



## Planning Director Staff Report Hearing on November 6, 2025

### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

#### TINSLEY ACCESSORY STRUCTURE PLANNED DEVELOPMENT PERMIT (PD) CASE NO. PL23-0148

##### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) permit for construction of an accessory structure located within the Habitat Connectivity Wildlife Corridor overlay zone and surface water feature buffer (Case No. PL23-0148).
2. **Applicant/Property Owner:** Roger Tinsley, 14500 N. Ojai Santa Paula Road, Santa Paula, CA 93060
3. **Applicant's Representative:** Robert William Company, LLC / Ms. Caitlin Maxwell P.O. Box 1025, Santa Paula, CA 93061
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 38.01-acre property is located at 14500 Ojai Santa Paula Road, near the intersection of La Brioche Canyon Road and Ojai Santa Paula Road, in the community of Santa Paula, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 037-0-031-030 (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 acres minimum lot size / Habitat Connectivity Wildlife Corridor overlay zone)
7. **Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS 160 ac / HCWC	Undeveloped land, Camp Bartlett, Painted Pony Farm, oil and gas operations
East	OS 160 ac / HCWC	Undeveloped land

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	OS 160 ac / HCWC	Undeveloped land, oil and gas operations
West	OS 160 ac / HCWC & AE-40 ac / HCWC (Agricultural exclusive 40 acres minimum lot size / Habitat Connectivity Wildlife Corridor overlay zone)	Undeveloped land, oil and gas operations

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

The subject property is currently developed with three existing cargo containers and a box truck (total of 640 sq. ft.), which store agricultural supplies for the property owner.

9. **Project Description:** The applicant requests that a PD Permit be granted to authorize the construction of a 750 square foot (sq. ft.) prefabricated metal barn that will be located within the buffer of an identified surface water feature, but not directly in Sisar Creek. The uninhabitable barn is considered an accessory use to animal husbandry that occurs onsite and would not contain plumbing or electrical and would be constructed on a concrete slab. The proposed structure (14 feet, 6 inches in height) will replace the previous storage building that was destroyed by the Thomas Fire in 2017, three existing cargo containers and a box truck, which store agricultural supplies for the property owner (bales will be stacked and feed will be in airtight containers in the barn). The use of rodenticide is also prohibited. Exterior lighting, vegetation removal, and grading over 50 cubic yards are not proposed as part of the project. Water for fire protection purposes will be provided by an existing onsite hydrant. Access to the site would be provided via private driveway connecting to Ojai Santa Paula Road (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 750 sq. ft. barn will be located within a previously disturbed area on the project site. The development of the barn will not include exterior lighting, plumbing or

electrical. In addition, construction the barn will not require removal of any additional vegetation or grading that exceeds 50 cubic yards. Therefore, the project qualifies for a Class 3 exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small 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 Section 15303, Class 3 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. An analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this staff report. The analysis concludes that the proposed project complies with the General Plan.

### D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the requirements of 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 a structure that is subject to the development standards of Ventura County NCZO Section 8106-1.1. Table 2 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 2 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	160 acres	Permissible. The net acreage of the lot is 37.83 acres. This lot is substandard; however, the subject property is a legal unit of land and may therefore be developed as a non-conforming lot per Section 8113-8 of the NCZO.
Maximum Percentage of Building Coverage	5 percent	Yes. The proposed barn will be 750 sq. ft. in size.
Front Setback	20 feet	Yes. The proposed barn will be set back approximately 48 feet from the front property line.
Side Setback	10 feet	Yes. The proposed barn will be set back approximately 24 feet from the western property line and approximately 1,278 feet from the eastern property line.

**Table 2 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Rear Setback	15 feet	Yes. The proposed barn will be set back approximately 1,435 feet from the rear property line.
Maximum Building Height	25	Yes. The proposed barn will be 14 feet, 6 inches in height.

The proposed project area is located within the HCWC overlay zone and therefore, is subject to the standards of Ventura County NCZO Section 8109-4.8. The following are applicable standards to the HCWC overlay zone and a description of whether the proposed project complies with those standards.

- a) **Outdoor Lighting (NCZO §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 §8109-4. 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) **Setback Areas (NCZO § 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 § 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 § 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 § 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 barn is located the HCWC overlay zone and within the 200-foot buffer of a surface water feature (Sisar Creek). The barn will be in a disturbed area on the project site without any electrical utilities, outdoor lighting or

fencing. The proposed barn would be separated from the wetlands of Sisar Creek by State Route 150 and an approximately 100-foot-tall slope. The applicant's biologist evaluated the project's impact on the surface water feature and concluded that based on the location of the barn in relation to surface water feature, there would not be any impacts to Sisar Creek or wildlife movement (Exhibit 5). The biologist's conclusions are based on the fact that the proposed barn would not introduce any features that may affect wildlife movement along Sisar Creek. The biologist noted that the nearest special-status species is the southwestern pond turtle (proposed threatened), reported in Sisar Creek 1.2 miles to east of the project site. At this distance, the biologist concluded that this species will not be impacted. The biologist also noted that the Southern California Steelhead that historically occurred in Sisar Creek has since been extirpated, and the Foothill yellow-legged frog is now extirpated from all of southern California south of San Luis Obispo County. The biologist further noted that the proposed barn would not affect surface flow velocity, siltation, flow volume, or interrupt contiguous habitats that would increase vulnerability of wetland species and alter maintenance of hydrological conditions of the creek. The small increase in impervious surfaces created by the barn would be surrounded by natural soil surfaces and have only a negligible effect on stormwater runoff volumes and rates. In addition, tree removal or encroachment will not be required for the proposed project (Exhibit 5). Based on the discussion above, the project complies with these standards.

