET THE STANDARDS ABOVE TO THE MAXIMUM EXTENT FEASIBLE.
- (7) THE FOLLOWING PLANT TYPES ARE PROHIBITED FROM USE IN LANDSCAPE PLANTINGS:
- i. TROPICAL MILKWEED (ASCLEPIAS CURASSAVICA), DUE TO ITS TRANSMISSION OF A DEBILITATING PARASITE (OPHRIOCYSTIS ELEKTROSCIRRHAE) TO WESTERN MONARCH BUTTERFLIES; AND,
- ii. INVASIVE AND WATCH LIST SPECIES AS INVENTORIED BY THE CALIFORNIA INVASIVE PLANT COUNCIL.
- (8) THE LARGEST MATURE TREE SIZE SHALL BE PLANTED WHEREVER FEASIBLE WITH RESPECT TO THE CURRENT USES OF THE SITE, PEDESTRIAN CIRCULATION, VEHICLE CIRCULATION, SAFETY, AND STANDARD SETBACKS. TO THE MAXIMUM EXTENT FEASIBLE, NATIVE TREES SHOULD BE SELECTED.
- (9) IRRIGATION EQUIPMENT OR INCOMPATIBLE LANDSCAPING MATERIAL (E.G., WEED FABRIC) SHALL NOT BE SITED OR INSTALLED WITHIN ANY OAK TREE (QUERCUS SPP.) DRIPLINE UNLESS APPROVED BY THE PLANNING DIVISION. ALL PERMANENT IRRIGATION SYSTEMS SHALL BE KEPT A MINIMUM OF TEN FEET FROM THE DRIP LINE OF ANY EXISTING OAK SPECIES, EXCEPT WHEN RECOMMENDED BY A CERTIFIED ARBORIST UNDER EXTREME DROUGHT CONDITIONS. IN SUCH CIRCUMSTANCES, A TARGETED IRRIGATION SCHEDULE AND MAINTENANCE PLAN FOR THESE AREAS SHALL BE INCLUDED WITH THE LANDSCAPE PLAN (SEE SECTION 8106-8.2.8).
- (10) ANY LANDSCAPING WITHIN THE DRIPLINE OF OAK TREES SHALL CONSIST OF PLANT SPECIES COMPATIBLE WITH THE WATER AND SOIL REQUIREMENTS OF THE OAK. PLANTS INSTALLED WITHIN THE DRIPLINE SHOULD SERVE AS ACCENTS RATHER THAN AS A GROUND COVER. WHERE POSSIBLE, NATURAL LEAF MULCH SHOULD NOT BE REMOVED. TO PROTECT THE LONG-TERM HEALTH OF ESTABLISHED OAK TREES, LANDSCAPING OR EARTH DISTURBANCE SHALL NOT OCCUR WITHIN TEN FEET OF THE TREE TRUNK.

SEC. 8106-8.2.4 – VOLUNTARY NATIVE PLANT PRESERVATION INCENTIVE

- a. PURPOSE. THE PURPOSE OF THIS VOLUNTARY INCENTIVE IS TO PRESERVE AND INTEGRATE EXISTING MATURE, HEALTHY, UNPROTECTED NATIVE VEGETATION INTO REQUIRED LANDSCAPE AREAS WITHIN THE PROJECT SITE. THIS APPROACH WILL PROMOTE POLLINATOR-FRIENDLY LANDSCAPES, REDUCE WATER USE, REDUCE LANDSCAPE INSTALLATION COSTS FOR THE APPLICANT, AND REDUCE LONG-TERM LANDSCAPE MAINTENANCE COSTS FOR THE LANDOWNER. NATIVE VEGETATION RETAINED PURSUANT TO THIS SECTION 8106-8.2.4 SHALL HELP TO MEET THE PURPOSE OF THE LANDSCAPING REQUIREMENTS (E.G., SCREENING).
- b. APPLICABILITY. THIS NATIVE VEGETATION PRESERVATION INCENTIVE IS ONLY AVAILABLE TO DISCRETIONARY PROJECTS THAT REQUIRE AN INITIAL STUDY BIOLOGICAL ASSESSMENT (ISBA). THIS INCENTIVE IS NOT APPLICABLE TO PARKING LOT LANDSCAPING (SECTION 8108-5.14) OR STORMWATER LANDSCAPING REQUIREMENTS REQUIRED BY THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT.
- c. INCENTIVE CALCULATIONS.
- (1) LANDSCAPE CREDIT FOR PRESERVED NATIVE VEGETATION COMMUNITY ALLIANCES AND NATIVE PLANT SPECIMEN(S) SHALL BE GRANTED AT A 1:1 RATIO (ONE SQUARE FOOT OF RETAINED NATIVE VEGETATION, INCLUDING ROOT ZONE, WILL COUNT FOR ONE SQUARE FOOT OF LANDSCAPE AREA REQUIRED IN SECTIONS 8109-0.6, 8109-1.2 OR IN LANDSCAPE SCREENING REQUIREMENTS).
- (2) THE ABOVE-STATED 1:1 RATIO MAY BE INCREASED TO 1:2 (ONE SQUARE FOOT OF RETAINED NATIVE VEGETATION, INCLUDING ROOT ZONE, WILL COUNT FOR TWO SQUARE FEET OF LANDSCAPE AREA REQUIRED IN SECTIONS 8109-0.6, 8109-1.2 OR IN LANDSCAPE SCREENING REQUIREMENTS) WHEN THE PRESERVATION AREA IS LOCATED:
- i. WITHIN 200 FEET OF A VERIFIED MAPPED HYDROLOGICAL FEATURE (USFWS NATIONAL WETLANDS INVENTORY OR USGS NATIONAL HYDROGRAPHIC DATA SETS) OR AN IDENTIFIED SENSITIVE BIOLOGICAL RESOURCE AREA;
- ii. WITHIN THE HABITAT CONNECTIVITY AND WILDLIFE CORRIDOR OVERLAY ZONE;
- OR
- iii. IMMEDIATELY ADJACENT TO A LEGALLY PROTECTED NATIVE VEGETATION COMMUNITY THAT IS BOTH GREATER THAN 2,000 SQUARE FEET AND MEETS THE REQUIREMENTS OF SECTION 8106-8.2.4(E)(3) AND (4) BELOW). TO RECEIVE PRESERVATION CREDIT UNDER THESE CRITERIA, THE EDGE OF THE VEGETATION CANOPIES BETWEEN PRESERVED AREA AND THE ADJACENT NATIVE VEGETATION COMMUNITY MUST BE WITHIN 30 FEET OF ONE ANOTHER WITH NO OBSTRUCTIONS OR BARRIERS FOR WILDLIFE MOVEMENT.

- (3) IF THE PRESERVATION AREA IS GREATER THAN 30 PERCENT OF THE LANDSCAPE AREA USING THIS PRESERVATION CREDIT, THE PLANNING DIRECTOR OR DESIGNEE MAY REQUIRE ADDITIONAL LANDSCAPING TO MEET SCREENING OR OTHER VISUAL QUALITY REQUIREMENTS AS SET FORTH IN THE NCZO.

4. DOCUMENTATION. APPLICANTS SEEKING A PRESERVATION CREDIT SHALL PROVIDE A PLANNING DIVISION-APPROVED INITIAL STUDY BIOLOGICAL ASSESSMENT (ISBA) FOR THE SITE THAT INCLUDES A MAP AND TABLE SHOWING THE LOCATION, NATIVE PLANT SPECIMEN(S) SPECIES OR NATIVE VEGETATION COMMUNITY ALLIANCE (IF A PLANT COMMUNITY IS RETAINED), SIZE (AREA AND HEIGHT), EASEMENTS/RIGHT(S) OF WAY/UTILITY LINES, FUEL MODIFICATION ZONES, INVASIVE OR WATCH LIST SPECIES, AND THE HEALTH OF EACH NATIVE PLANT SPECIMEN(S) OR NATIVE VEGETATION COMMUNITY ALLIANCE RETAINED FOR CREDIT. PHOTOS OF EACH UNPROTECTED NATIVE PLANT SPECIMEN(S) PROPOSED FOR RETENTION MUST ALSO BE PROVIDED. COUNTY STAFF MAY REQUEST A SITE VISIT TO DETERMINE THE SUITABILITY OF THE AREA FOR PRESERVATION CREDIT.
- e. NATIVE PLANT CHARACTERISTICS. THE NATIVE VEGETATION USED FOR PRESERVATION CREDIT MUST MEET THE FOLLOWING STANDARDS WHEN SURVEYED FOR THE ISBA AND BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED:
- (1) THE NATIVE VEGETATION IS NOT REQUIRED TO BE PRESERVED BY LOCAL, STATE, OR FEDERAL LAW.
- (2) THE ROOT SYSTEM, AND SURROUNDING MICROCLIMATE AREA THAT IS OUTSIDE THE NATIVE PLANT DRIPLINE, SHALL BE RETAINED INTACT AND UNALTERED (INCLUDES NATURAL OR MAN-MADE MEANS), UNLESS SUCH ALTERATIONS ARE COMPATIBLE AND SUPPORT THE LONG-TERM HEALTH OF THE NATIVE VEGETATION (E.G., COMPANION PLANTING, MULCHING, ETC.) DEPICTED IN THE APPROVED FINAL LANDSCAPE PLAN.
- (3) THE NATIVE VEGETATION COMMUNITY ALLIANCE OR NATIVE PLANT SPECIMEN(S) AND THEIR BUFFER AREA(S) ARE NOT DOMINATED BY INVASIVE OR WATCH LIST SPECIES, AS INVENTORIED BY THE CALIFORNIA INVASIVE PLANT COUNCIL, OR OTHERWISE DEEMED NOT ECOLOGICALLY SUITABLE AS RECOMMENDED BY A QUALIFIED BIOLOGIST, AND ARE APPROVED BY THE PLANNING DIRECTOR OR DESIGNEE.
- (4) THERE ARE NO AREAS PROPOSED FOR PRESERVATION WHERE THE SOIL WAS PREVIOUSLY COMPACTED, GRADED, OR CULTIVATED WHERE IT IS NO LONGER SUITABLE FOR THE ORIGINAL NATIVE VEGETATION COMMUNITY.
- f. STANDARDS FOR LANDSCAPING WITH EXISTING NATIVE PLANTS.
- (1) ANY EXISTING INVASIVE OR WATCH LIST SPECIES MUST BE REMOVED AND PROPERLY DISPOSED OF AS PART OF THE SITE PREPARATION PROCESS PRIOR TO THE ISSUANCE OF THE ZONING CLEARANCE FOR CONSTRUCTION OR USE INAUGURATION (AS APPLICABLE TO THE PROJECT);
- (2) THE PRESERVATION AREA (EXISTING NATIVE VEGETATION INCLUDING ROOT ZONE(S)) MUST BE CLEARLY MARKED AND IDENTIFIED FOR PROTECTION ON ALL PROJECT SITE PLANS, GRADING PLANS, OUTDOOR LIGHTING PLANS, AND CONCEPTUAL AND FINAL LANDSCAPE/RESTORATION PLANS. THE PRESERVATION AREA MUST BE PHYSICALLY IDENTIFIED ON-SITE PRIOR TO ANY SITE DISTURBANCE.
- (3) THE NATIVE VEGETATION IS NOT DAMAGED, DEAD, DYING, DISEASED, OR INFESTED WITH HARMFUL INSECTS. ANY DAMAGED VEGETATION WITHIN THE PRESERVATION AREAS SHALL BE REPLACED WITH VEGETATION EQUIVALENT TO THE VEGETATION THAT WAS DESTROYED. SITE ALTERATIONS THAT MAY CAUSE THE DECLINE OR RUIN OF THE NATIVE VEGETATION IN THE PRESERVATION AREA (E.G., ALTERATIONS TO DRAINAGE OR RUNOFF, DAMAGE TO PLANT ROOT SYSTEM, EXPOSURE TO SUN AND WIND DUE TO LOSS OF VEGETATION COVER IN BUFFER AREA) SHALL BE CORRECTED TO ENSURE THE LONG-TERM HEALTH OF THE PRESERVED NATIVE VEGETATION.
- (4) THE PRESERVATION AREA SHALL BE MAINTAINED OR ENHANCED PURSUANT TO THE LANDSCAPE MAINTENANCE STANDARDS OF SECTION 8106-8.2.8.

SEC. 8106-8.2.5 LANDSCAPE SCREENING

- a. PLANT MATERIAL SPACING FOR VISUAL SCREENING:

- (1) TREES SHALL BE PLANTED AT A MINIMUM RATE OF ONE FOR EACH 30 LINEAR FEET OF THE LANDSCAPE AREA. SHRUBS SHALL BE INSTALLED AS NEEDED TO ADEQUATELY SCREEN THE DEVELOPMENT, BUT NO LESS THAN ONE FOR EVERY FIVE LINEAR FEET OF LANDSCAPE AREA.
- (2) PLANTS MAY BE USED AS THE MAIN SCREENING ELEMENT ONLY IF A MINIMUM OF 50 PERCENT OF THE PLANTS ARE OF 15-GALLON CONTAINER SIZE WHEN PLANTED, THE REMAINING PLANTS ARE OF 5-GALLON CONTAINER SIZE, AND THE PLANTS WILL FORM A DENSE HEDGE THAT ADEQUATELY SCREENS THE DEVELOPMENT YEAR-ROUND.
- b. VISUAL SCREENING USING BERMS, WALLS, FENCING AND ART:
- (1) LANDSCAPING IS THE PREFERRED METHOD TO SOFTEN THE SCREENING OF STORAGE AREAS, TRASH ENCLOSURES, PARKING AREAS AND PUBLIC UTILITIES. VISUAL SCREENS COMPOSED OF A BERM, FENCE, OR SOLID WALL SHALL INCLUDE PLANT MATERIAL THAT SOFTENS THE LOOK AND BREAKS UP THE EXPANSE OF THE SCREEN. WHEN THE BERM, FENCE, OR WALL IS INSTALLED ALONG THE STREET SIDE OF A PROPERTY LINE, THE FENCE OR WALL IS TO BE PLACED ALONG THE INTERIOR SIDE OF THE LANDSCAPED AREA RELATIVE TO THE STREET.
- (2) WHERE EARTH BERMS ARE USED, THE BERM SLOPE SHALL BE A MAXIMUM OF ONE FOOT OF RISE FOR EVERY THREE FEET OF LINEAR DISTANCE (3:1 HORIZONTAL TO VERTICAL).
- (3) PUBLIC ART MAY BE INCORPORATED INTO SCREENING MATERIALS THAT ARE VIEWABLE BY THE PUBLIC, IN LIEU OF TWO REQUIRED TREES. SUCH ART SHALL MEET THE PROVISIONS OF SECTION 8108-5.14.2(B)(II).

SEC. 8106-8.2.6 GENERAL STORMWATER LANDSCAPE DESIGN

- STORMWATER MANAGEMENT LANDSCAPING SHALL MEET THE FOLLOWING STANDARDS:
- a. THE MINIMUM COVERAGE OF PLANT SPECIES MEETS WATER QUALITY IMPROVEMENT PLANS.
- b. PLANT TYPES SHALL BE SELECTED TO WITHSTAND PERIODIC INUNDATION OF WATER, SURVIVE SEASONAL DROUGHT, AND BE CAPABLE OF POLLUTANT UPTAKE. IRRIGATION SHALL BE USED TO ALLOW FOR THE ESTABLISHMENT OF THE SELECTED PLANTS AND CUTTINGS.
- c. WHEN MULCH IS USED WITHIN STORMWATER MANAGEMENT LANDSCAPING, IT SHALL BE NON-FLOATABLE AND WELL-AGED TO PREVENT CLOGGING OF STORM DRAIN INFRASTRUCTURE.
- d. REQUIRED TREES SHALL BE PLANTED ABOVE THE FLOW LINE OF BASINS OR CHANNELS.
- e. THE LANDSCAPING DOES NOT REDUCE OR NEGATIVELY AFFECT THE NUMBER, TYPE, SIZE, LOCATION, OR HEALTH OF REQUIRED AND PROTECTED TREES.

SEC. 8106-8.2.7 LANDSCAPING ON MANUFACTURED SLOPES

- MANUFACTURED (I.E., HUMAN-MADE) SLOPES SHALL BE PLANTED PURSUANT TO THE FOLLOWING STANDARDS:
- a. SLOPES STEEPER THAN 3:1 SHALL INCLUDE EROSION CONTROL BLANKETS, SOIL STABILIZERS OR OTHER MEANS APPROVED BY THE PUBLIC WORKS AGENCY TO PREVENT EROSION.
- b. GROUND COVER. MANUFACTURED SLOPES SHALL BE PLANTED WITH GROUND COVER TO MINIMIZE EROSION AND BLEND WITH THE ADJACENT NATURAL SLOPES. THE TYPE OF GROUND COVER SELECTED SHALL BE COMPATIBLE WITH SOILS AND CLIMATIC CONDITIONS, ADJACENT NATIVE VEGETATION OR LANDSCAPING, IRRIGATION REQUIREMENTS, AND FIRE-RETARDANT REQUIREMENTS.
- c. TREES AND SHRUBS. MANUFACTURED SLOPES SHALL HAVE A MIXTURE OF TREES AND SHRUBS INCORPORATED WITH GROUND COVER TO ASSURE SOIL STABILIZATION, BLEND WITH ADJACENT NATIVE VEGETATION OR LANDSCAPING, AND PROMOTE VARYING HEIGHT AND MASS OF LANDSCAPING. SHRUBS ARE NOT REQUIRED FOR SLOPED AREAS LESS THAN THREE FEET HIGH CREATED BY THE DEPOSITION OF MATERIAL (E.G., ARTIFICIAL BERM). TREES ARE NOT REQUIRED FOR SLOPED AREAS LESS THAN FIVE FEET HIGH CREATED THROUGH THE EXCAVATION OF MATERIAL (E.G., CUT BANK).
- d. SLOPE IRRIGATION. SOIL TYPE AND PERCOLATION RATE SHALL BE CONSIDERED WHEN DESIGNING SLOPE IRRIGATION. PROPERLY DESIGNED AND INSTALLED SPRINKLERS OR DRIP IRRIGATION SYSTEMS MAY BE NECESSARY TO PROMOTE SLOPE STABILITY.