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

The Planning Director must make certain findings 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 barn will be compatible with surrounding residential and agricultural uses in the vicinity of the project site. The subject property is currently developed with three existing cargo containers and a box truck, which store agricultural supplies for the property owner. These structures will be removed from the property as part of the subject permit request and the agricultural supplies will be stored in the barn. The proposed barn will be in a disturbed area of the property

above Ojai Santa Paula Road. The barn would not require plumbing, exterior lighting or electrical and would be constructed on a concrete slab. 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)].**

The uninhabitable barn is considered an accessory use to animal husbandry that occurs onsite. As such, there would be no net increase in traffic generation. Existing public services are adequate to serve the project site 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, pursuant to Section 8106-1.1 of the NCZO.

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 Exhibit 4 of this staff report, adequate public resources and infrastructure exist to serve the proposed project. The barn is not habitable and therefore wastewater service is not required for the site at this time. Water is provided by a private onsite hydrant for fire protection purposes. The applicant is required to provide a minimum paved driveway width of 12 feet and a fire access turnaround per the requirements of the current Ventura County Fire Code. The applicant must also provide annual hazard abatement around all structures and obtain the required Fire Department Clearance for the proposed project (Exhibit 6, Condition Nos. 24, 25, 30 and 31). 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 under 2,000 sq. ft., is permissible without the need for a Conditional Use Permit (NCZO § 8105-4). Therefore, this finding does not apply to the proposed project. 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 a Class 3 categorical exemption (CEQA guidelines § 15303). A Class 3 categorical exemption applies to construction of small structures, such as a barn. 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 overlay 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 (Exhibit 6).

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 (VCFPD) pursuant to VCFPD 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.**

The proposed project was reviewed by the VCFPD and annual hazard abatement is required around all structures and along the onsite access roads surrounding the project site (Exhibit 6, Condition No. 30).

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 October 27, 2025, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star* and *Ojai Valley News*.

## **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 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Sections D and E of this staff report and the entire record;
4. **GRANT** PD Permit Case No. PL23-0148, subject to the conditions of approval (Exhibit 6).
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.

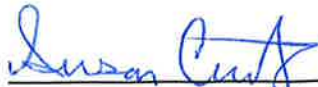
If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-2467 or [kristina.boero@venturacounty.gov](mailto:kristina.boero@venturacounty.gov).

Prepared by:



Kristina Boero, Senior Planner  
Residential Permits Section  
Ventura County Planning Division

Reviewed by:



Susan Curtis, Assistant Planning Director  
Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 Aerial, Land Use and Zoning Map
- Exhibit 3 Project Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Biologist Letter, dated October 30, 2024 and revised August 27, 2025
- Exhibit 6 Conditions of Approval



# LEGEND

- (E) EXISTING
- (P) PROPOSED
- CL CENTERLINE
- PROPERTY LINE
- CREEK CENTER LINE (APPROXIMATE)
- (E) OVERHEAD ELECTRICAL
- WILDLIFE CORRIDOR
- PROPOSED AG BARN
- FLOOD ZONE