SEC. 8106-8.2.8 – LANDSCAPE MAINTENANCE

- a. LANDSCAPING SHALL BE MAINTAINED BY THE PERMITTEE ACCORDING TO THE APPROVED LANDSCAPE PLAN AND ANY PERMIT CONDITIONS FOR THE LIFE OF THE PERMITTED LAND USE. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING:
- (1) ROUTINE INSPECTIONS TO GUARD AGAINST RUNOFF AND EROSION AND TO DETECT PLANT OR IRRIGATION SYSTEM FAILURE. FAILURE TO MAINTAIN REQUIRED LANDSCAPING OR IRRIGATION SYSTEMS SHALL CONSTITUTE A VIOLATION OF THE PERMIT PURSUANT TO ARTICLE 14.
- (2) LANDSCAPE AREAS WITH INSTALLED IRRIGATION SHALL MAINTAIN THESE AREAS PURSUANT TO MWELO, SECTION 492.11, AS MAY BE AMENDED, REGARDLESS OF WHETHER THE MWELO OTHERWISE APPLIES.
- (3) SHRUBS AND GROUND COVERS SHALL BE PRUNED TO KEEP PLANTS WITHIN PLANTING BEDS. PRUNING FOR ALL PLANTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS – TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES ANSI A300 (PART 1) 2001 PRUNING, ISA ANSI A300 1995, AS MAY BE AMENDED.
- (4) WEEDS AND LITTER SHALL BE REMOVED FROM THE LANDSCAPE AREA.
- (5) DEAD, DYING, DISEASED OR SEVERELY DAMAGED PLANT MATERIAL SHALL BE REPLACED. TREE REPLACEMENT SHALL BE SUBJECT TO SECTION 8107-25.
- (6) TREE SUPPORTS SHALL BE INSPECTED FREQUENTLY AND REMOVED WHEN THE TREE CAN WITHSTAND HIGH WINDS UNSUPPORTED.
- (7) MULCH SHALL BE MONITORED AND REPLENISHED AS NEEDED.
- (8) PLANTS SHALL BE FERTILIZED AND WATERED AT SUCH INTERVALS AS ARE NECESSARY TO PROMOTE OPTIMUM GROWTH.
- b. AREAS WITH NATIVE VEGETATION THAT ARE RETAINED FOR PRESERVATION CREDIT PURSUANT TO SECTION 8108-8.2.4 SHALL BE MAINTAINED ACCORDING TO AN APPROVED INVASIVE SPECIES MANAGEMENT PLAN THAT IS SUBMITTED WITH THE LANDSCAPE PLAN.
- c. NON-TOXIC METHODS OF PEST CONTROL WITHIN THE LANDSCAPE AREA ARE STRONGLY ENCOURAGED.

SEC. 8106-8.2.9 – PERMIT MODIFICATIONS FOR LANDSCAPE PLANS

- PROPOSED MODIFICATIONS TO AN EXISTING, APPROVED LANDSCAPE PLAN SHALL BE PROCESSED IN ACCORDANCE WITH ARTICLE 11, EXCEPT THAT MINOR ADJUSTMENTS THAT COMPLY WITH THE FOLLOWING REQUIREMENTS SHALL BE APPROVED THROUGH THE ISSUANCE OF A ZONING CLEARANCE:
- a. THE PROPOSED ADJUSTMENTS ARE NOT SUBJECT TO THE MWELO.
- b. REPLACEMENT PLANT MATERIALS SHALL SUBSTANTIALLY CONFORM WITH THE ORIGINAL PURPOSE AND INTENT OF THE LANDSCAPE REGULATIONS AND MUST BE RECOMMENDED BY A LICENSED LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER, OR QUALIFIED BIOLOGIST.
- c. REPLACEMENT PLANT MATERIALS SHALL CONFORM TO THE WATER, SOIL, SLOPE, AND SUN EXPOSURE REQUIREMENTS OF ACCOMPANYING PLANTINGS.
- d. REPLACEMENT PLANT MATERIALS SHALL NOT: (1) BE AN INVASIVE OR WATCH LIST SPECIES IDENTIFIED BY THE CALIFORNIA INVASIVE PLANT COUNCIL; OR (2) INCREASE THE OVERALL LANDSCAPE WATER USAGE.
- e. CHANGES TO IMPERVIOUS SURFACE AREA SHALL NOT CAUSE THE TOTAL IMPERVIOUS SURFACE AREA ON THE LOT TO EXCEED MORE THAN 5,000 SQUARE FEET.
- f. THE HYDRAULIC LINE AND GRADE WITHIN SITE DRAINAGE PATTERNS SHALL NOT BE ALTERED.
- g. A MINOR ADJUSTMENT SHALL NOT:
- (1) REDUCE OR NEGATIVELY AFFECT THE NUMBER, SIZE, OR HEALTH OF REQUIRED TREES IN THE APPROVED LANDSCAPE PLAN;
- (2) REDUCE OR NEGATIVELY AFFECT THE NUMBER, TYPE, SIZE, LOCATION, OR HEALTH OF EXISTING PROTECTED TREES; OR
- (3) IMPAIR COMPLIANCE WITH LANDSCAPE SCREENING OR STORM WATER MANAGEMENT REQUIREMENTS.

(AM. ORD. 4187 – 5/25/99; AM. ORD. 4216 – 10/24/00; DELETE ORD. 4407 – 10/20/09; ADD. ORD. 4577 – 3/9/21)



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#	Revision	Date

Scale:  
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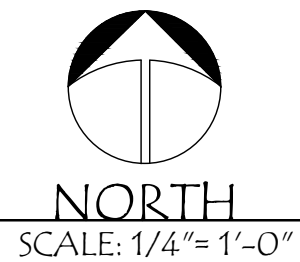
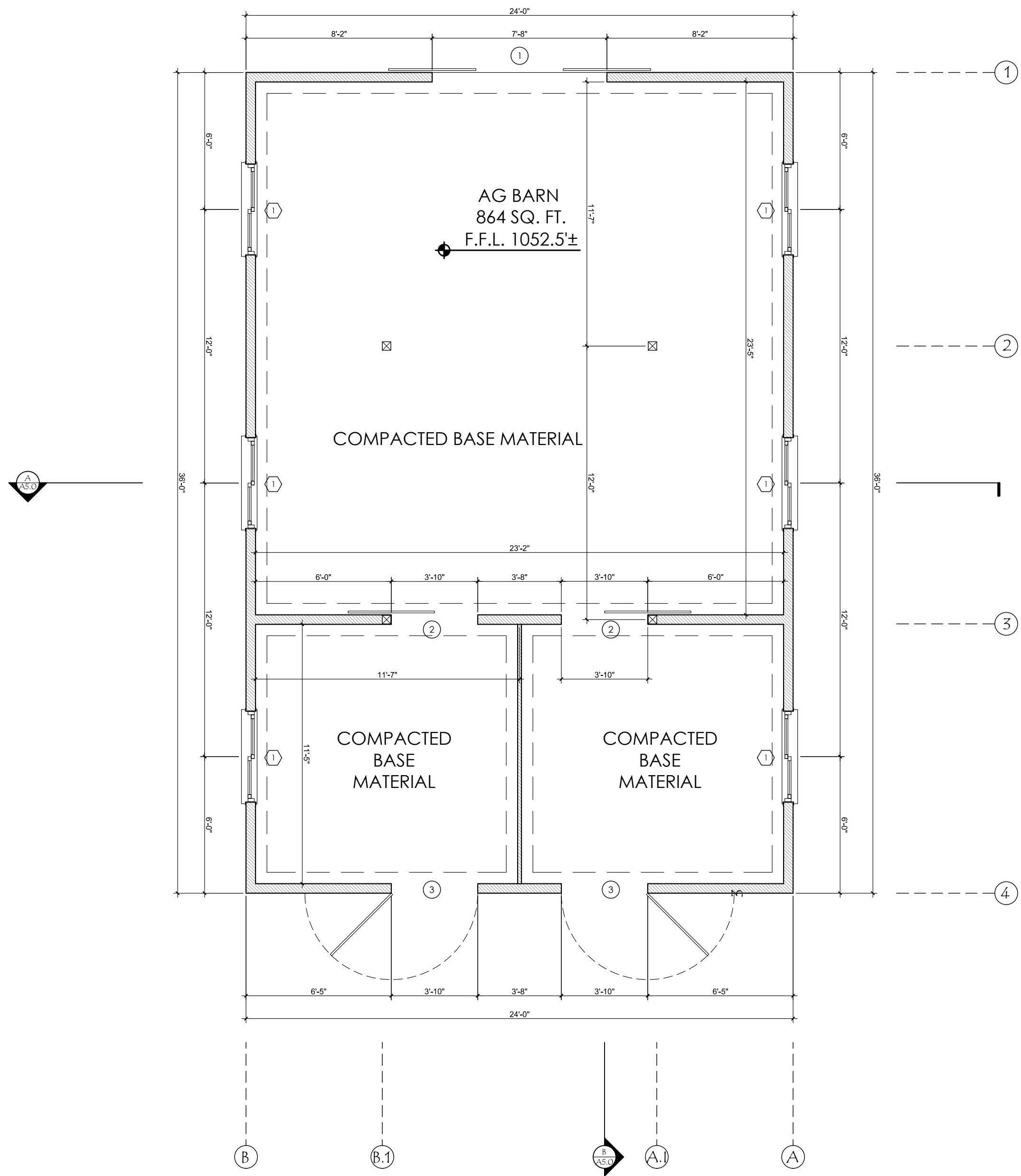
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SHEET NO. 5 OF 21 SHEETS

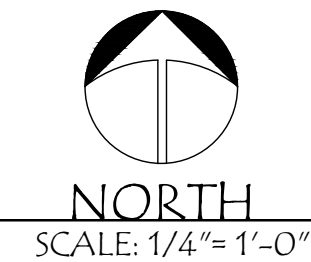
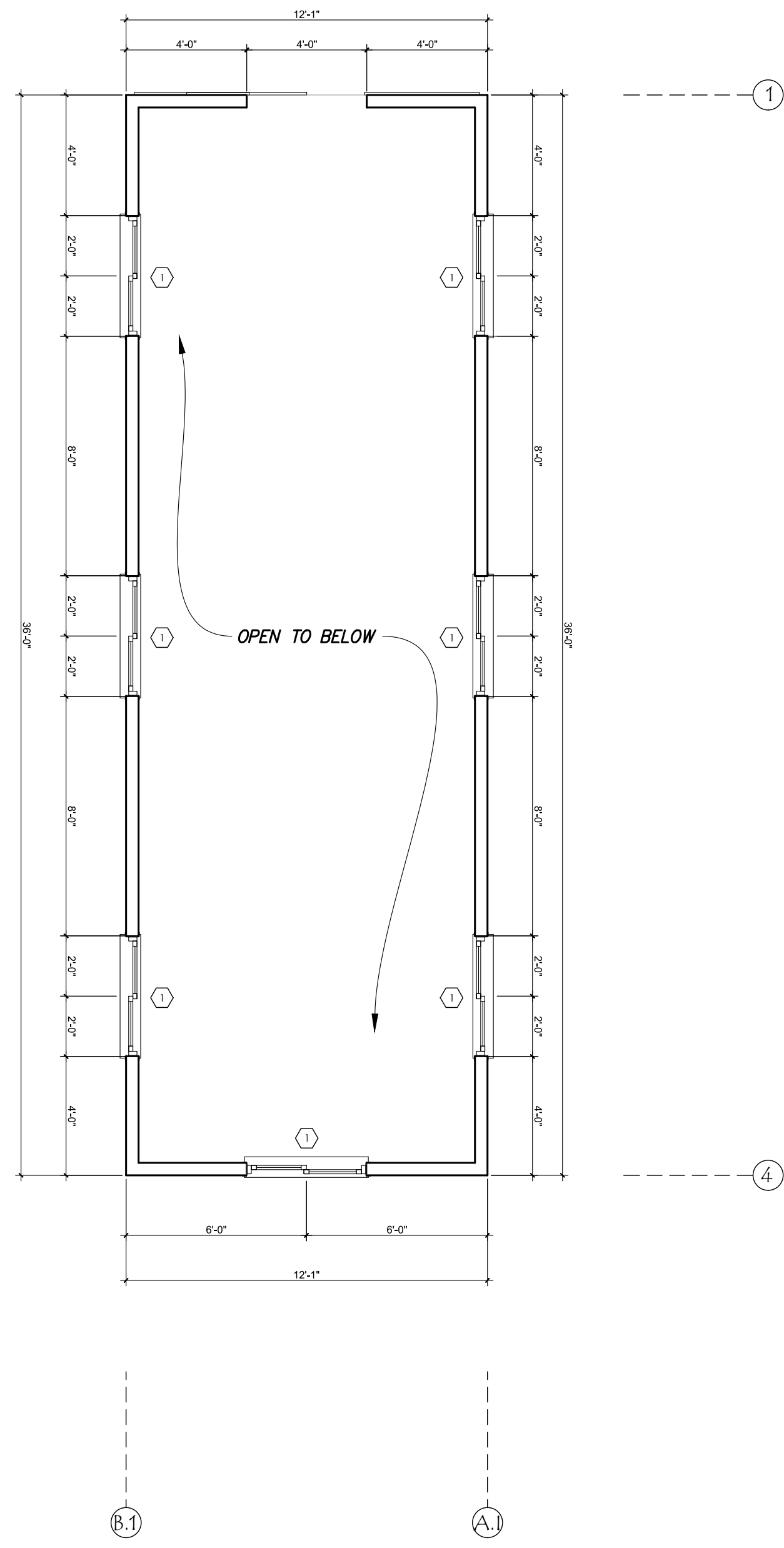


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Plot date: Jul 31, 2025 - 2:45pm  
Plot by: steve

FIRST FLOOR PLAN



CLERESTORY PLAN



FLOOR PLANS



ROBERT WILLIAM COMPANY  
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CONSULTANT:

PROJECT:  
AG BARN

CLIENT:  
STEPHEN AND PAM COLVARD  
15315 SANTA PAULA/OJAI ROAD  
SANTA PAULA, CA 93060

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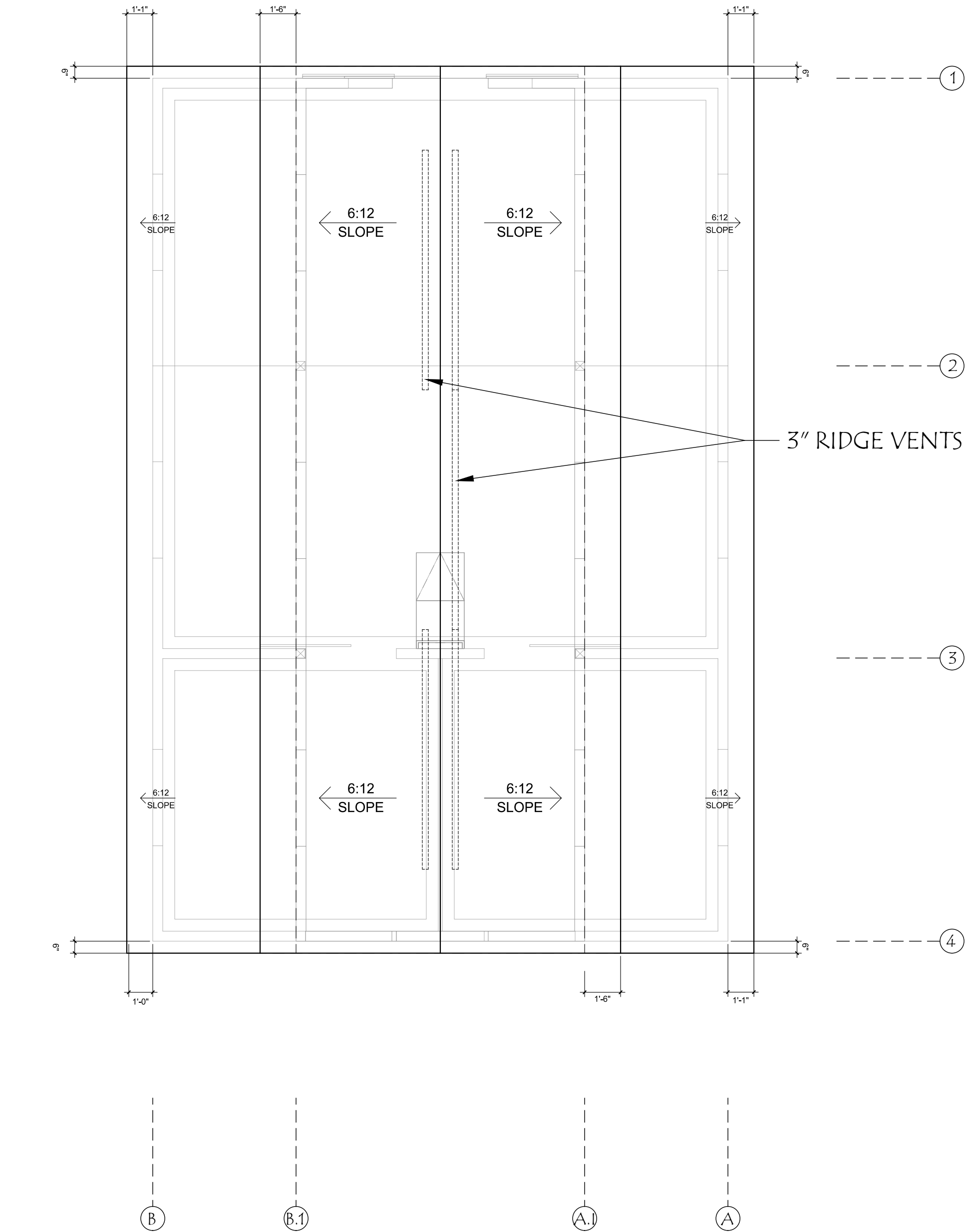
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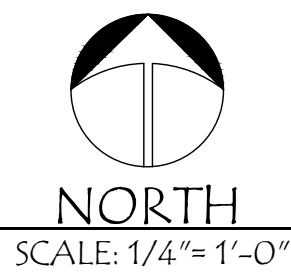
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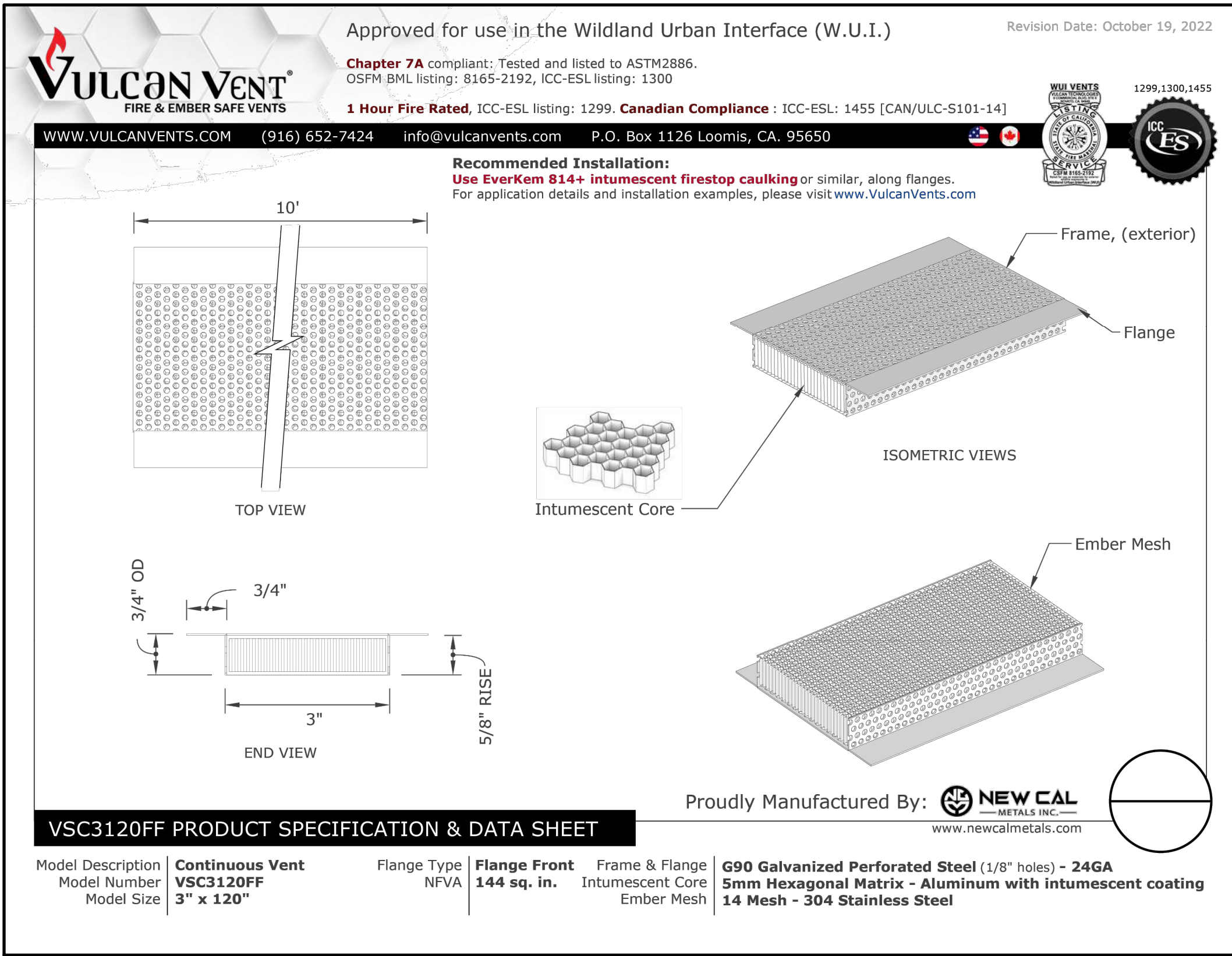
ROOF PLAN



ROOF CALCS :

VENTED AREA = 864 SQ. FT.  
(1/150) x 864 SQ. FT. = 5.76 SQ. FT. NEEDED  
3.3 SQ. FT. X 144 = 829.44 SQ. IN.  
(APPROX. 829 SQ. IN.) TOTAL REQ'D.  
ROOF VENTS - 4 no. (VULCAN OR APPR. EQ.)  
(model no. VSC4120FF) 5 no. x 192 sq. in. ea. = 960 sq. in.

TOTAL AREA PROVIDED = 960 sq. in. 829 sq. in. (REQ'D)



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15315 SANTA PAULA/OJAI ROAD  
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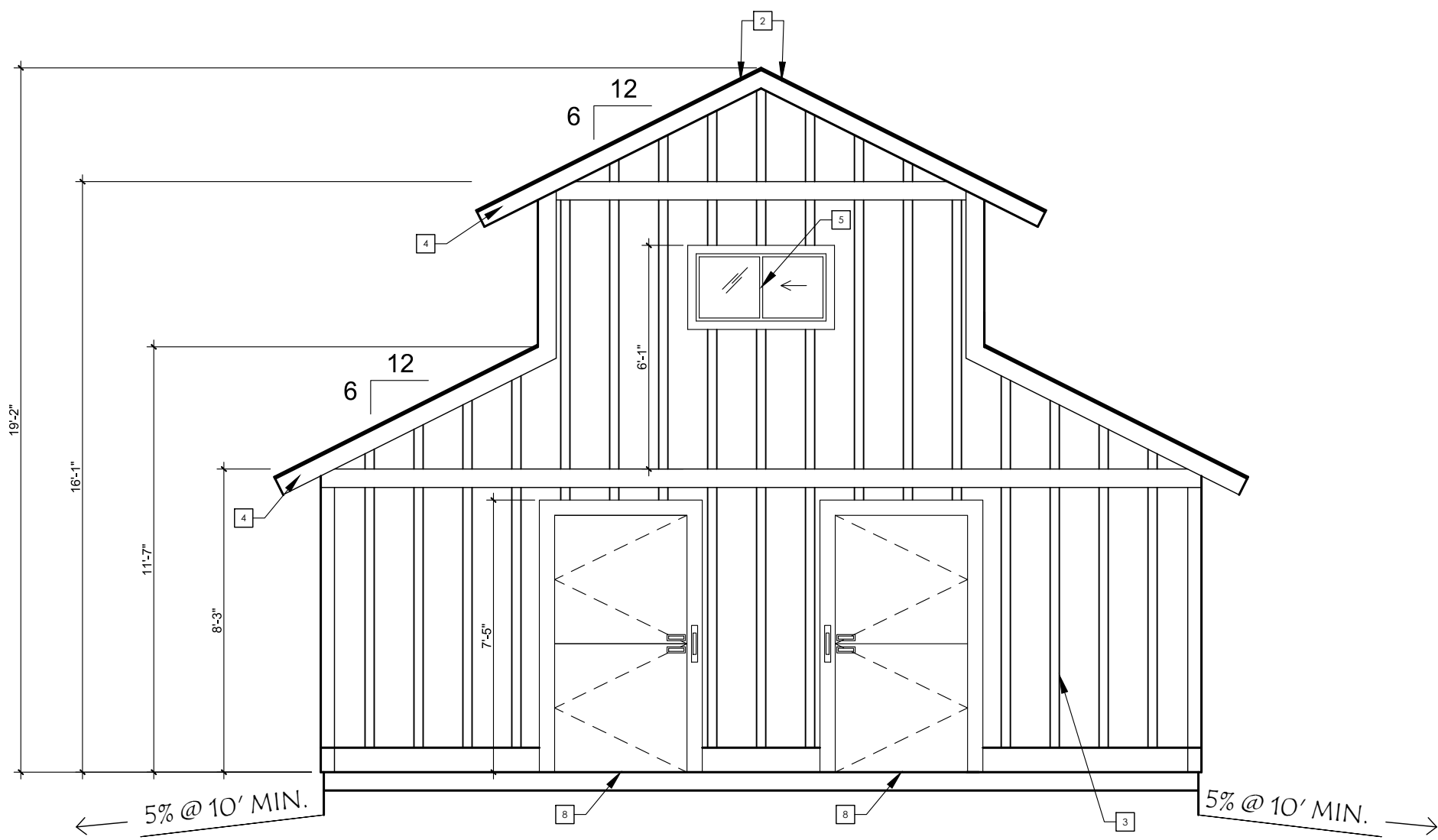
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SHEET NO. 7 OF 21 SHEETS

ROOF PLAN

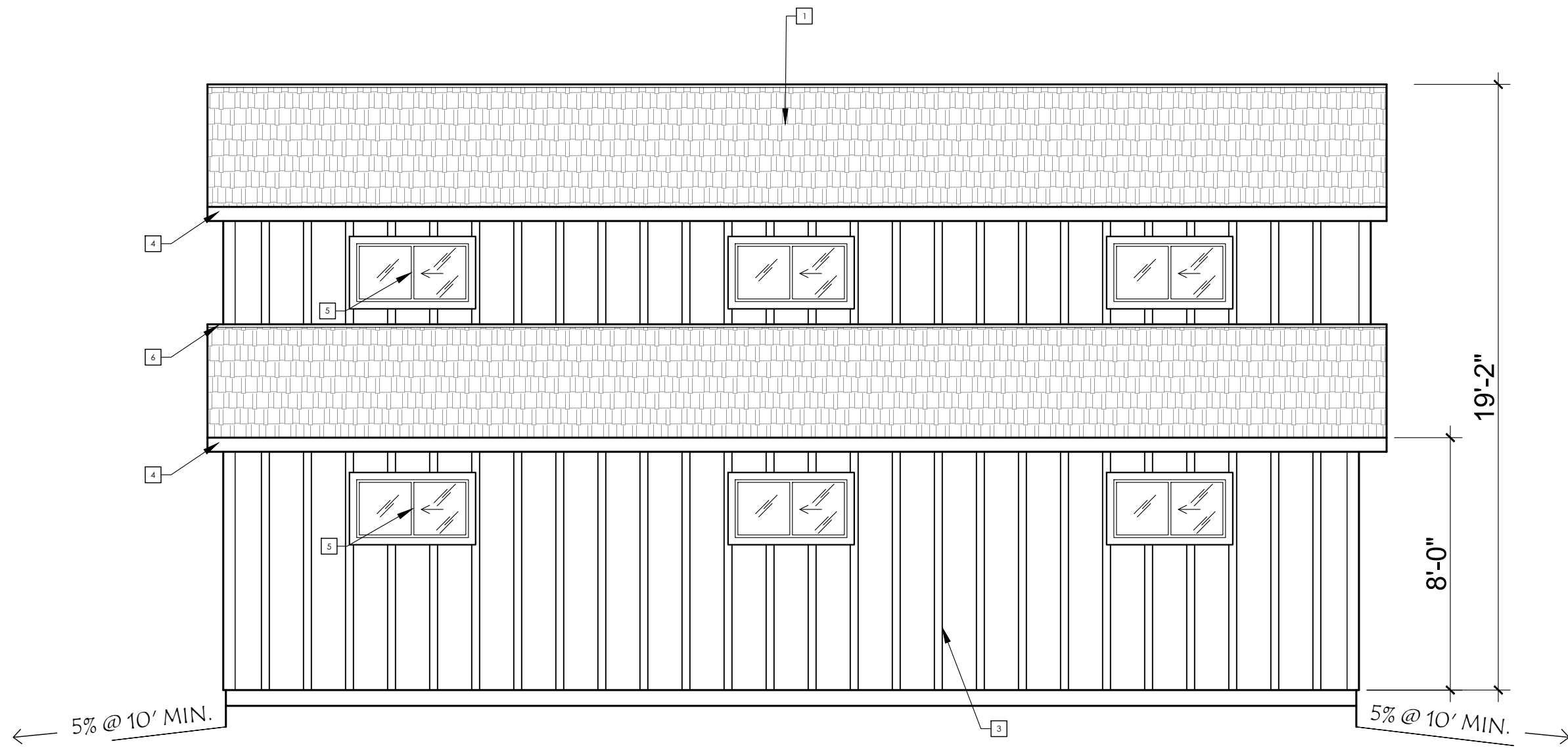


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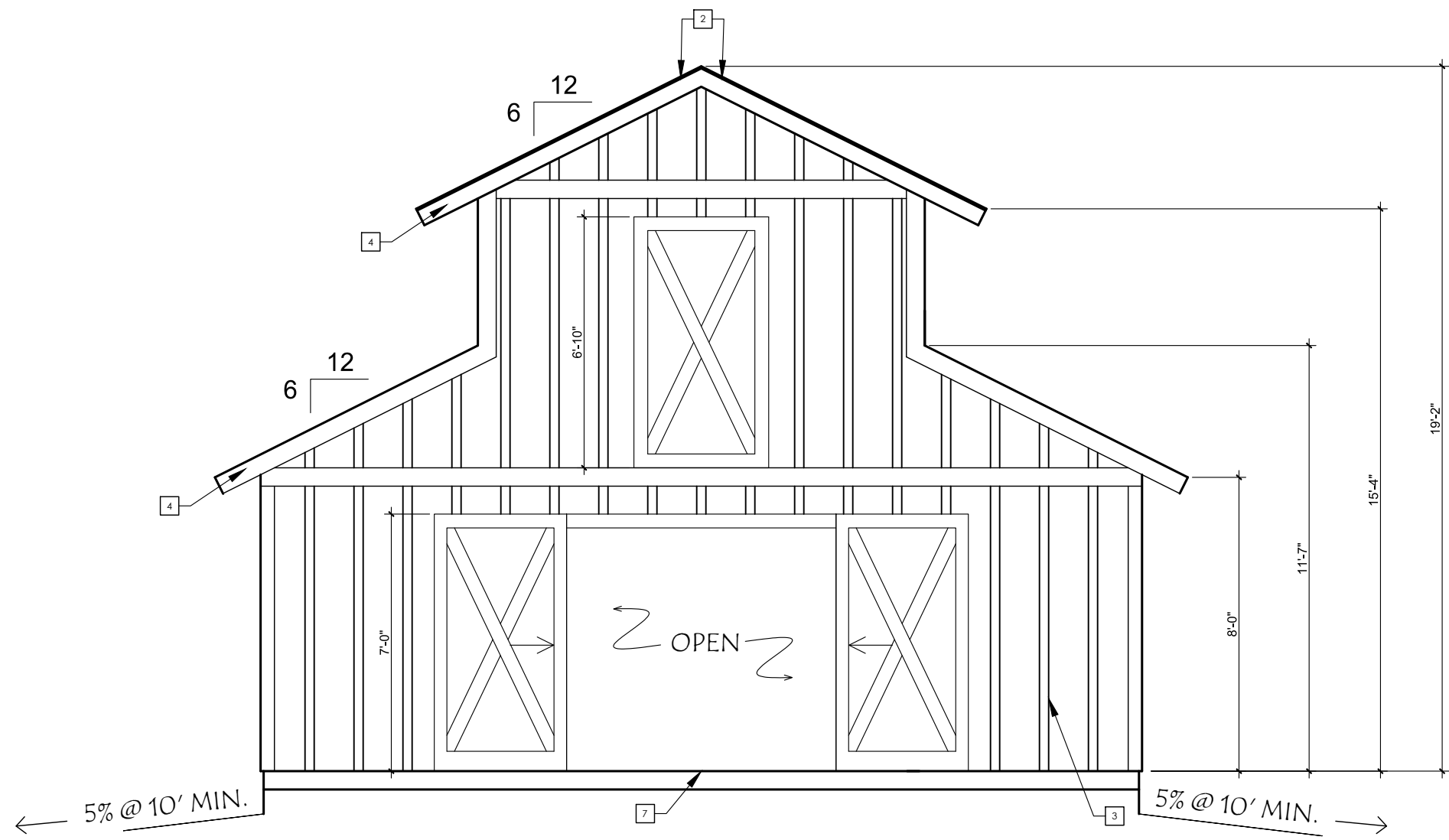
NORTH ELEVATION

SCALE: 1/4"= 1'-0"



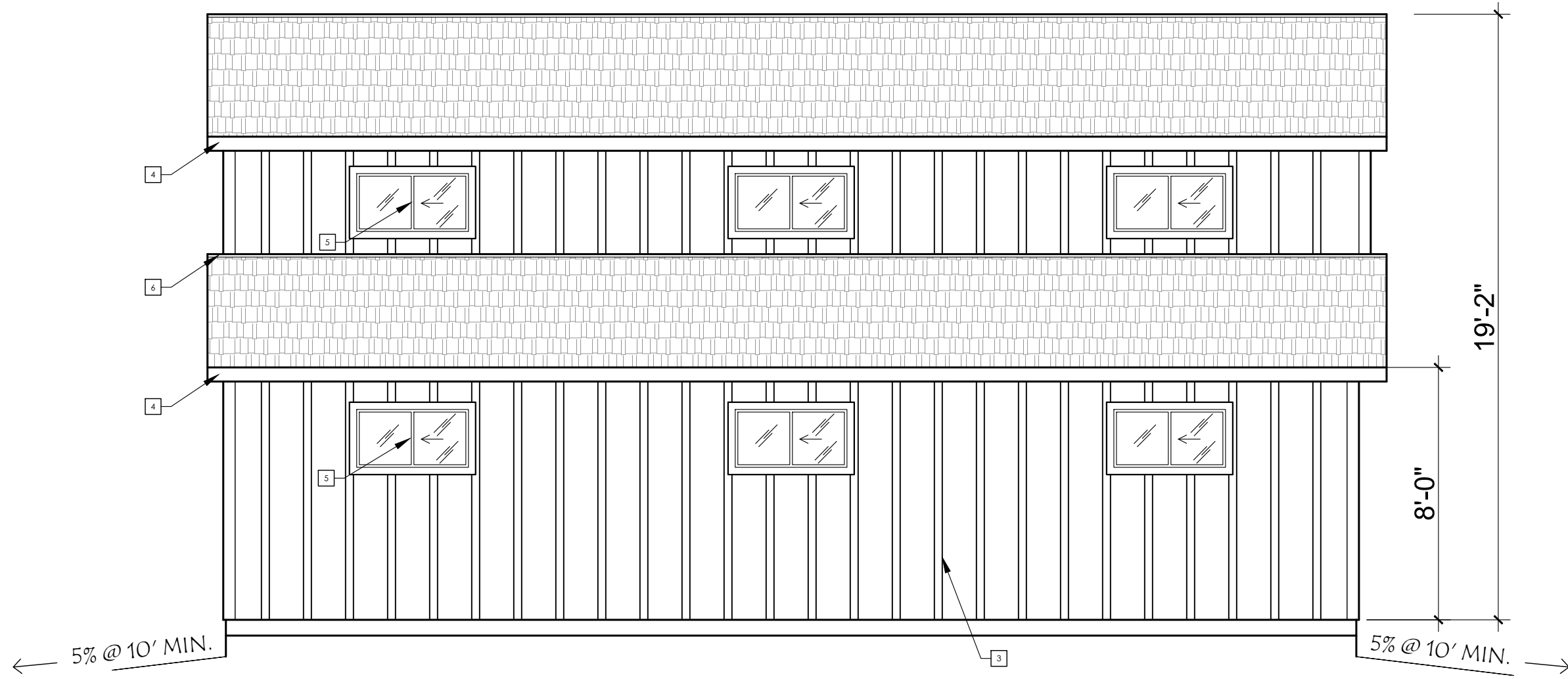
EAST ELEVATION

SCALE: 1/4"= 1'-0"