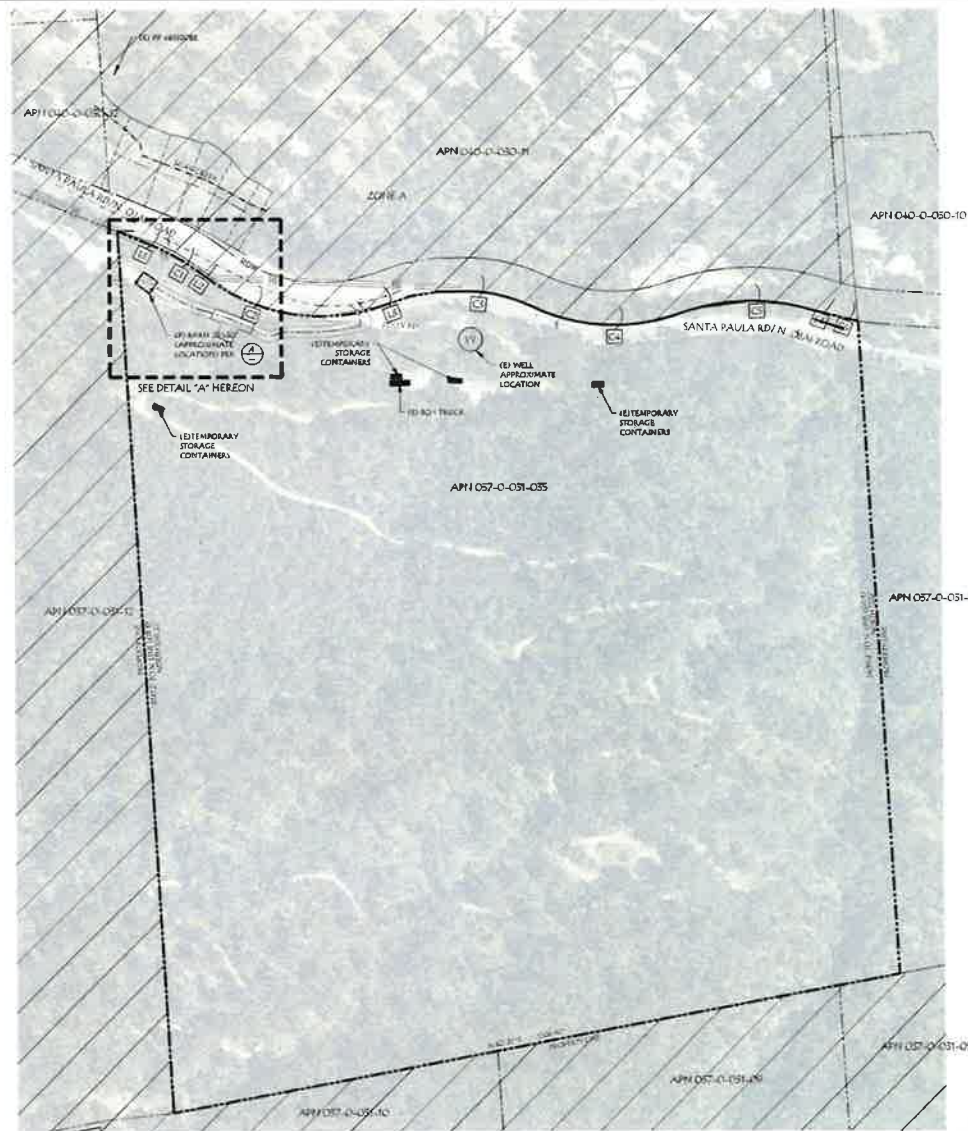
NOTES  
TEMPORARY CONTAINERS ARE TO BE REMOVED UPON PROJECT COMPLETION

## LINE TABLE

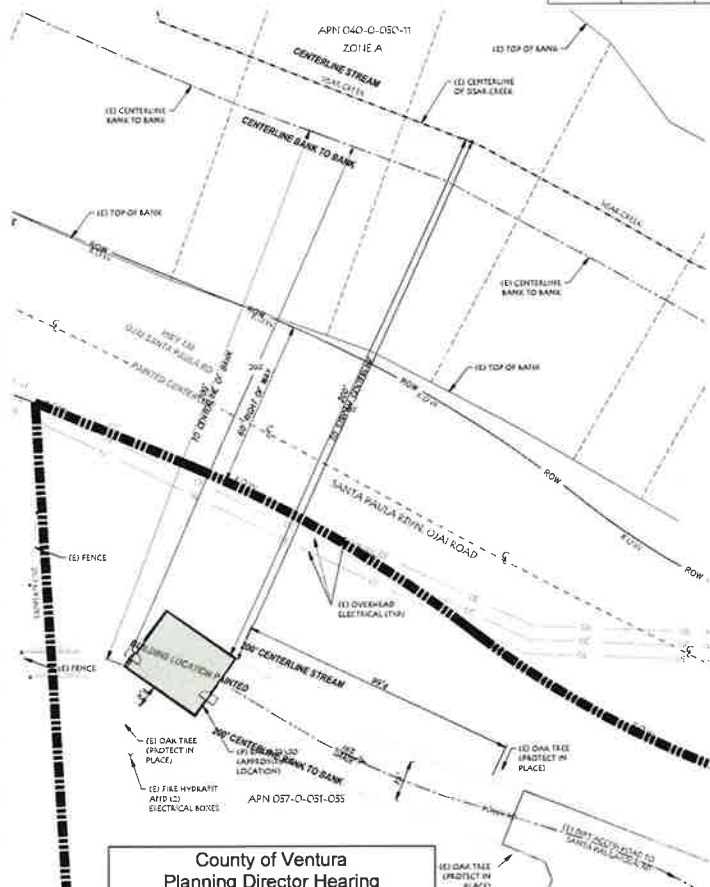
LINE	BEARING	DISTANCE
L1	S 65° 44' E	121.61'
L2	S 50° 15' E	4.06'
L3	N 72° 48' E	58.30'
L4	S 89° 12' E	15.04'

## CURVE TABLE

LINE	RADIUS	LENGTH
C1	450'	121.61'
C2	500'	296.19'
C3	500'	243.65'
C4	500'	243.65'
C5	408.50'	270.93'
C6	400'	21.95'



OVERALL SITE PLAN



ENLARGED SITE PLAN

County of Ventura  
Planning Director Hearing  
PL23-0148  
Exhibit 3 - Project Plans



SCALE 1" = 20'  
GRAPHIC SCALE 1" = 20'



SCALE 1" = 100'  
GRAPHIC SCALE 1" = 100'

SITE PLANS



ROBERT WILLIAM COMPANY  
PLANNING & LAND USE SERVICES  
8200 S. MICHIGAN AVE. SUITE 100  
SANTA ANA, CA 92705  
PHONE: (949) 336-4400 FAX: (949) 336-4401

CONSULTANT:

PROJECT:

OAKS FARM & STABLES  
AG BARN

CLIENT:

MR. ROGER TINSLEY  
14500 JUAL ROAD  
SANTA ANA, CA 92706

#	Revision	Date

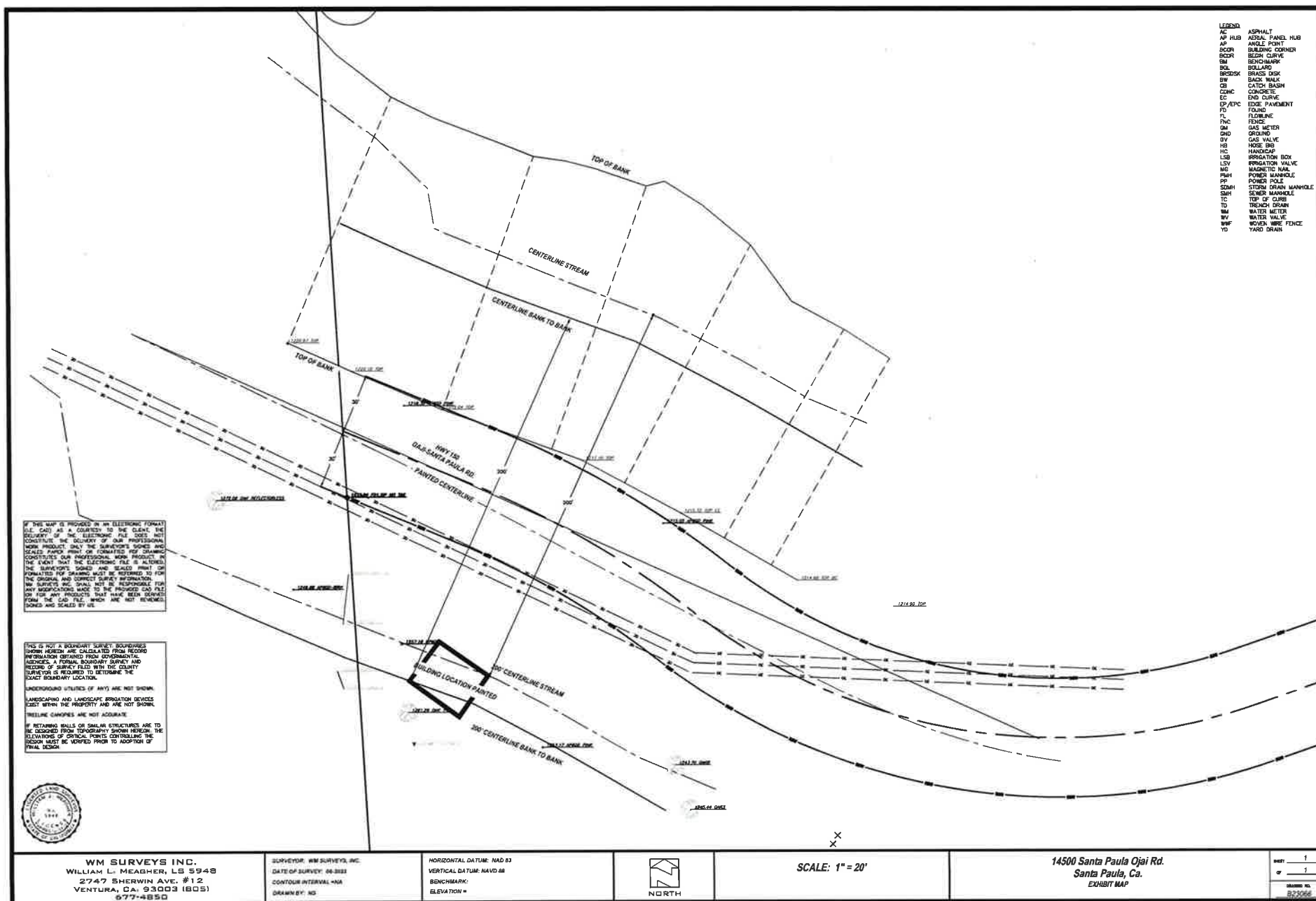
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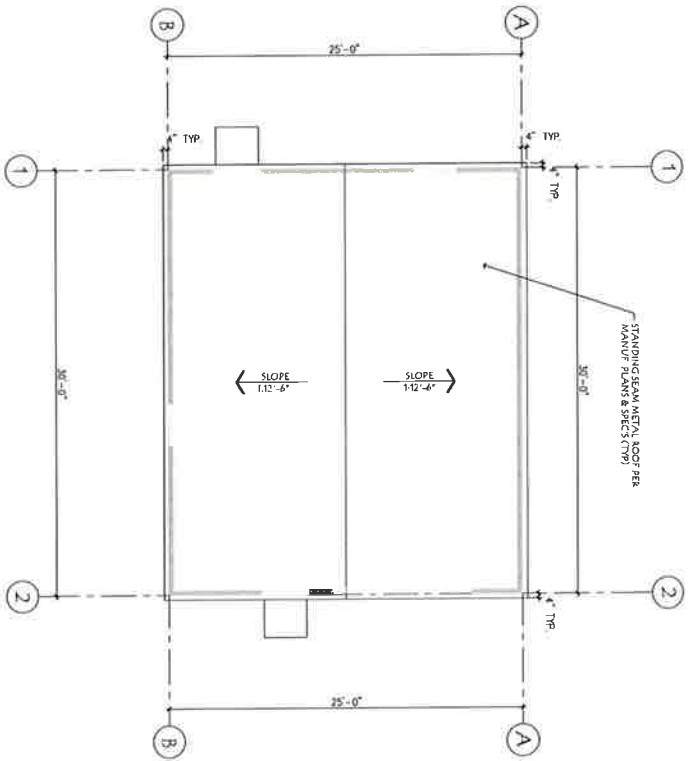
**ROBERT WILLIAM COMPANY**  
PLANNING & LAND USE SERVICES  
GENERAL ENGINEERING & BUILDING CONTRACTORS  
917 BALBOA AVENUE • P.O. BOX 1025  
SANTA PAULA, CA 93061  
PHONE: (805) 525-6400 FAX: (805) 933-8040

§ AZ.0  
Vol. 100, Ex. 12

MR. ROGER TINSLEY  
14500 OJAI ROAD  
SANTA PAULA, CA 93060

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

FIRST FLOOR PLAN & ELEVATIONS



AG BARN ROOF PLAN

SCALE 1/4" = 1'-0"

DRAFT

ROOF PLAN & BUILDING SECTIONS

<div>7</div> <div>Revised</div> <div>1/24/20</div>		<div>6</div> <div></div> <div></div>		<div>5</div> <div></div> <div></div>		<div>4</div> <div></div> <div></div>		<div>3</div> <div></div> <div></div>		<div>2</div> <div></div> <div></div>		<div>1</div> <div></div> <div></div>		<div>Scale:</div> <div>AS NOTED</div>		<div>Drawn by:</div> <div>CMG</div>		<div>Title:</div> <div>07/07/2023</div>		<div>Job #</div> <div>10360 00</div>		<div>Sheet:</div> <div>A3.0</div>																																					
<div>CLIENT:</div> <div>MR. ROGER TINSLEY</div> <div>14500 OJAI ROAD</div> <div>SANTA PAULA, CA 93060</div>												<div>PROJECT:</div> <div>OAKS FARM &amp; STABLES</div> <div>AG BARN</div>												<div>CONSULTANT:</div> <div>ROBERT WILLIAM COMPANY</div> <div>PLANNING &amp; LAND USE SERVICES</div> <div>GENERAL ENGINEERING &amp; BUILDING CONTRACTORS</div> <div>917 RAILROAD AVENUE • P.O. BOX 1025</div> <div>SANTA PAULA, CA, 93061</div> <div>PHONE: (805) 525-6400 FAX: (805) 933-6040</div>												<div></div>												<div></div>											

DRAFT



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CONSULTANT:

PROJECT:

MR. ROBERT TINSLEY  
14500 DUAL ROAD  
SANTA ANA, CA 92706

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07/07/2023

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## SCHEDULES

### WINDOW SCHEDULE

#	WINDOW SIZE WIDTH HEIGHT	ROUGH OPENING WIDTH HEIGHT	TYPE	STYLE	QTY	MATERIAL	HOR	JAMB	SEAL	U FACTOR	U FACTOR SOURCE	SHGC TEST	SHGC SOURCE	TEMP	RUG SCREEN	TEMP	REMARKS
1	2'-0" 3'-0"	3'-0" 3'-0"	6	SLIDING	2	WIPF	Y	Y	Y	3	WIPF	23	WIPF	Y	Y	Y	

NOTE: WINDOW JAMBING IS WITH MAIN INSULATION IN THIS DISPOSITION  
AND VERTICAL MATCH IS WITH TOP INSULATION IN THIS DISPOSITION

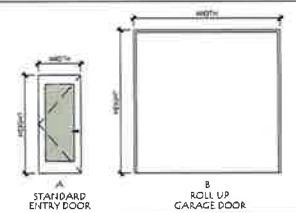
### WINDOW TYPES



### DOOR SCHEDULE

#	DOOR SIZE WIDTH HEIGHT	ROUGH OPENING WIDTH HEIGHT	LOCATION	TYPE	STYLE	QTY	THICK	WTL	FRIGH	COLOR	HOR	JAMB	THR	HOW	LOCK	CLR	FINISH TOP	GLASS	TEMP	REMARKS
1	6'-0" 8'-0"	6'-0" 8'-0"	AG BARN	A	SINGLE FRENCH	1	1 3/4"	WTL	FACTORY	BROUZE	Y	Y	Y	DB	Y	Y	L	DUAL GLAZED LOW-E	Y	SMART LOCK
2	3'-0" 8'-0"	3'-0" 8'-0"	AG BARN	A	SINGLE FRENCH	1	1 3/4"	WTL	FACTORY	BROUZE	Y	Y	Y	DB	Y	Y	R	DUAL GLAZED LOW-E	Y	SMART LOCK
3	10'-0" 10'-0"	10'-0" 10'-0"	AG BARN	B	PANEL	1	2"	WTL	FACTORY	BROUZE	Y	Y	N	NA	Y	NA	NA	NA	NA	

### DOOR TYPES



### Wildland-Urban Interface Building Codes

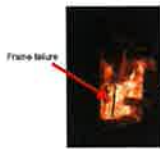
California Department of Forestry and Fire Protection  
Office of the State Fire Marshal



#### Windows

- Requirements:
  - Exterior windows, window walls, glazed doors and glazed openings within exterior doors shall be installing glass units with a minimum of one tempered pane (either inner or outer pane), or
  - Glass block units, or
  - Have a fire resistant rating of not less than 20 minutes with tested in accordance with ASTM E-2010 (using the vertical furnace specified in ASTM E-119) or
  - Conform to the performance requirements of SFM 12-7A-2 (Exterior Windows).

- Performance of windows - glass is the most vulnerable part of the window.
  - Tests conducted at the University of California, and in Australia, have shown that under wildland fire exposures, glass is the most vulnerable part of the window. A consumer could be largely "indifferent" to frame type, and could therefore select based on other criteria (i.e., cost, energy, etc.). The new code will require that tempered glass be used in all windows.