SOUTH ELEVATION

SCALE: 1/4"= 1'-0"



WEST ELEVATION

SCALE: 1/4"= 1'-0"

KEYNOTES

- ASPHALT SHINGLE 30 YEAR ROOF "CLASS A"  
CERTAIN TEED "PRESIDENTIAL TL - SOLARIS" LINE  
AUTUMN BLEND (VARIGATED BEIGE/BROWN COLOR) OR APPR. EQ.
- O'HAGIN FIRE & ICE ROOF VENTS
- BOARD AND BATTEN CEMENT LAP SIDING & TRIM
- 2x FASCIA W/ STAIN FINISH
- ENERGY EFFICIENT SLIDING VINYL WINDOWS  
MILGARD "TRINISIC SERIES" LOW "E" DUAL GLAZED VINYL WINDOWS WHITE  
COLOR OR APPR. EQ.
- FLASHING
- SLIDING FARM DOOR
- CUSTOM MAN DOOR



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PROJECT:

AG BARN

CLIENT:

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SANTA PAULA, CA 93060

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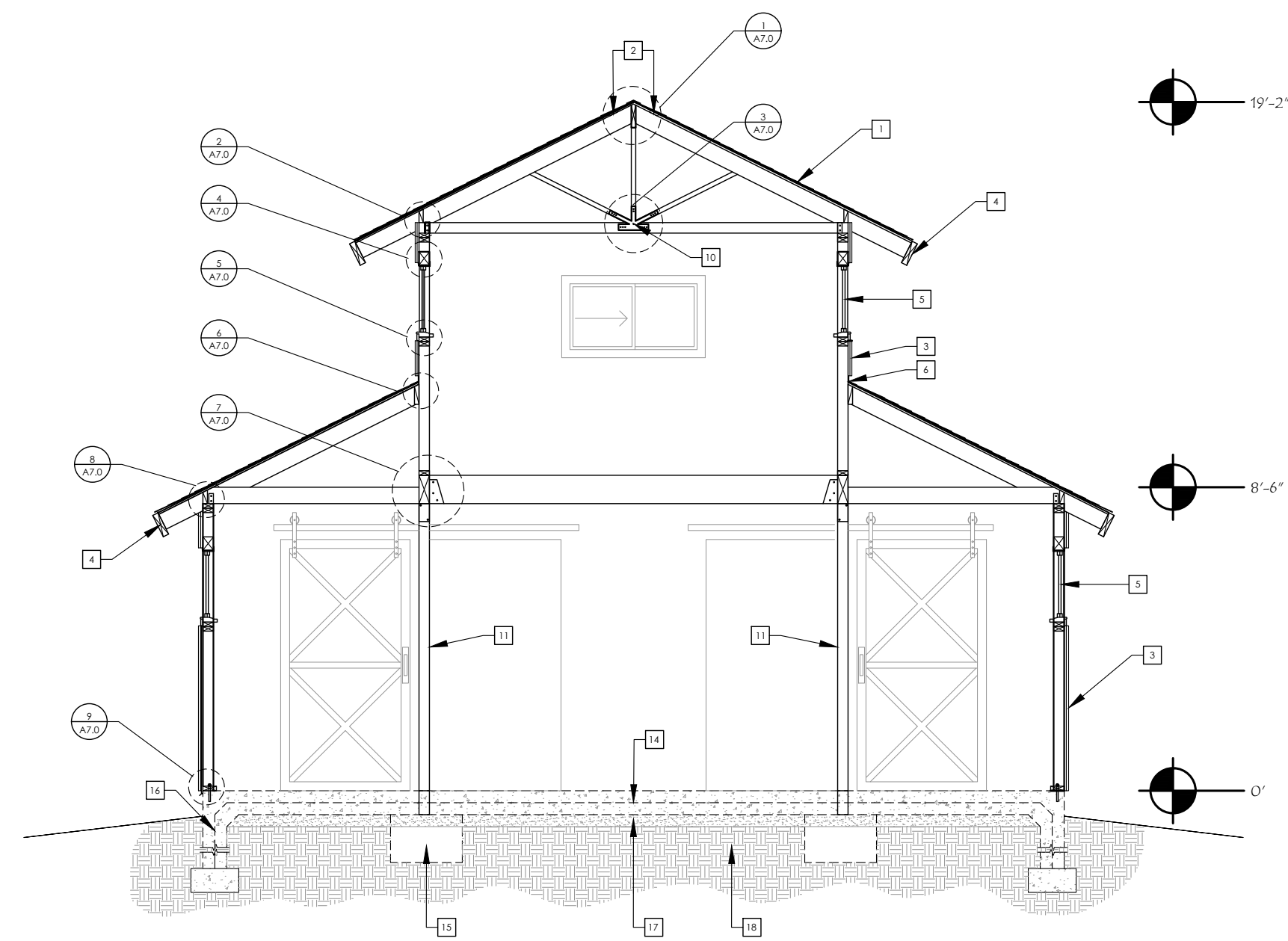
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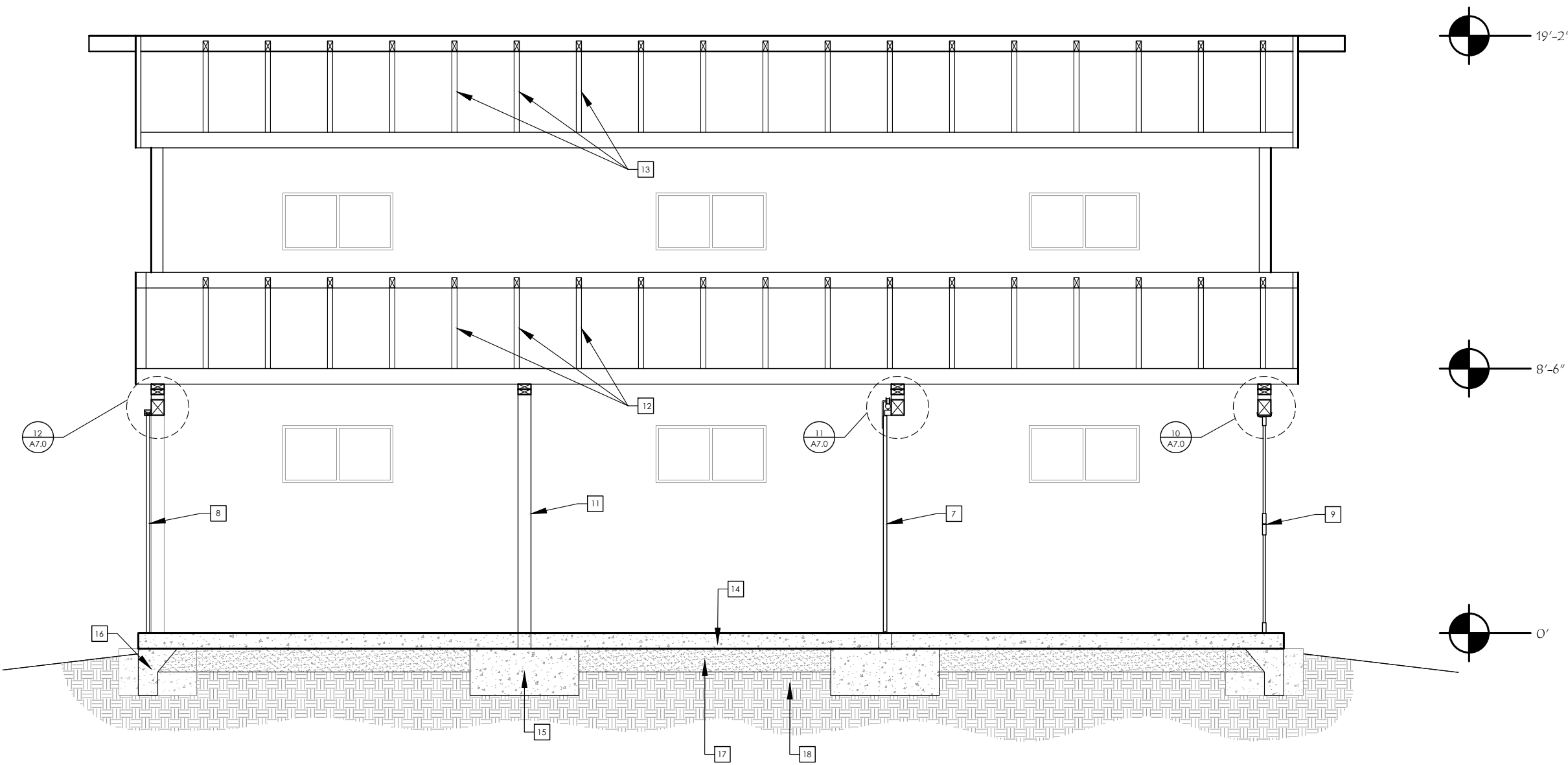
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SECTION A

SCALE: 1/4"= 1'-0"



SECTION B

SCALE: 1/4"= 1'-0"

KEYNOTES

- (N) ASPHALT SHINGLE 30 YEAR ROOF "CLASS A" CERTAIN TEED "PRESIDENTIAL TL - SOLARIS" LINE AUTUMN BLEND (VARIGATED BEIGE/BROWN COLOR) OR APPR. EQ.
- (N)VULCAN CONTINUOUS VENT W/ EMBER RESISTANT MESH
- (N)BOARD AND BATTEN CEMENT LAP SIDING & TRIM
- (N)2x FASCIA W/ STAIN FINISH
- (N)ENERGY EFFICIENT SLIDING VINYL WINDOWS MILGARD "TRINSIC SERIES" LOW "E" DUAL GLAZED VINYL WINDOWS WHITE COLOR OR APPR. EQ.
- (N)FLASHING
- (N) INTERIOR SLIDING FARM DOOR
- (N)EXTERIOR SLIDING FARM DOOR
- (N)CUSTOM MAN DOOR
- (N) KING POST TRUSS
- (N)4" x 4" WOOD POST EXPOSED
- (N)CEILING JOISTS
- (N)ROOF JOISTS
- (N)TYP. FNDTN
- (N)TYP. INT. POST FNDTN
- (N)TYP. FNDTN @ EXT. WALL
- (N)SAND LAYER
- (E)GROUND LAYER



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PROJECT:

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15315 SANTA PAULA/OJAI ROAD  
SANTA PAULA, CA 93060

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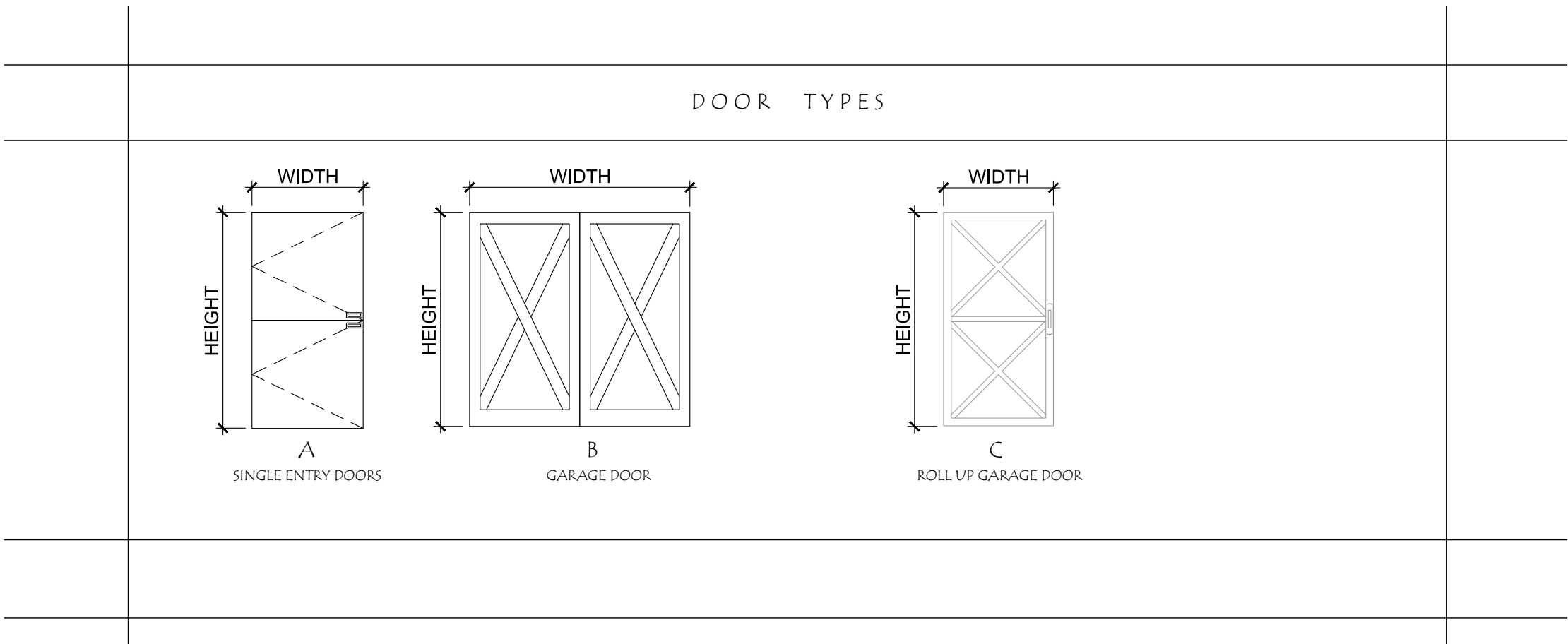
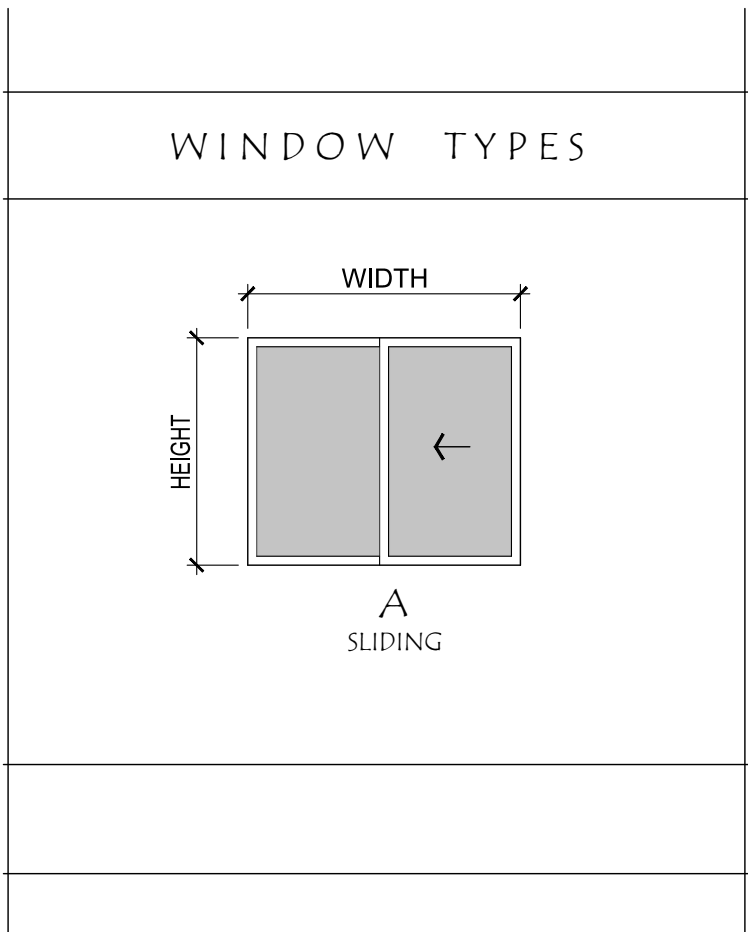
SECTIONS



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Plot by: stave

	WINDOW SCHEDULE																	
	WINDOW SIZE		ROUGH OPENING		TYPE	STYLE	QTY.	MATERIAL	HDR	JAMB	SILL	U FACTOR	U FACTOR SOURCE	SHGC COEF.	SHGC SOURCE	TEMP.	BUG SCREEN	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT														
WD1	3'-6 1/2"	1'-10"	3'-7 1/2"	1'-11"	A	SLIDER	12	VINYL	Y	Y	Y	.3	NFRC	.23	NFRC	Y	Y	
	NOTE: WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE 24 ENERGY CALCULATIONS  WINDOWS AND DOORS-0.30 U-FACTOR AND 0.23 SHGC																	

	DOOR SCHEDULE																				
	DOOR SIZE		ROUGH OPENING		LOCATION	TYPE	STYLE	THKNS	MTL	FINISH	COLOR	HDR	JAMB	THR	HDWR	LOCK	CLSR	HINGE DIR	GLASS	TEMP.	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT																	
DO1	3'-7"	7'-0"	3'-8 1/2"	7'-1"	BARN	A	SLIDING	1 3/4"	WOOD	PAINT	BEIGE	Y	Y	Y	DB *	Y	N	-	-	-	
DO2	3'-7"	7'-0"	3'-8 1/2"	7'-1"	BARN	B	SLIDING	1 3/8"	WOOD	PAINT	WHITE	Y	Y	N	STND	Y	N	-	-	-	
DO3	3'-7"	7'-0"	3'-8 1/2"	7'-1"	BARN	C	STANDARD	1 3/8"	WOOD	PAINT	WHITE	Y	Y	N	STND	Y	N	-	-	-	DUTCH DOOR