Frame failure



Glass failure

#### Further Clarification

- The first two options for compliance are prescriptive. The California energy code has resulted in dual pane windows being the norm. Currently building code requires tempered glass for windows in or immediately adjacent to doors, and in windows that are 10' or less from a floor. Chapter 7A will require one of the panes in a dual pane window to be tempered. From the perspective of a wildfire exposure, the tempered glass pane should be the one on the outside, but the code says that the tempered glass could be either the inner or outer pane.
- The third option requires testing in a vertical furnace following a specified time-temperature regime. This test results in a large radiant exposure. After 20 minutes, the exposure temperature would be about 1300 degrees F.
- The fourth option (SFM 12-7A-2) is a three impingement exposure.
- This section code apply to windows in and exterior access doors to a garage.



11/15/19

Re: Wildland Urban Interface Building Standards

To Whom It May Concern,

California Wildland Urban Interface Building Standards (WUIBS) require over parts of each involved glass unit in a window or glazed door be tempered. Provided Milgard windows and/or patio doors are ordered with tempered glass through the WUIBS option in CE Mark, those products will meet the WUIBS requirement.

Additionally, Milgard vinyl windows and doors have tempered curtains and reinforced hardware.

Thank you,

Erik Ancelet

Product Manager, Windows

Milgard Windows & Doors

Milgard Windows & Doors, 11000 18th Avenue East, Tacoma, Washington 98403, 1.800.MILGARD

## SCHEDULES & WINDOW SPEC'S



## **EXHIBIT 4 - CONSISTENCY WITH THE GENERAL PLAN FOR PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL23-0148**

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 8111-1.2.1.1a.a. states that to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project would authorize the installation of a 750 square foot (sq. ft.) metal agricultural barn within a surface water feature.

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

### **Land Use and Community Character**

- 1. 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.*

Staff Analysis: The project site is in a rural area on the south side of State Route (SR) 150. Access to the project site is taken from a private driveway adjacent to SR 150. The subject parcel is zoned OS-160 ac/HWCW (Open Space 160-acre lot size minimum / Habitat Connectivity and Wildlife Corridor Overlay Zone). The purpose and intent of the OS zone district is to preserve natural resources, provide outdoor recreation, and support the continuation of communities by defining boundaries to prevent urban sprawl (NCZO Section 8104-1.1). The existing community is characterized by open space and residential uses on parcels varying in size from half an acre to 220 acres. The proposed barn is similar in character to surrounding agricultural accessory structures in this area. The project site consists of one legal lot of record (38.1 acres) which was established prior to the County's 160-acre minimum parcel size requirement. The subject property is currently developed with three existing cargo containers and a box truck (total of 640 sq. ft.), which store agricultural supplies for the property owner. These structures will be removed from the property as part of the subject permit request and the agricultural supplies will be stored in the proposed barn. With the addition of the proposed metal barn (750 sq. ft.), total building coverage will be 0.0008 percent, which is below the maximum allowed five percent building coverage for the zone. The proposed agricultural barn will have a maximum height of 14 feet, 6 inches, which also complies with the NCZO development standard

for accessory structure height. Finally, no exterior lighting, fencing or landscaping is proposed.

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

### **Circulation, Transportation, and Mobility**

- 2. CTM-2.3 County Road Access:** *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

**CTM-2.28 Emergency Access:** *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.*

Staff Analysis: Access to the project site is taken from a private driveway adjacent to SR 150. To bring the existing driveway into compliance with the Ventura County Fire Code and Standards, the applicant will be required to (1) improve the driveway so that it has a minimum paved width of 12 feet; (2) provide certification from a licensed civil engineer of the all-weather access road; (3) include a turnaround that complies with the current Ventura County Code; (4) design and install access road gates along required fire access roads/driveways; and (5) conduct annual hazard abatement 100 feet around all structures and along the access road (Exhibit 6, Condition Nos. 24 to 27 and 30).

Based on the discussion above, the proposed project is consistent with General Plan Policies CTM-2.3 and CTM-2.28.

### **Public Facilities, Services, and Infrastructure**

- 3. 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.*

**PFS-11.1 Emergency Response:** *The County shall maintain adequate staffing, equipment, and facilities to provide timely and effective responses to emergencies*

**PFS-11.4 Emergency Vehicles Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

**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.*

**PFS-12.4 Consistent Fire Protection Standards for New Development:** *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

Staff Analysis: Existing public services are adequate to serve the proposed project without affecting existing development on neighboring properties. Fire Station 20 is three miles from the project site. In addition, the barn is not habitable and therefore wastewater service is not required for the site at this time. Water for fire protection purposes is provided by a private onsite hydrant. Access to the site would be provided via private driveway connecting to Ojai Santa Paula Road. The applicant is required to provide a minimum paved driveway width of 15 feet, a fire access turnaround per the requirements of the current Ventura County Fire Code and certification from a licensed engineer that onsite access complies with current California State Law and Ventura County Fire Protection District Ordinance. The applicant must also provide annual hazard abatement around all structures and obtain the required Fire Department Clearance for the proposed project (Exhibit 6, Condition Nos. 23, 24, 25, and 30).

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-1.7, PFS-11.1, PFS-11.4, PFS-12.3 and PFS-12.4.