## GLAZING NOTES:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

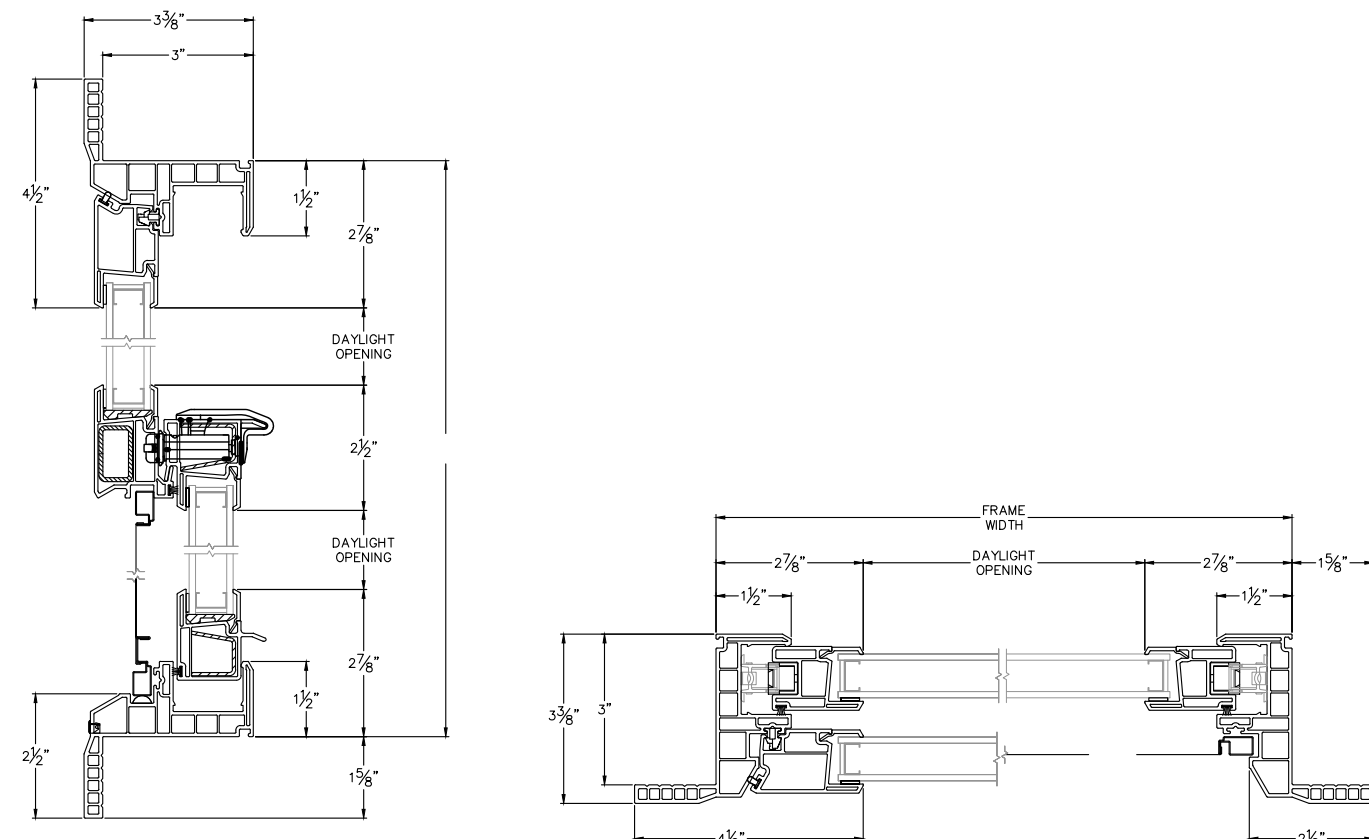
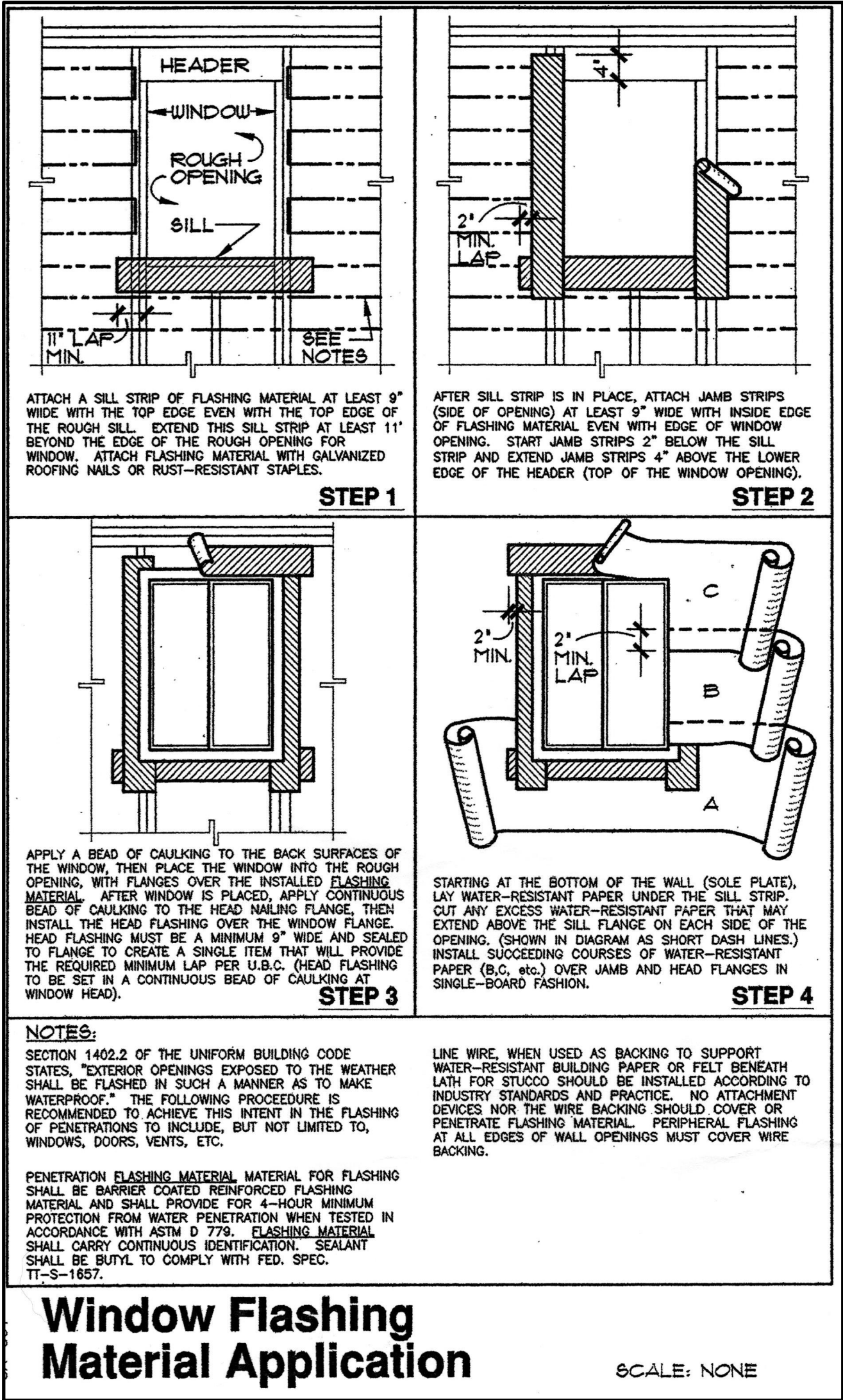
- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND;
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND;
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.



MILLGARD TUSCANY SERIES #8270 SINGLE HUNG Z BAR (OR APPR. EQ.)

SCHEDULES



ROBERT WILLIAM COMPANY  
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PROJECT:  
AG BARN

CLIENT:

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15315 SANTA PAULA/OJAI ROAD  
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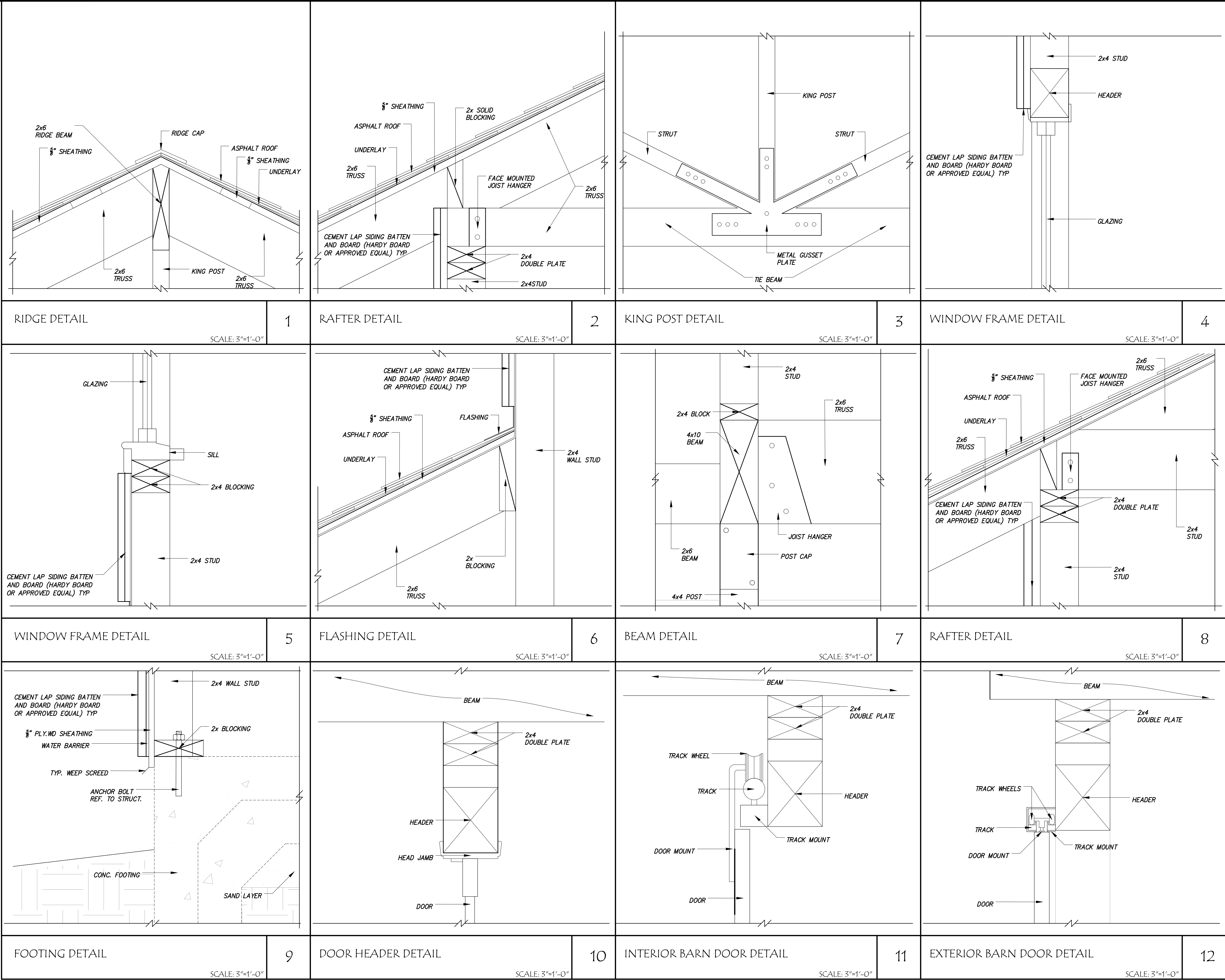
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CONSULTANT:

PROJECT: AG BARN

CUSTOMER: STEPHEN AND PAM COLVARD  
15315 SANTA PAULA/OLAJI ROAD  
SANTA PAULA, CA 93060

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Job #: 10581.00  
Sheet: A7.0  
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**AIA California**

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



**ROBERT WILLIAM COMPANY**  
PLANNING & LAND USE SERVICES  
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PROJECT:

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**STEPHEN AND PAM COLVARD**  
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**SANTA PAULA, CA 93060**

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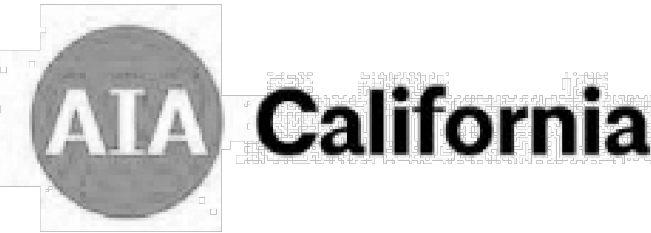
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<div>YN RESPON. PARTY</div>	<div><div>CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL</div><div>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</div><div>301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</div><div>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</div><div>Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</div><div>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</div><div>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</div><div>SECTION 302 MIXED OCCUPANCY BUILDINGS</div><div>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.</div><div>DIVISION 4.1 PLANNING AND DESIGN</div><div>ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</div><div>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</div><div>SECTION 4.102 DEFINITIONS</div><div>4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)</div><div>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</div><div>WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</div><div>4.106 SITE DEVELOPMENT</div><div>4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</div><div>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</div><div><div>1. Retention basins of sufficient size shall be utilized to retain storm water on the site.</div><div>2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</div><div>3. Compliance with a lawfully enacted storm water management ordinance.</div></div><div>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: <a href="https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html">https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html</a>)</div><div>4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</div><div><div>1. Swales</div><div>2. Water collection and disposal systems</div><div>3. French drains</div><div>4. Water retention gardens</div><div>5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.</div></div><div>Exception: Additions and alterations not altering the drainage path.</div><div>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</div><div>Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</div><div>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</div><div>Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.</div><div>4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</div></div>
maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</div><div>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</div><div>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</div><div>SECTION 302 MIXED OCCUPANCY BUILDINGS</div><div>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.</div><div>DIVISION 4.1 PLANNING AND DESIGN</div><div>ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</div><div>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</div><div>SECTION 4.102 DEFINITIONS</div><div>4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)</div><div>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</div><div>WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</div><div>4.106 SITE DEVELOPMENT</div><div>4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</div><div>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</div><div><div>1. Retention basins of sufficient size shall be utilized to retain storm water on the site.</div><div>2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.</div><div>3. Compliance with a lawfully enacted storm water management ordinance.</div></div><div>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. 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GREEN BUILDING CODE

Drawn name: Z:\Shaw\RWC Engineering\WO 10581.000 - 15315 Ojai Rd - Colvard Barn.dwg

Plot date: Jul 31, 2025 - 2:46pm  
Plot by: stave





# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y  
RESPON. PARTY

= YES  
= NOT APPLICABLE  
= RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



**ROBERT WILLIAM COMPANY**  
PLANNING & LAND USE SERVICES  
GENERAL ENGINEERING & BUILDING CONTRACTORS  
917 RAILROAD AVENUE • P.O. BOX 1025  
SANTA PAULA, CA, 93061  
PHONE: (805) 525-6400 FAX: (805) 933-8040

CONSULTANT:

PROJECT:  
AG BARN

CLIENT:  
**STEPHEN AND PAM COLVARD**  
15315 SANTA PAULA/OJAI ROAD  
SANTA PAULA, CA 93060

#	Revision	Date

Scale:  
AS NOTED

Drawn by:  
MG

Date:  
01/31/2025

Job #  
10581.00

Sheet:  
**GBC-2**  
SHEET NO.13 OF 21 SHEETS

Drawing name: Z:\Shared\RWC Engineering\WO 10581.000 - 15315 N. Ojai Rd. - Colvard AG Barn\03-Drawings\ARCH\2025-04-03\_15315 Ojai Rd. Colvard Barn.dwg

Plot date: Jul 31, 2025 - 2:46pm  
Plot by: stave

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).  
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).  
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

#### 4.503 FIREPLACES

**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

#### 4.504 POLLUTANT CONTROL

**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT <sup>1,2</sup>	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>2,3</sup>	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>1</sup>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS  
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS <sup>1</sup>	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD <sup>2</sup>	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.  
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

#### DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CDC/PHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CDC/PHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CDC/PHP/DEODC/EHLB/IAQ/Pages/VOC.aspx>.

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

#### 4.505 INTERIOR MOISTURE CONTROL

**4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.5 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

#### 4.506 INDOOR AIR QUALITY AND EXHAUST

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
  - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

#### 4.507 ENVIRONMENTAL COMFORT

**4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.





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CLIENT:

#	Revision	Date

Scale: AS NOTED

Drawn by: MG

Date: 01/31/2025

Job # 10581.00

Sheet: FF-1

SHEET NO. 14 OF 21 SHEETS

## CHAPTER 7A [SFM] MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

### SECTION 701A SCOPE, PURPOSE AND APPLICATION

**701A.1 Scope.** This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A.

**701A.2 Purpose.** The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard and Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contribute to a systematic reduction in configuration losses.

The California Code of Regulations, Title 14, Section 1280, entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

**701A.3 Application.** New buildings located in any Fire Hazard and Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.

#### Exceptions:

- Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
- Buildings of an accessory character classified as Group U occupancy of any size located less than 50 feet from an applicable building.
- Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U [Agricultural Buildings]), when located at least 30 feet from an applicable building.
- Additions to and remodels of buildings originally constructed prior to the applicable application date.

For the purposes of this section and Section 710A, applicable building includes all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

**701A.3.1 Application date and where required.** New buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard and Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:

- All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
  - Moderate Fire Hazard Severity Zones
  - High Fire Hazard Severity Zones
  - Very-High Fire Hazard Severity Zones
- Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.
- Land designated as Wildland Interface Fire Area by cities and other local agencies.

#### Exceptions:

- New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

- New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2003 but prior to July 1, 2008, shall only comply with the following sections of this chapter:
  - Section 705A – Roofing
  - Section 706A – Attic Ventilation

**701A.3.2 Application to accessory buildings and miscellaneous structures.** New accessory buildings and miscellaneous structures specified in Section 710A shall comply only with the requirements of that section.

**701A.4 Inspection and certification.** Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:

- Building permit issuance. The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter. Issuance of a building permit by the local building official for the proposed building shall be considered as complying with this section.
- Building permit final. The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered as complying with this section.

**701A.5 Vegetation management compliance.** Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

- Local, state or federal fire authority or designee authorized to enforce vegetation management requirements
- Enforcing agency
- Third party inspection and certification authorized to enforce vegetation management requirements
- Property owner certification authorized by the enforcing agency

### SECTION 702A DEFINITIONS

For the purposes of this chapter, certain terms are defined below:

**CDF DIRECTOR** means the Director of the California Department of Forestry and Fire Protection.

**EXTERIOR COVERING.** The exposed siding or cladding material applied to the exterior side of an exterior wall, roof eave soffit, floor projection or exposed underfloor framing.

**FIRE PROTECTION PLAN** is a document prepared for a specific project or development proposed for a Wildland Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 49. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 1.1.8 shall apply.

**FIRE HAZARD SEVERITY ZONES** are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See California Fire Code Chapter 49.

The California Code of Regulations, Title 14, Section 1280, entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

**HEAVY TIMBER.** A type of construction classification specified in Section 602. For use in this chapter, heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Heavy timber walls or floors shall be sawn glue-laminated planks spliced, tongue-and-groove, or set close together and well spiked.

**IGNITION-RESISTANT MATERIAL.** A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland-urban interface configurations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in Section 703A and SFM Standard 12-7A-5, Ignition-Resistant Material.

**LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE** means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

**LOG WALL CONSTRUCTION.** A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

**RAFTER TAIL.** The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

**ROOF EAVE.** The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either "open" or "enclosed." Open roof eaves have exposed rafter tails and an unenclosed space at the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

**ROOF EAVE SOFFIT.** An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

**STATE RESPONSIBILITY AREA** means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

**WILDFIRE.** Any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.

**WILDFIRE EXPOSURE** is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

**WILDLAND-URBAN INTERFACE FIRE AREA** is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

### SECTION 703A STANDARDS OF QUALITY

**703A.1 General.** Building material, systems, assemblies and methods of construction used in this chapter shall be in accordance with Section 703A.

**703A.2 Qualification by testing.** Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions of those tests are met. Prior evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, or identified in a current report issued by an approved agency.

**703A.3 Approved agency.** Product evaluation testing shall be performed by an approved agency as defined in Section 7102. The scope of accreditation for the approved agency shall include building product compliance with this code.

**703A.4 Labeling.** Material and material assemblies tested in accordance with the requirements of Section 703A shall bear an identification label showing the fire test results. That identification label shall be issued by a testing and/or inspecting agency approved by the State Fire Marshal.

- Identification mark of the approved testing and/or inspecting agency
- Contact and identification information of the manufacturer
- Model number or identification of the product or material
- Pre-test weathering specified in this chapter
- Compliance standard as described under Section 703A.7

**703A.5 Weathering and surface treatment protection.**

**703A.5.1 General.** Material and material assemblies tested in accordance with the requirements of Section 703A shall maintain their fire test performance under conditions of use, when installed in accordance with the manufacturers instructions.

**703A.5.2 Weathering.** Fire-retardant-treated wood and fire-retardant-treated wood shingles and shakes shall meet the fire test performance requirements of this chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and the conditions of use.

**703A.5.2.1 Fire-retardant-treated wood.** Fire-retardant-treated wood shall be tested in accordance with ASTM D2989 (Method A) and the requirements of Section 2303.2.

**703A.5.2.2 Fire-retardant-treated wood shingles and shakes.** Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19, California Code of Regulations.

**703A.5.3 Surface treatment protection.** The use of paints, coatings, stains or other surface treatments are not an approved method of protection as required in this chapter.

### SECTION 706A VENTS

**706A.1 General.** Where provided, ventilation openings for enclosed attics, enclosed eave spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with Section 1203 and Sections 706A.1 through 706A.3 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

**706A.2 Requirements.** Ventilation openings for enclosed attics, enclosed eave spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet one of the following requirements:

- Vents shall be listed to ASTM E2886 and comply with all of the following:
  - There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
  - There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
  - The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
- Vents shall comply with all of the following:
  - The dimensions of the openings therein shall be a minimum of 1/4-inch (6.35 mm) and shall not exceed 1/2-inch (12.7 mm).
  - The materials used shall be noncombustible.

**Exception:** Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.

**706A.3 Ventilation openings on the underside of eaves and cornices.** Vents shall not be installed on the underside of eaves and cornices.

**Exceptions:**

- Vents listed to ASTM E2886 and complying with all of the following:
  - There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
  - There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
  - The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

**The enforcing agency shall be permitted to accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.**

**3. Vents complying with the requirements of Section 706A.2 shall be permitted to be installed on the underside of eaves and cornices in accordance with either one of the following conditions:**

- The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or.
- The exterior wall covering and exposed underside of the eave are of noncombustible materials, or ignition-resistant materials, as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the requirements of Section 704A.3, and the vent is located more than 12 feet (3.66 m) from the ground or walking surface of a deck, porch, patio or similar surface.

### SECTION 707A EXTERIOR COVERING

**707A.1 Scope.** The provisions of this section shall govern the materials and construction methods used to resist building ignition and/or safeguard against the intrusion of flame resulting from small ember and short-term direct flame contact exposure.

**707A.2 General.** The following exterior covering materials under assemblies shall comply with this section:

- Exterior wall covering material
- Exterior wall assembly
- Exterior exposed underside of roof eave overhangs
- Exterior exposed underside of roof eave soffits
- Exposed underside of exterior porch ceilings
- Exterior exposed underside of floor projections
- Exterior underfloor areas

#### Exceptions:

- Exterior wall architectural trim, embellishments, fascias, and eaves
- Roof or wall top cornice projections and similar assemblies
- Roof assembly projections over gable end walls
- Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch (50.8 mm) nominal
- Deck walking surfaces shall comply with Section 709A.4 only
- 707A.3 Exterior walls.** The exterior wall covering or wall assembly shall comply with one of the following requirements:
  - Noncombustible material
  - Ignition-resistant material
  - Heavy timber exterior wall assembly
  - Log wall construction assembly

**5. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 707A.3.1.**

**6. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.**

**Exception:** Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

- One layer of 1/2-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing
- The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

**707A.3.1 Conditions of acceptance when tested in accordance with ASTM E2707.** The ASTM E2707 test shall be conducted on a minimum of three test specimens and the conditions of acceptance in Items 1 and 2 below shall be met. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be run. All of the additional tests shall meet the conditions of acceptance.

- Absence of flame penetration through the wall assembly at any time.
- Absence of evidence of glowing combustion on the interior surface of the assembly at the end of the 70-minute test.

**707A.3.2 Extent of exterior wall covering.** Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

**707A.4 Open roof eaves.** The exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following:

- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

**Exceptions:** The following materials do not require protection:

- Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm)
- Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm)
- Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails
- Fascia and other architectural trim boards

**707A.5 Enclosed roof eaves and roof eave soffits.** The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one of the following:

- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in SFM Standard 12-7A-3.

**Exceptions:** The following materials do not require protection:

- Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails
- Fascia and other architectural trim boards

**707A.6 Exterior porch ceilings.** The exposed underside of exterior porch ceilings shall be protected by one of the following:

- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

**Exception:** Architectural trim boards.

**707A.7 Floor projections.** The exposed underside of a cantilevered floor projection where the floor assembly extends over an exterior wall shall be protected by one of the following:

- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

**5. The underside of a floor projection assembly that meets the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in SFM Standard 12-7A-3.**

**6. The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.**

**Exception:** Architectural trim boards.

**707A.8 Underfloor protection.** The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

- The underside of a floor assembly that meets the performance criteria in Section 707A.10 when tested in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

**Exception:** Heavy timber structural columns and beams do not require protection.

**707A.9 Underside of appendages.** When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
- The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in either of the following:
  - SFM Standard 12-7A-3; or
  - SFM Standard 12-7A-3.

**Exception:** Heavy timber structural columns and beams do not require protection.

**707A.10 Conditions of acceptance when tested in accordance with ASTM E2707.** The test shall be conducted on a minimum of three test specimens and the conditions of acceptance in Items 1 through 3 below shall be met. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be run. All of the additional tests shall meet the conditions of acceptance.

- Absence of flame penetration of the eaves or horizontal projection assembly at any time.
- Absence of structural failure of the eaves or horizontal projection subassembly at any time.
- Absence of sustained combustion of any kind at the conclusion of the 40-minute test.

### SECTION 708A EXTERIOR WINDOWS, SKYLIGHTS AND DOORS

**708A.1 General.**

**708A.2 Exterior glazing.** The following exterior glazing materials and/or assemblies shall comply with this section:

- Exterior windows
- Exterior glazed doors
- Glazed openings within exterior doors
- Glazed openings within exterior garage doors
- Exterior structural glass veneer
- Skylights

**708A.2.1 Exterior windows, skylights and exterior glazed door assembly requirements.** Exterior windows, skylights and exterior glazed door assemblies shall comply with one of the following requirements:

- Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
- Be constructed of glass block units, or
- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
- Be tested to meet the performance requirements of SFM Standard 12-7A-2

**708A.2.2 Structural glass veneer.** The wall assembly behind structural glass veneer shall comply with Section 707A.3.

**708A.3 Exterior doors.** Exterior doors shall comply with one of the following:

- The exterior surface or cladding shall be of noncombustible material.
- The exterior surface or cladding shall be of ignition-resistant material.
- The exterior door shall be constructed of solid core wood that complies with the following requirements:
  - Stiles and rails shall not be less than 1 1/4 inches thick
  - Panels shall not be less than 1 1/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 1/4 inch thick.
- The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
- The exterior surface or cladding shall be tested to meet the performance requirements of Section 707A.3.1 when tested in accordance with ASTM E2707.
- The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

**708A.3.1 Exterior door glazing.** Glazing in exterior doors shall comply with Section 708A.2.1.

**708A.4 Weather stripping.** Exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings when visible gaps exceed 1/4 inch (3.2 mm). Weather stripping or seals shall be installed on the bottom, sides, and top of doors to reduce gaps between doors and door openings to 1/4 inch (3.2 mm) or less.

### SECTION 709A DECKING

**709A.1 General.** The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section.

**709A.2 Where required.** The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet (3048 mm) of the building.

**709A.3 Decking Surfaces.** The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials:

- Material that complies with the performance requirements of Section 709A.4 when tested in accordance with both ASTM E2632 and ASTM E2726.
- Ignition-resistant material that complies with the performance requirements of 704A.3 when tested in accordance with ASTM E84 or UL 723.
- Material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5.

- Exterior fire retardant treated wood
- Noncombustible material
- Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also attached and noncombustible or ignition-resistant material.

**Exception:** Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E84 with a Class B flame spread rating.

**709A.5 Underside of appendages.** When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

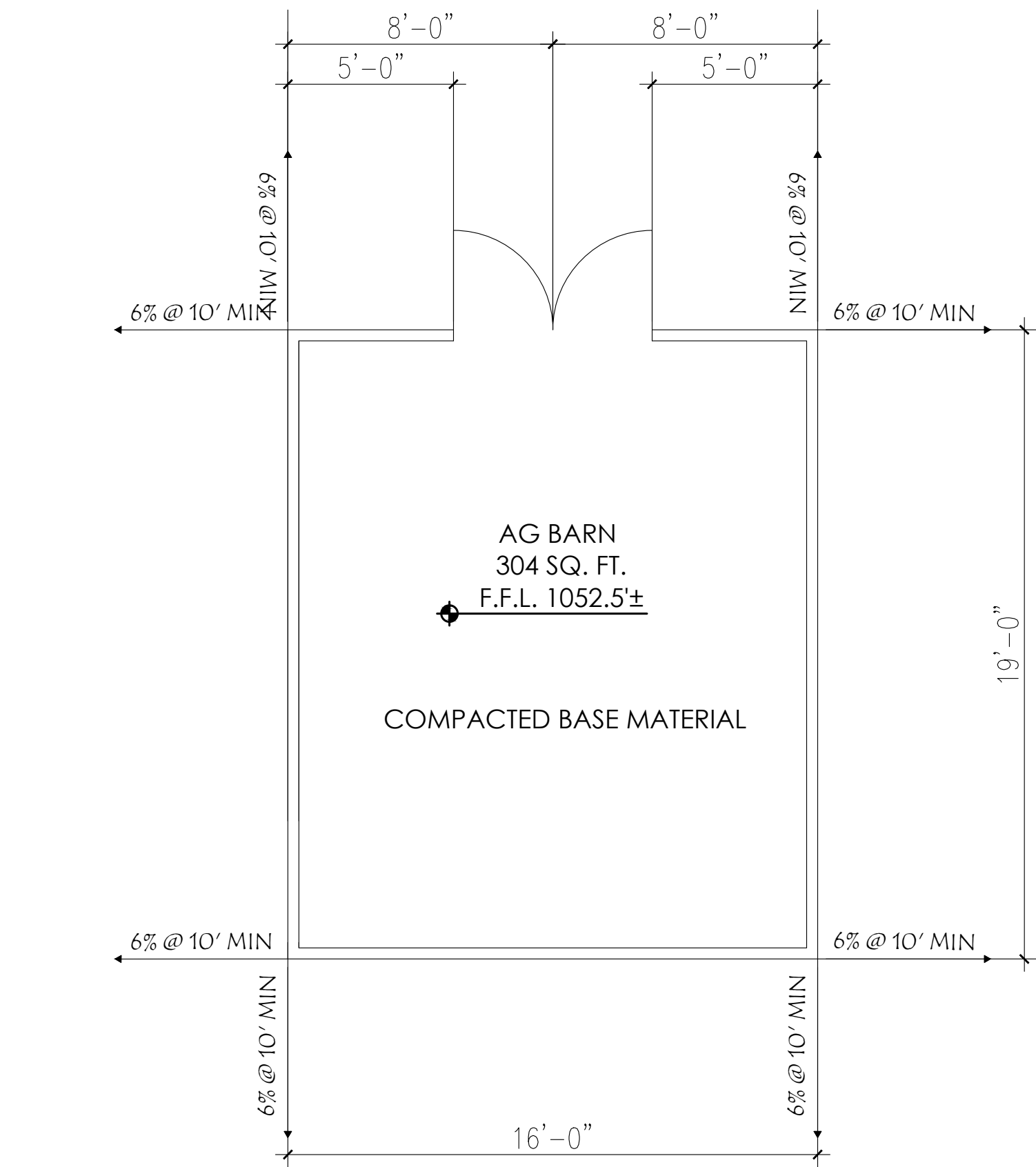
- Noncombustible material
- Ignition-resistant material
- One layer of 1/2-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

**709A.4 Requirements for type of ignition-resistant material in Section 709A.3, Item 1.** The material shall be tested in accordance with both ASTM E2632 and ASTM E2726 and shall comply with the conditions of acceptance in Sections 704A.1 and 704A.2. The material shall also be tested in accordance with ASTM E84 or UL 723 and comply with the performance requirements of Section 704A.3.

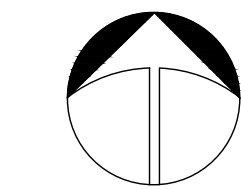
**709A.4.1 Conditions of acceptance for ASTM E2632.** The ASTM E2632 test shall be conducted on a minimum of three test specimens and the conditions of acceptance in Items 1 through 3 below shall be met. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be run. All of the additional tests shall meet the conditions of acceptance.

- Peak heat release rate of less than or equal to 25 kW/m<sup>2</sup> (269 kW/hr).
- Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-min observation period.
- Absence of falling particles that are still burning when reaching the burner or floor.

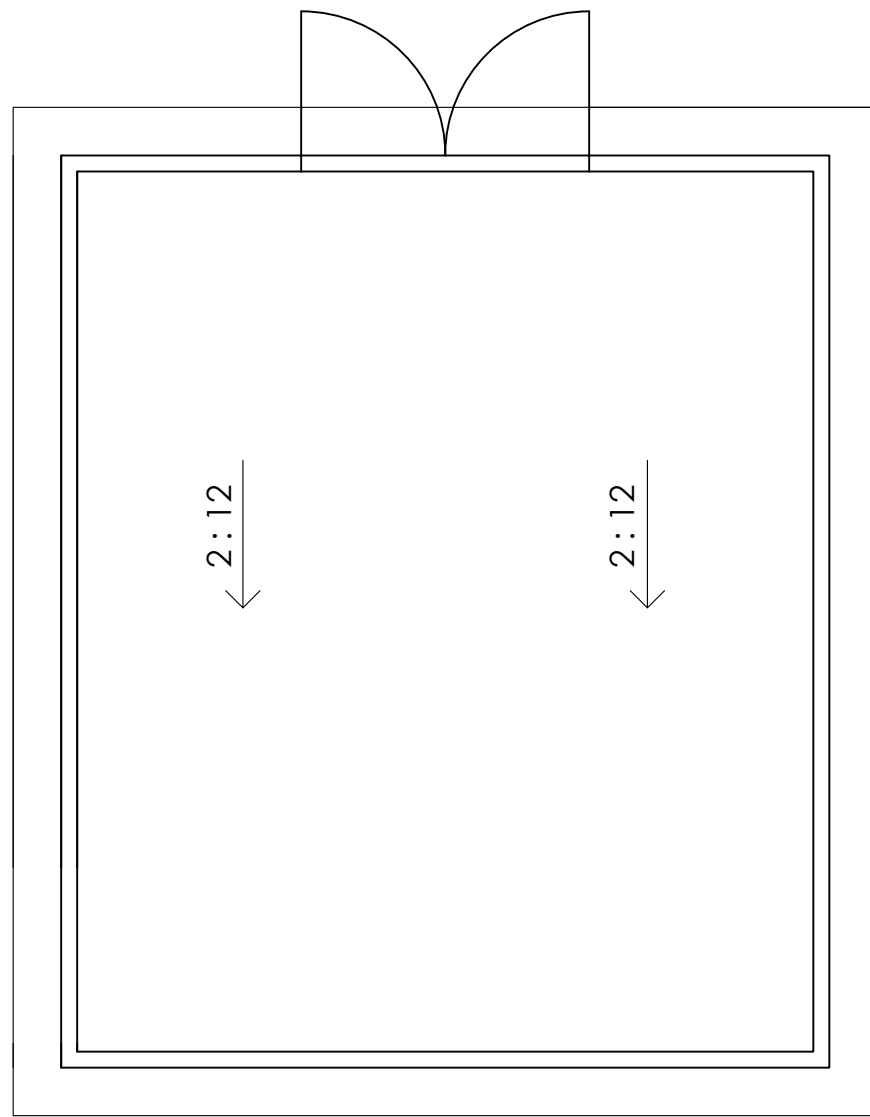




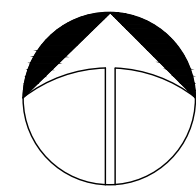
FLOOR PLAN



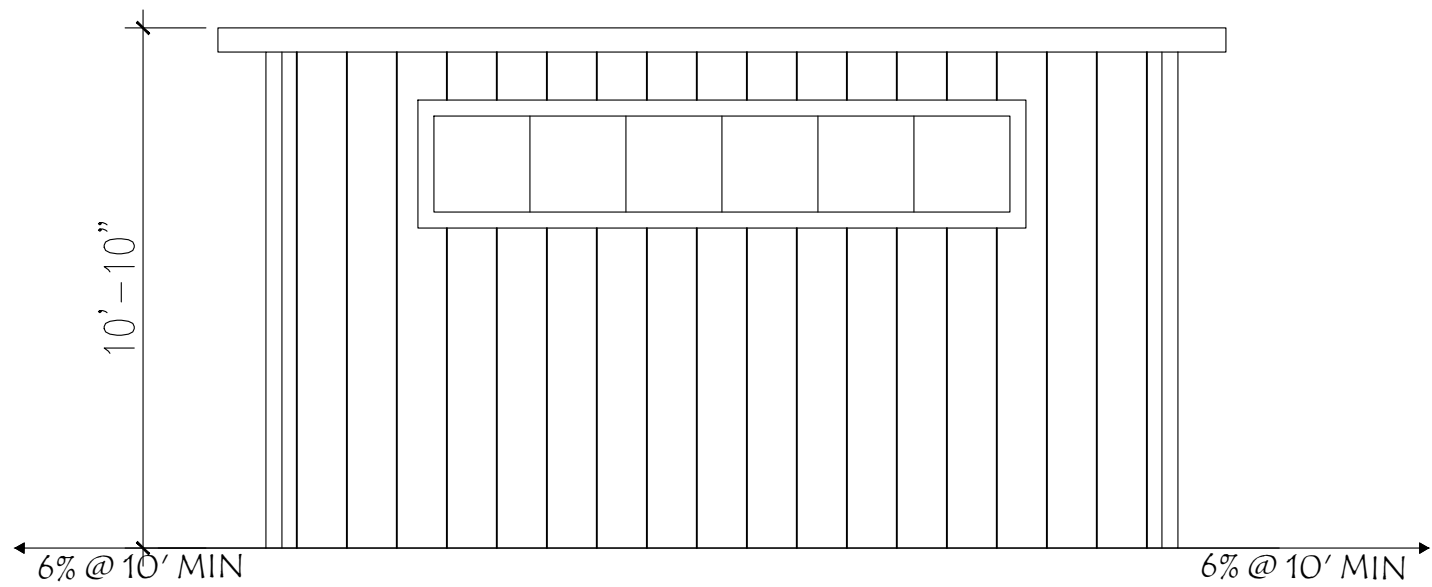
SCALE: 1/4"= 1'-0"