## **Conservation and Open Space**

### **Biological Resources**

4. **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.*

Staff Analysis: The proposed barn is located within the HCWC overlay zone and within the 200-foot buffer of a surface water feature (Sisar Creek). As noted in the staff report, the barn will be in a disturbed area on the project site without any electrical utilities, outdoor lighting or fencing. The proposed barn would be separated from wetlands of Sisar Creek by SR 150 and an approximately 100-foot-tall slope. The applicant's biologist evaluated the project's impact on the surface water feature and concluded that based on the location of the barn in relation to surface water feature, there would not be any impacts to Sisar Creek or wildlife movement (Exhibit 5). The biologist's conclusions are based on the fact that the proposed barn/storage building would not introduce any features that may affect wildlife movement along Sisar Creek. The biologist noted that the nearest special-status species is the southwestern pond turtle (proposed threatened), which was reported in Sisar Creek 1.2 miles to east of the property. At this distance that species will not be impacted. The biologist also noted that the Southern California Steelhead which historically occurred in Sisar Creek has been extirpated, and the Foothill yellow-legged frog is now extirpated from all of southern California south of San Luis Obispo County. The proposed barn would not affect surface flow velocity, siltation, flow volume, or interrupt contiguous habitats that would increase vulnerability of wetland species and alter maintenance of hydrological conditions of the creek.

Based on the discussion above, 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.

## Scenic Resources

5. **COS-3.1 Scenic Roadways:** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

**COS-3.6 Open Space Character:** *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

Staff Analysis: The project site is located adjacent to SR 150, which is considered an eligible scenic highway per the General Plan. As noted in the staff report, the barn will be in a disturbed area on the project site without any electrical utilities, outdoor lighting or fencing. The barn would also be located approximately 70 feet south of the centerline of SR 150, and about 40 feet higher in elevation than the highway and Sisar Creek. Based on a site visit conducted by staff, the barn will not be prominently visible from SR 150 due to the location of the barn in a disturbed area, the proposed height below 15 feet and the placement of the barn at a higher elevation than SR 150.

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-3.1 and COS-3.6.

## Cultural, Historical, Paleontological, and Archaeological Resources

6. **COS-4.2(b) Cooperation for Tribal Cultural Resource Preservation:** *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

**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: The archeological sensitivity of the project site is unknown (RMA GIS, June 2025). On February 1, 2024, Planning Division staff contacted the South-Central Coastal Information Center (SCCIC), which is the local repository for the California

Historical Resources Information System (CHRIS), who conducted an archeological resources review of the project site. On March 23, 2024, SCCIC staff concluded that although the archaeological sensitivity of the project site is unknown, no additional archeological work is required for the site. Although the proposed project is not likely to result in impacts to cultural resources, a standard condition of approval is included with the project conditions of approval that will require the applicant to: (1) stop all work that has the potential to adversely affect cultural resources; (2) retain an archeologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval (Exhibit 6, Condition No. 18).

According to Planning GIS (June 2025), the project site is underlain by artificial fill, in- and bedrock assigned to the Monterey Formation, which does have a moderate likelihood of containing paleontological resources. Although the proposed project is not likely to result in impacts to cultural resources, a standard condition of approval is included with the project conditions that will require the applicant to: (1) stop all work that has the potential to adversely affect cultural resources; (2) retain an paleontologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval (Exhibit 6, Condition No. 17).

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-4.2(b) and COS-4.4 .

## **Hazards and Safety - Wildfire Hazards**

- 7. HAZ-1.1 Fire Prevention Design and Practices:** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

**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.*

**HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas:** *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

**Staff Analysis:** The project site is located within a very high fire hazard area that is under the jurisdiction of the California Department of Forestry (CalFire). The applicant will be required to provide annual hazard abatement around all structures and obtain the required Fire Department Clearance for the proposed project (Exhibit 6, Condition Nos. 30 and 31). Water for fire protection purposes will be provided by a private onsite hydrant which the applicant will need to verify that the hydrant can provide the minimum fire flow prior to building permit issuance (Exhibit 6, Condition No. 28). The applicant is required to provide a minimum paved driveway width of 12 feet and a fire access turnaround per the requirements of the current Ventura County Fire Code (Exhibit 6, Condition Nos. 24 and 25). Finally, the proposed metal barn will be in a disturbed area of the project site adjacent to SR 150.

Based on the discussion above, the proposed project is consistent with General Plan Policies HAZ-1.1, HAZ-1.2 and HAZ-1.4.

## **Hazards and Safety - Geologic and Seismic Hazards**

- 8. COS-1.6 Discretionary Development on Hillsides and Slopes:** *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural land forms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

**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 about 200 feet south and 625 feet northeast of the project site. 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 proposed 750 sq. ft. metal agricultural barn will be in a disturbed area without any electrical utilities, outdoor lighting or fencing. The barn would be located approximately 70 feet south of the centerline of SR 150, and about 40 feet higher in elevation than the highway and Sisar Creek. The project site is also located in an area that has been mapped for landslides and at risk for soil erosion. 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 the implement Best Management Practices (BMPs) during all ground disturbing activities, which typically include the installation of silt fencing and fiber rolls (Exhibit 6, Condition No. 20).

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-1.6, HAZ-4.1, HAZ-4.5, HAZ-4.6, HAZ-4.10.