ROOF PLAN

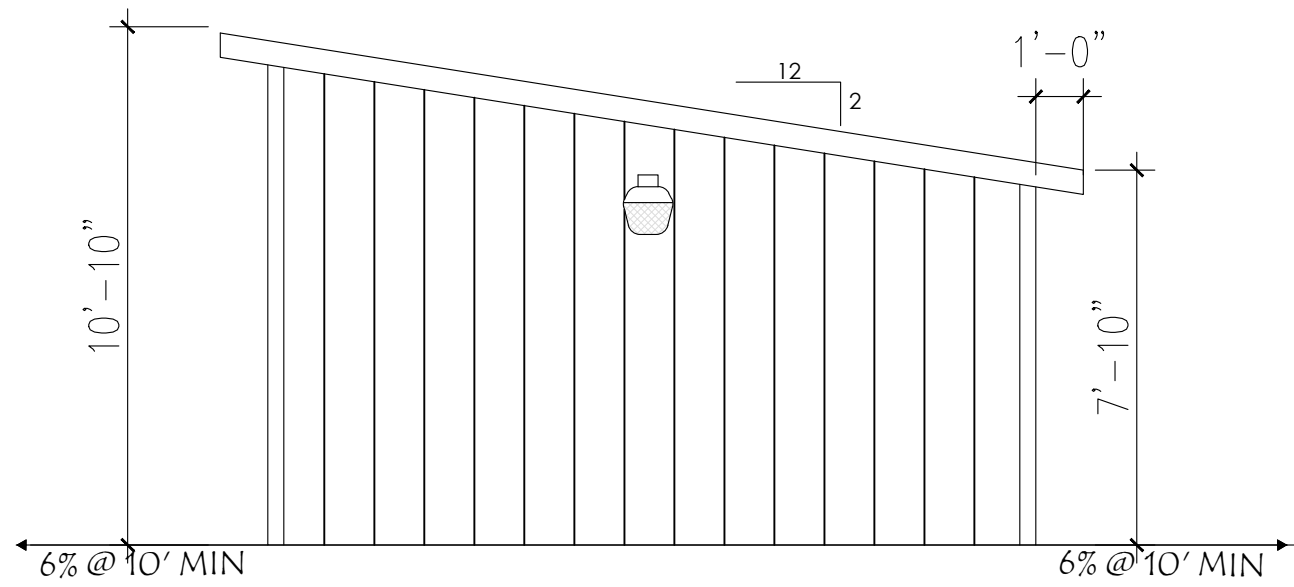


SCALE: 1/4"= 1'-0"



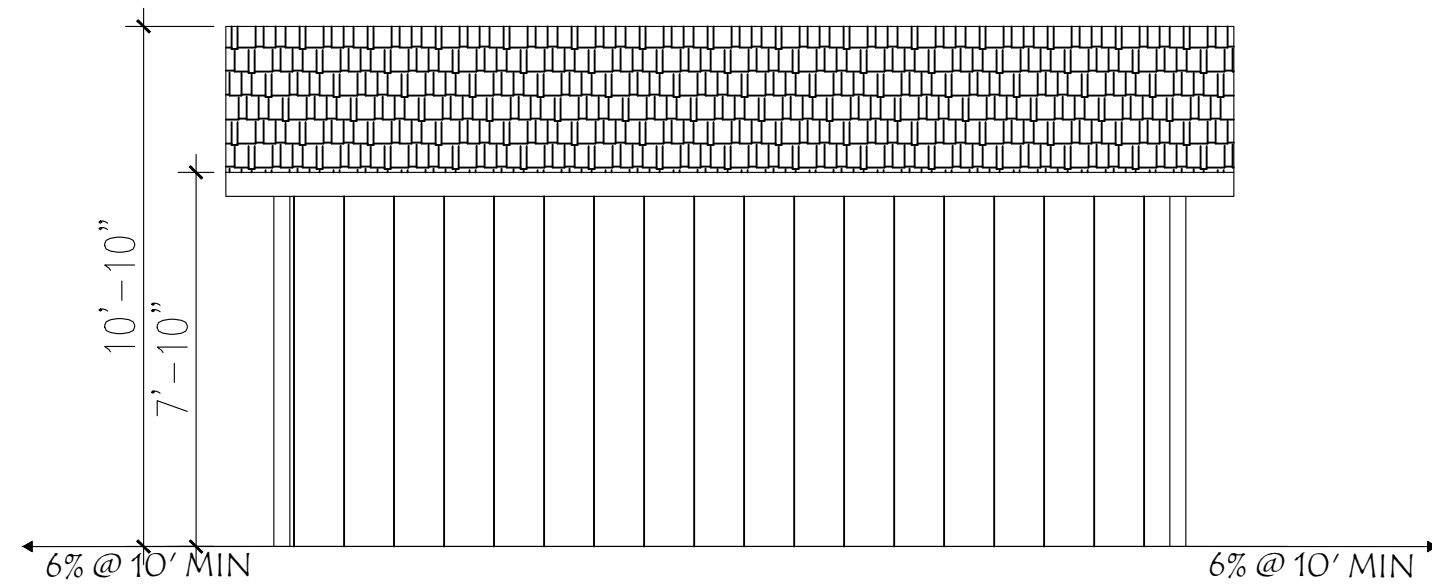
WEST ELEVATION

SCALE: 1/4"= 1'-0"



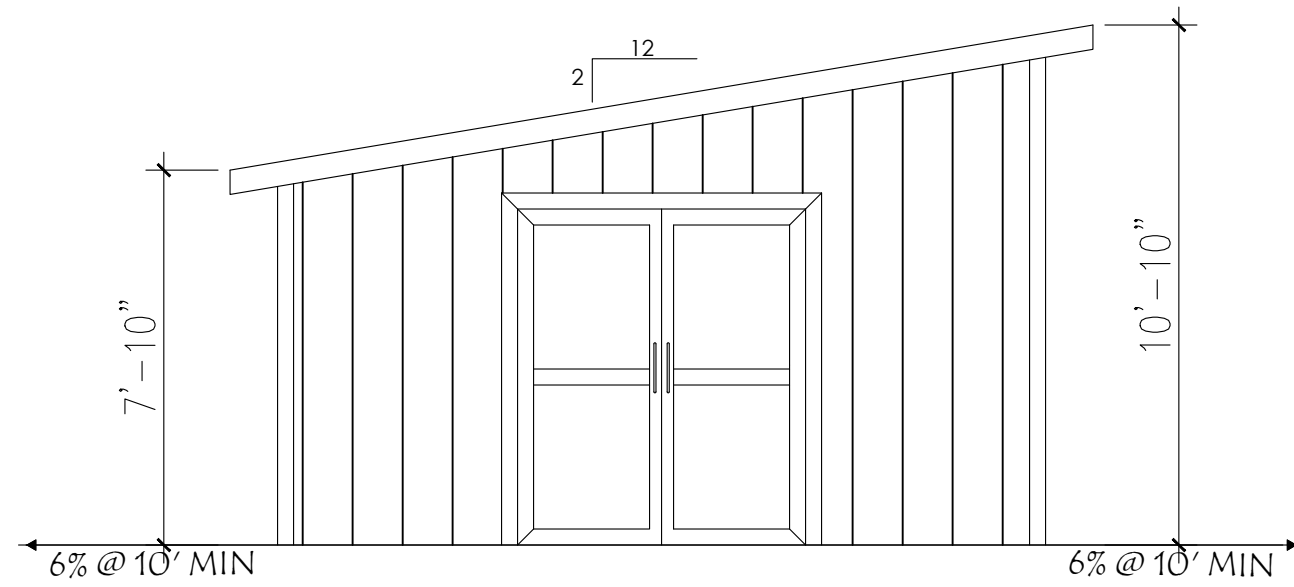
SOUTH ELEVATION

SCALE: 1/4"= 1'-0"



EAST ELEVATION

SCALE: 1/4"= 1'-0"



NORTH ELEVATION

SCALE: 1/4"= 1'-0"

ANIMAL BARN PLAN & ELEVATIONS



ROBERT WILLIAM COMPANY  
PLANNING & LAND USE SERVICES  
GENERAL ENGINEERING & BUILDING CONTRACTORS  
917 RAILROAD AVENUE - P.O. BOX 1025  
SANTA PAULA, CA, 93061  
PHONE: (805) 525-6400 FAX: (805) 933-8040

CONSULTANT:

PROJECT:

SHED

CLIENT:

STEPHEN AND PAM COLVARD  
15315 SANTA PAULA/QUAI ROAD  
SANTA PAULA, CA 93060

#	Revision	Date

Scale:	AS NOTED
Drawn by:	MG
Date:	08/23/2024
Job #	10581.00
Sheet:	A8.0
SHEET NO. 16 OF 21 SHEETS	



## EXHIBIT 4

### CONSISTENCY WITH THE GENERAL PLAN FOR COLVARD ACCESSORY STRUCUTRE, CASE NO. PL23-0147

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project us a request to approve a Planned Development Permit to allow the construction of a detached garage, which will result in more than 2,000 square feet (sq. ft.) of non-habitable structures accessory to a primary dwelling.

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

- 1. General Plan Land Use Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**General Plan Land Use Policy LU-16.10 (Visual Access for Rural Development):**  
*The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

Staff Analysis: The proposed barn and shed are similar in character to surrounding agricultural accessory structures in this area. As identified in the staff report, the proposed building coverage for the lot is below the maximum allowed five percent building coverage, and the proposed agricultural barn and shed meet the development standards of the NCZO. The surrounding properties vary in size from 39 acres to 9 acres, the subject parcel, created in June of 1916 prior to the lot size minimum, is compatible with the existing parcels. Therefore, the addition of the proposed agricultural barn and storage shed are compatible with the surrounding character and rural development.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-16.1 and LU-16.10.

County of Ventura  
Planning Director Hearing  
08/20/2025  
PL23-0147  
Exhibit 4: General Plan Consistency  
Analysis

- 2. General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

**General Plan Policy CTM-1.4 (Level of Service (LOS) Evaluation):** *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS.*
- d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

Staff Analysis: Access to the project site is taken from a private access road adjacent to Highway 150. The California Natural Resources Agency has adopted new California Environmental Quality Act (CEQA) Guidelines that require the analysis of Vehicle Miles Travelled (VMT). Based on guidance provided by the Office of Land Use and Climate Innovation projects generating fewer than 110 average daily vehicle trips are exempt from VMT analysis.

The proposed garage is an accessory structure to the principal single-family dwelling and the operation of the painted pony business. The addition of the garage will not increase the number of existing visitors and therefore additional trip generation is not anticipated to result from its construction and use. As the project would not increase trips, the project would have no effect on VMT generation or LOS.

Based on the above discussion, the proposed project is consistent with General Plan Policies CTM-1.1 and CTM-1.4.

- 3. General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure Availability):** *The County shall only approve discretionary development in locations*

*where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

Staff Analysis: The project site is already provided with adequate public facilities, services, and infrastructure. The subject parcel is already connected to electric and gas utilities. Though, the proposed barn will not have electrical equipment installed. The subject parcel is served by an onsite wastewater treatment system (OWTS) and has an active water well. Adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields will prevent a public nuisance and/or contaminate groundwater. Septic tanks must be pumped by a Ventura County Environmental Health Division permitted pumper truck and septage wastes must be disposed of in an approved manner (Exhibit 4, Condition of Approval No. 26).

Based on the above discussion, the proposed project is consistent with General Plan Policy PFS-1.7.

- 4. General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Staff Analysis: The proposed accessory structure will be located in area of the lot that is currently developed with other agricultural accessory structures.

Ventura County Ordinance 4421 requires all applicants for discretionary permits for projects that include construction and/or demolition to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The Integrated Waste Management Division's (IMWD) waste diversion program (Form B Recycling Plan / Form C Report) ensures the 65 percent diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the Ventura County General Plan. The project has been conditioned to address recycling during the demolition and construction phases of the project (Exhibit 4, Condition Nos. 24 and 25).

Based on the above discussion, the proposed project is consistent with General Plan Policy PFS-5.9.

- 5. General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

**General Plan Policy PFS-6.5 (Stormwater Drainage Facilities):** *The County shall require that stormwater drainage facilities are properly designed, sited, constructed,*

*and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

**General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-3.3 (Low-Impact Development):** *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

Staff Analysis: Water usage will not be required for the barn. Agricultural supplies will include hay and a small pin to retain goats during winter weather. Further, the project is required to comply with best management practices for construction prescribed by the Ventura County Stormwater Program (Exhibit 4, Condition of Approval No. 23).

Based on the above discussion, the proposed project is consistent with General Plan Policies PFS-6.1, PFS-6.5, WR-2.2, and WR-3.3.

- 6. PFS-6.6 Natural Drainage Courses:** The County shall retain drainage courses in their natural state to the extent feasible.

**COS-1.1 Protection of Sensitive Biological Resources:** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making authority*

**COS-1.2 Consideration of Sensitive Biological Resources:** *The County shall identify sensitive biological resources as part of any land use designation change to the General Plan Land Use Diagram or zone designation change to the Zoning Ordinance that would intensify the uses in a given area. The County shall prioritize conservation of areas with sensitive biological resources.*

**COS-1.4 Consideration of Impacts to Wildlife Movement:** *When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

**COS-1.5 Development Within Habitat Connectivity and Wildlife Corridors:** *Development within the Habitat Connectivity and Wildlife Corridors overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance.*

**COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands:** *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

**COS-9.1 Open Space Preservation:** *The County shall preserve natural open space resources through:*

- *the concentration of development in Urban Areas and Existing Communities;*
- *use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *maintaining large lot areas in agricultural areas, rural and open space areas;*
- *discouraging conversion of lands currently used for agricultural production or grazing;*
- *limiting development in areas constrained by natural hazards; and*
- *encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.*

Staff Analysis: The proposed barn is located in the Habitat Connectivity Wildlife Corridor (HCWC) Overlay Zone and is located approximately 90 feet from existing wetlands of Sisar Creek. Topographically, the proposed area for the barn is currently disturbed. Development on the subject property is clustered together near the front of the property. Further, a steep slope from the property separates the barn from the creek and any associated wetlands. In the letter prepared by a qualified biologist from Padre Associates dated April 24, 2024, it is confirmed that the topography of the site affirms there will be no impacts from the development of the barn and shed to the creek or wetlands.

Based on the above discussion, the proposed project is consistent with General Plan Policies PFS-6.6, COS-1.1, COS-1.2, COS-1.4, COS-1.5, and COS-1.10.

- 7. General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

Staff Analysis: Maps maintained by the Resource Management Agency's Geographic Information Systems (RMA-GIS) staff show that the project site is located within an area that is likely to contain sensitive archaeological or paleontological resources. The proposed barn will be located in already disturbed area. Although the project is unlikely to result in impacts to archaeological resources, future grading activities would be subject to a condition of approval to ensure the protection of any subsurface resources that are inadvertently encountered during grading (Exhibit 4, Condition No. 19).

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-4.4

- 8. General Plan Policy HAZ-1.2 (Defensible Space Clear Zones):** *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

**General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes):** *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

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

Staff Analysis: The subject property is located in the High Fire Severity Zone, therefore the Ventura County Fire Protection District (VCFPD) has reviewed the project and provided conditions of approval to address fire hazard concerns. The proposed structures are required to meet Fire Department clearance standards (Exhibit 5, Condition No. 30). Further, water for the site is provided by a private well and access is gained by entering a private driveway from the highway. VCFPD has required the project provide adequate water and access for the site. (Exhibit 5, Conditions Nos. 29-36)

Based on the above discussion, the proposed project is consistent with General Plan Policies HAZ-1.2, PFS-12.3, and WR-1.11.

- 9. HAZ-4.1 Projects in Earthquake Fault Zones:** *The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

**HAZ-4.5 Soil Erosion and Pollution Prevention:** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

**HAZ-4.6 Vegetative Resource Protection:** *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

**HAZ-4.10 Development in Landslide/Debris Flow Hazard Areas:** *The County shall not allow development in mapped landslide/debris flow hazard areas unless a geologic and geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

Staff Analysis: Existing earthquake faults are located 600 feet northwest of the subject property. Although the proposed barn will not be habitable, it will be constructed to the current building code which requires a structure be built to withstand a ground shaking event. The 1,296 sq.ft. agricultural barn and 304 sq.ft. shed will be in a disturbed area without any electrical utilities, outdoor lighting or fencing. Further, the proposed barn will be about 40 feet higher in elevation than Sesar Creek which sits on the north property line. The subject property is located in an area just outside of mapped landslides. To reduce the potential for soil erosion and landslides, the applicant will be required to comply with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit which requires implementation of Best Management Practices (BMPs) during all ground disturbing activities, which typically include the installation of silt fencing and fiber rolls (Exhibit 4, Conditions No. 23).

Based on the above discussion, the proposed project is consistent with General Plan Policies HAZ-4.5, HAZ-4.6, and HAZ-4.10.

## EXHIBIT 5

### CONDITIONS OF APPROVAL FOR COLVARD ACCESSORY STRUCTURE PLANNED DEVELOPMENT (PD), CASE NO. PL23-0147

Please note the following abbreviations are used throughout this document:

Ventura County Non-Coastal Zoning Ordinance – NCZO

Planned Development Permit – PD

California Environmental Quality Act – CEQA

#### **RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

##### **I. Planning Division Conditions**

###### **1. Project Description**

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 6 of the Planning Director hearing on August 20, 2025, and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The applicant requests a Planned Development Permit to authorize the construction of a 1,296 square foot wood-frame, agricultural barn with a pole barn foundation, without plumbing or electrical, and to permit an existing, unpermitted 304-square-foot shed. The subject property is located in the Habitat Connectivity Wildlife Corridor overlay zone and the proposed barn and shed are within a surface water feature area (Sisar Creek), and 90 feet from a mapped wetland. Access to the site would be provided via private driveway connecting to Santa Paula Ojai Road. The project would be served by an onsite septic system provided by the Ventura Regional Sanitation District, and water would be supplied by an onsite well (Exhibit 3).

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

###### **2. Required Improvements for PD**

**Purpose:** To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.



**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

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

**Timing:** Prior to the issuance of a Zoning Clearance for Construct the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to final inspection. The Permittee shall maintain the required improvements for the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

### 3. Site Maintenance

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

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

**4. PD Modification**

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Sections 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387), as amended from time to time.

**5. Construction Activities**

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

**6. Acceptance of Conditions and Schedule of Enforcement Responses**

The Permittee's acceptance of this PD and/or commencement of construction and/or operations under this PD shall constitute the Permittee's formal agreement to comply with all conditions of this PD. Failure to abide by and comply with any condition of this PD shall constitute grounds for enforcement action provided in the NCZO (Article 14), which shall include, but is not limited to, the following:

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

The Permittee is responsible for being aware of and complying with the PD conditions and all applicable federal, state, and local laws and regulations.

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

**Purpose:** To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction.

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

8. Notice of PD Requirements and Retention of PD Conditions On-Site

**Purpose:** To ensure full and proper notice of these PD conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD.

**Documentation:** The Permittee shall maintain a current set of PD conditions and exhibits at the project site present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

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

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

9. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD in the chain of title for the subject property to describe the

responsibilities of the permittee and property owner for compliance with permit conditions and to notify the current and future Property Owner(s), Permittee(s), lessees, and other users and occupants of the subject land of the conditions of this PD and to comply with NCZO Section 8111-8.3.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the Ventura County Recorder, in the chain of title for the subject property a "Notice of Land Use Entitlement" form furnished by the Planning Division along with a copy of all conditions of this PD.

**Documentation:** Recorded "Notice of Land Use Entitlement" form and conditions of this PD.

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD, prior to issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD to Planning Division staff to be included in the Project file.

10. Notice of Fire Hazard

**NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 040-0-040-145) IS WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.**

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the NCZO (Section 8114-3) related to this PD. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and

qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

### 13. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD, regardless of how a court apportions any such

Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this PD, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

#### **14. Invalidation of Condition(s)**

If any of the conditions or limitations of this PD are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD may be revoked.

#### **15. Relationship of PD Conditions, Laws, and Other Entitlements**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD condition contained herein is in conflict with any other PD condition contained herein, when principles of law do not provide to the contrary, the PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this PD nor compliance with the conditions of this PD, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

#### 16. Contact Person

**Purpose:** To designate a person responsible for responding to complaints.

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

**Monitoring and Reporting:** The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements in Section 8114-3 of the NCZO.

#### 17. Change of Permittee

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the NCZO.

18. Paleontological Resources Discovered During Grading

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

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

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

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

**Timing:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of Section 8114-3 of the NCZO.

19. Archaeological Resources Discovered During Grading



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

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

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
  - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Immediately notify the County Coroner and the Planning Director;
  - (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
  - (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8114-3 of the NCZO.

## 20. Construction Noise

**Purpose:** In order for this project to comply with the Ventura County General Plan Policy NAZ-9.2 Noise Compatibility Standards.

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

**Documentation:** The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

**Timing:** The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

**Monitoring and Reporting:** The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that

the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of Section 8114-3 of the NCZO.

## 21. Lighting Plan

**Purpose:** To ensure lighting on the subject property is provided in compliance with Section 8109-4.7 of the NCZO and to ensure the following objectives are met that lighting:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.
- h. complies with the general standards listed in Section 8109-4.7.4 for all new and replaced outdoor lighting.

**Requirement:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., lighting color, maximum lumens, light standards, bollards, and wall mounted packs).
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. the outdoor lighting shall maintain the maximum light trespass levels identified in Table 1 of NCZO Section 8109-4.7.4.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

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

**Timing:** The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Non-Coastal Zoning Ordinance.

## **PUBLIC WORKS AGENCY (PWA)**

### **Watershed Protection District (WPD) Conditions**

#### **22. Notice of Flood Hazard Recorded on Property Title**

**Purpose:** To comply with the Ventura County General Plan Policy HAZ-2.5 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by the Federal Emergency Management Agency (FEMA) as being in a Special Flood Hazard Area.

**Requirement:** The Applicant shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

**Documentation:** A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

**Timing:** The Notice of Flood Hazard shall be recorded on title of the subject property by the Applicant prior to issuance of a building permit or prior to ground disturbance if a building permit is not required.

**Monitoring and Reporting:** A copy of the recorded Notice of Flood Hazard shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

#### **23. Compliance with Stormwater Development Construction Program**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm



water runoff, in accordance with Part 4.F., "Development Construction Program", of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F., "Development Construction Program", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer (QSD), Qualified SWPPP Practitioner (QSP), or a Certified Professional in Erosion and Sediment Control (CPESC).

**Documentation:** The Permittee shall submit a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

**Timing:** The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

**Monitoring and Reporting:** The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of the required inspections by the project proponent's QSD, QSP, or CPESC.

#### **Integrated Waste Management (IWMD) Conditions**

##### **24. Construction & Demolition Debris Recycling Plan**

**Purpose:** To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

**Documentation:** A Recycling Plan must be submitted online at Ventura County Citizen Access. For more information and instructions on how to complete the Recycling Plan, please visit [vcpublicworks.org/cdrecycling](http://vcpublicworks.org/cdrecycling).

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit

## 25. Construction & Demolition Debris Reporting

**Purpose:** Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must upload recycling receipts to their Recycling Plan to Ventura County Citizen Access. Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit [vcpublishworks.org/cdrecycling](http://vcpublishworks.org/cdrecycling).

**Documentation:** Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

**Timing:** Required recycling receipts and/or documentation of reuse, must be submitted to Ventura County Citizen Access at the time of Building and Safety Division's issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

## RESORUCE MANAGEMENT AGENCY (RMA)

### Environmental Health Department

## 26. OWTS Certification – Setback to Structures

**Purpose:** To verify the appropriate setbacks to the septic tank(s) and disposal area(s) are met. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

**Requirement:** Permittee shall obtain setback certification approval of the Ventura County Environmental Health Division (EHD) prior to the addition of structures that do not contain bedroom equivalents and/or plumbing fixtures (structures which contain plumbing fixtures and/or will add bedroom equivalents are required to complete a full certification).

**Documentation:** Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System (OWTS) application, plot plan, floor plan, etc., to EHD for review and approval.

**Timing:** Prior to the issuance of a building permit, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

**Monitoring:** EHD shall review and approve the OWTS setback certification application and conduct site inspections as needed to assure compliance with this condition

### **OTHER VENTURA COUNTY AGENCIES**

#### **Ventura County Air Pollution Control District (VCAPCD) Conditions**

##### **27. Nuisance**

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from construction and operations are minimized to the greatest extent feasible.

**Requirement:** Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

- I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

**Documentation:** No documentation is required for the purposes of this condition.

**Timing:** Throughout the life of the permit.

**Reporting and Monitoring:** Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

##### **28. Fugitive Dust – Construction**

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation, grading, and construction activities are minimized to the greatest extent feasible.

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

**Documentation:** The project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the construction phases of the project.

**Reporting and Monitoring:** Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of APCD Rule 55 is also conducted by APCD staff on a complaint-driven basis.

### **Ventura County Fire Protection District**

#### **29. Hazardous Fire Area**

**Purpose:** To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

**Requirement:** The Permittee shall construct all structures to meet hazardous fire area building code requirements.

**Documentation:** A stamped copy of the approved building plans to be retained by the Building Department.

**Timing:** The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.



**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD-46)

**Notice:** For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

### 30. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for their project.

**Requirement:** The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

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

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

### 31. Private Driveway Widths, Single Family Dwellings (Up to Four Parcels)

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall design all private driveways in accordance with Ventura County Fire Protection District access standards. [Edit based on what is permitted: Driveways serving one (1) R-3 structures shall be a minimum paved width of 12 feet (a minimum paved width of 15 feet shall be provided in Hazardous Fire Areas and Wildland-Urban Interface Areas). Driveways serving three to four (3-4) R-3 structures shall be a minimum paved width of 20 feet. Private driveways and required

fire access turnarounds serving 2 or more lots shall be located in a common area lot or easement. The common area lot or easement shall be a minimum of 5 feet wider than the required driveway and turnaround area widths (2-1/2 feet each side).

Signs prohibiting obstruction and parking along the shared driveway shall be posted at the discretion of the Fire Department. The Permittee shall install the required access improvements, or provisions to guarantee the installation, shall be completed prior to map recordation. If the improvements are bonded for, all improvements shall be installed prior to occupancy of any structure within the development. Note: Improvements only serving one (1) lot are required to be installed at time of development of that lot. No bond is required for improvement(s) serving only one (1) lot.]

Parking is prohibited within the required width of access driveways and Fire Department turnarounds.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development. (VCFPD-11).

### 32. Turnarounds

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.
- e. [Erase this sentence if not applicable to project: Located within a common lot or easement that is 5 feet wider than the required driveway and turnaround area widths (2 ½ feet on each side)]

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development. (VCFPD-14)

### 33. Alternate / Private Water Supply

**Purpose:** To ensure that adequate water supply is available for firefighting purposes where no water purveyor service is available or where the water purveyor certifies that the existing water system cannot provide the required fire flow and duration and approves the use of a private water system.

**Requirement:** The Permittee shall install a private water system (tank and hydrant). Private water systems shall not be supplied from substandard water systems that will impact available fire flow of existing structures. This may require the Permittee to upgrade the existing water purveyor's system to provide the required fire flow.

**Documentation:** A stamped copy of the approved private water system plans.

**Timing:** The Permittee shall submit private water system plans to the Fire Prevention Bureau for approval before the issuance of building permits. The private water system shall be installed and operational before the start of construction. Before burying, all underground piping shall be visually inspected by the Fire Prevention Bureau.

**Monitoring and Reporting:** A copy of the approved private water system plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the private water system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the private water system for the life of the development. (VCFPD-33)

#### 34. Hazardous Fire Area

**Purpose:** To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

**Requirement:** The Permittee shall construct all structures to meet hazardous fire area building code requirements.

**Documentation:** A stamped copy of the approved building plans to be retained by the Building Department.

**Timing:** The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD-46)

**Notice:** For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

#### 35. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. [Note: Add the following as necessary - All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared.] Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition. (VCFPD-47)

36. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for their project.

**Requirement:** The Permittee shall obtain VCFD Form 610B "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

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

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





April 24, 2024

Caitlin Maxwell  
Robert William Company LLC  
216 N 8<sup>th</sup> Street/ PO Box 1025  
Santa Paula, CA 93061

**Biologist's Letter for a Proposed Barn at 15315 Ojai-Santa Paula Road**

**Background**

The property owner plans to construct a new barn on the property primarily to house young goats. The proposed barn site is located near Sisar Creek which supports wetlands as defined in the glossary of the Ventura County 2040 General Plan.

Policy COS-1.10 of the General Plan requires an evaluation of the potential effects on wetlands and wetland habitats of discretionary development proposed to be located within 300 feet of wetlands pursuant to the County's Initial Study Assessment Guidelines (ISAG)

Policy COS-1.11 of the General Plan requires discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level.

Policy COS-1.10 references the ISAG, which lists the following activities or project features that may result in a potentially significant Impacts to wetlands:

- Removal of vegetation.
- Grading.
- Obstruction or diversion of water flow.
- Change in velocity, siltation, volume of flow, or runoff rate.
- Placement of fill.
- Placement of structures.
- Construction of a road crossing.
- Placement of culverts or other underground piping.

County of Ventura  
Planning Director Hearing  
08/20/2025  
PL23-0147  
Exhibit 6: Biologist Letter Prepared by  
Padre Associates; Dated April 24, 2024

- Any disturbance of the substratum.
- Disruptions to wetland or riparian plant communities that would isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation.
- Interference with ongoing maintenance of hydrological conditions in a water or wetland.
- Not provide an adequate buffer for protecting the functions and values of existing waters or wetlands. Factors to be used in determining adjustment of the minimum 100-foot buffer include soil type, slope stability, drainage, patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area.

### **Wetland Definition**

The glossary of the Ventura County 2040 General Plan defines wetlands as:

*Lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs, and seeps.*

### **Wetland Delineation**

On April 23, 2024 a County-approved biologist (myself) conducted a wetland delineation of the northern portion of Sisar Creek (adjacent to the property) within a minimum of 200 feet of the proposed barn site. Sisar Creek was flowing at the time of the wetland delineation. The delineation was based on identifying areas with a shallow water table (saturated or seasonally saturated soils along the creek bank) and vegetation requiring saturated or seasonally saturated soil conditions. The presence of wetland plants (facultative, facultative wetland and obligate wetland plants) listed in the Corps of Engineers' 2022 National Wetland Plant List (Arid West Region) was used to identify the wetland boundary beyond saturated or seasonally saturated soils along the creek bank. Wetland plants found along Sisar Creek adjacent to the property included western sycamore (facultative plant) and arroyo willow (facultative wetland plant). The wetland delineation boundary adjacent to the property is provided in Figure 1.

### **Existing Conditions**

The southern portion of the property currently supports a goat pen, pony pen, two chicken coops and a small barn (about 250 square feet) (see Figure 1). Fencing is used to separate the livestock pens and is also located along the north bank of Sisar Creek. This fencing is approximately 3.5 feet tall and composed of wire mesh about 1.5 by 3 inches. Barbed wire is not used on this fencing.



## **Proposed Barn**

The proposed 864 square foot (24 by 36 feet) barn would be located approximately 20 feet east of the existing barn and separated from Sisar Creek by two fence lines. The site of the proposed barn is nearly level and only minimal earthwork would be required for the barn foundation. The proposed barn would be located as close as 90 feet from wetlands of Sisar Creek (see Figure 1).

## **Setback Assessment**

Direct Impacts. The proposed barn would not directly affect wetlands, including removal of vegetation, grading or other earthwork, placement of structures, or disturbance of the substrate.

Hydrologic Impacts. The proposed barn would not indirectly affect adjacent wetlands as it would not affect surface flow velocity, siltation, flow volume, interrupt contiguous habitats, block seed dispersal routes, increase vulnerability of wetland species to exotic weed invasion or local extirpation, alter maintenance of hydrological conditions. The small increase in impervious surfaces (barn roof, 864 square feet) would be surrounded by natural soil surfaces and have only a negligible effect on stormwater runoff volumes and rates.

Water Quality Impacts. Runoff from the proposed barn roof would flow to the south and percolate within the existing goat pen and not affect water quality in Sisar Creek.

Rare, Endangered or Threatened Species. Based on review of the California Natural Diversity Data Base, the nearest special-status species is the southwestern pond turtle (species of special concern), reported in Santa Paula Creek 0.5 miles to east of the property. In any case, the proposed barn would have no direct or indirect effect on special-status species or their habitat.

Wildlife Movement. The property zoning includes a habitat conservation wildlife corridor overlay. The proposed barn would be separated from wetlands by two existing fence lines and existing livestock pens holding goats and ponies. The proposed barn would not introduce a new land use, or other features (such as fences, walls or other barriers) that may affect wildlife movement along Sisar Creek.

Conclusion. The proposed 90-foot setback of the barn from wetlands is adequate to avoid adverse impacts to the wetlands of Sisar Creek.

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Should you have any questions concerning the findings of this assessment, please contact me at [mingamells@padreinc.com](mailto:mingamells@padreinc.com) or 805/644-2220 ext. 413 at your earliest convenience.

Sincerely,

**Padre Associates, Inc.**

A handwritten signature in blue ink, appearing to read "Matt Ingamells", is written over the printed name and title.

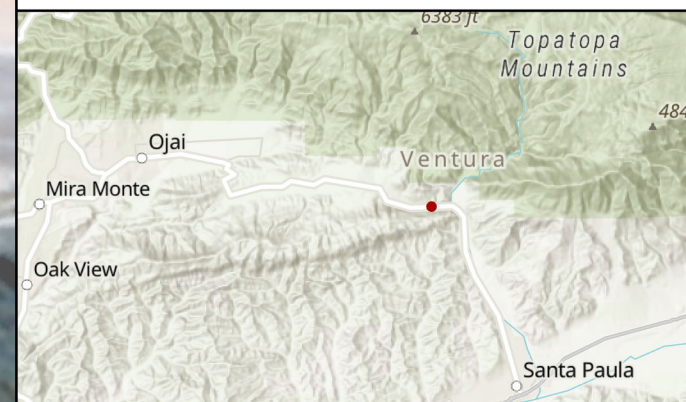
Matt Ingamells  
Senior Biologist





- LEGEND:**
- Coast Live Oak
  - - - Existing Fence
  - Wetland Boundary
  - ▨ Proposed Barn

**MAP EXTENT:**



Source: Google Earth Imagery 5/11/23, County of Ventura  
Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet.  
Notes: This map was created for informational and display purposes only.



PROJECT NAME: 15315 OJAI-SANTA PAULA ROAD VENTURA COUNTY, CA	
PROJECT NUMBER: 2402-1661	DATE: April 2024

**SITE MAP**

**FIGURE  
1**