## **Hazards and Safety - Hazardous Materials**

- 9. HAZ-5.2 Hazardous Materials and Waste Management Facilities:** *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact designated disadvantaged communities.*

Staff Analysis: The subject property is currently developed with three existing cargo containers and a box truck, which store agricultural supplies for the property owner. These structures will be removed from the property as part of the subject permit request and the agricultural supplies stored in the proposed barn. Agricultural supplies will include hay and feed for horses that will be stored in airtight containers. In addition, rodenticide will not be stored onsite.

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-5.2.

## **Water Supply and Water Quality**

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

**WR-1.12 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 pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. 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.*

**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.*

**WR-3.2 Water Use Efficiency for Discretionary Development:** *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

Staff Analysis: Water usage will not be required for the barn as agricultural supplies stored in the barn will include hay and feed for horses that will be placed in airtight containers. However, the applicant will be required to utilize the onsite fire hydrant for fire protection purposes. The applicant will need to verify that the hydrant can provide the minimum fire flow prior to building permit issuance (Exhibit 6, Condition No. 28).

Based on the discussion above, the proposed project is consistent with General Plan Policies WR-1.11, WR-1.12, WR-2.2 and WR-3.2.

## **Agriculture**

**11. AG-1.1: Agricultural Land Protection and Preservation:** *The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements.*

**AG-1.2 Discretionary Development Adjacent to Agriculturally Designated Lands:** *The County shall ensure that discretionary development adjacent to Agricultural General Plan Land Use designated lands does not conflict with agricultural use of those lands.*

The project site is located more than 4,500 feet to the west and east of land that is currently in agricultural production. Ventura County's HCWCs support agriculture by allowing for the coexistence of farming and wildlife, and by providing ecosystem services that benefit farms. For instance, natural areas support pollination and the HCWC helps maintain populations of natural predators that control agricultural pests. This balance helps ensure a healthy environment for agriculture and its long-term success. In addition, by providing safe passages, corridors help keep wildlife moving along established routes rather than venturing into farm fields, which reduces the likelihood of crop damage and human-wildlife conflict. The barn would not create any impacts to Sisar Creek or wildlife movement based on its location in a disturbed area of the property above Ojai Santa Paula Road and its location in relation to surface water feature (it is more than 150 feet south of Sisar Creek). In addition, agricultural supplies will be stored in the barn (bales will be stacked and feed will be in air tight containers), thereby reducing the likelihood of attracting pests. The barn's location, more than 4,500 feet from offsite agriculture, also ensures nearby agricultural operations are not adversely affected and can continue operating while protecting crucial animal movement routes that cross agricultural land.

Based on the discussion above, the proposed project is consistent with General Plan Policies AG-1.1 and AG-1.2.

October 30, 2024  
Project no. 2402-4261

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/Storage Building at 14500 Ojai-Santa Paula Road**

**Background**

The property owner plans to construct a new barn/storage building in the northwestern corner of the property (APN 057-0-031-035). The proposed barn/storage building 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.

County of Ventura  
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Exhibit 5 - Biologist Letter, dated October 30, 2024  
and revised August 27, 2025

- Construction of a road crossing.
- Placement of culverts or other underground piping.
- 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.*

### Field Visit

On October 29, 2024 a County-approved biologist (myself) conducted a field visit to inspect the reach of Sisar Creek adjacent to the property. Note that Sisar Creek is on the opposite side of Ojai-Santa Paula Road (State Route [SR] 150) from the subject property (see Figure 2.b). A wetland delineation could not be conducted due to lack of access to Sisar Creek which is located on private property, at the bottom of a steep slope. Therefore, Sisar Creek was inspected using binoculars from the top of the slope.

The proposed barn/storage building would be located in a cleared area approximately 70 feet south of the centerline of SR 150, and about 40 feet higher in elevation (see Figures 2.a and 2.b). North of SR 150 near the proposed barn/storage building site, there is a steep slope (about 100 feet tall; 1:1 slope [vertical:horizontal]) that extends to Sisar Creek (see Figures 2.c and 2.d). The top of this slope is mostly vegetated by coast live oaks (*Quercus agrifolia*) along SR 150, with California bay-laurel (*Umbellularia californica*), toyon (*Heteromeles arbutifolia*) and southern California black walnut (*Juglans californica*) on the lower portion of the slope. Vegetation along Sisar Creek includes scattered small arroyo willows (*Salix lasiolepis*) and red willows (*Salix laevigata*) and a few western sycamore (*Platanus racemosa*) (see Figure 2.d).



Based on field inspection and review of aerial photographs, wetlands along Sisar Creek are approximately 50 feet wide which includes the area covered by surface water following storm events and riparian vegetation (willows and sycamore) which require saturated or seasonally saturated soil conditions for growth and reproduction.

### **Setback Assessment**

Based on the findings of the field inspection, the proposed barn/storage building would be located approximately 170 feet from wetlands of Sisar Creek (see Figure 1) and would comply with Policy COS-1.11.

With regard to potential impacts to wetlands:

Direct Impacts. The proposed barn/storage building 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/storage building 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/storage building roof, 750 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/storage building roof would flow to the southeast along the existing unpaved access road and percolate before reaching 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 (proposed threatened), reported in Sisar Creek 1.2 miles to east of the property. In any case, the proposed barn/storage building 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/storage building would be separated from wetlands of Sisar Creek by SR 150 and a very steep, about 100-foot-tall slope. The proposed barn/storage building would not introduce any features (such as fences, walls or other barriers) that may affect wildlife movement along Sisar Creek.

Conclusion. The proposed 170-foot setback of the barn/storage building 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.

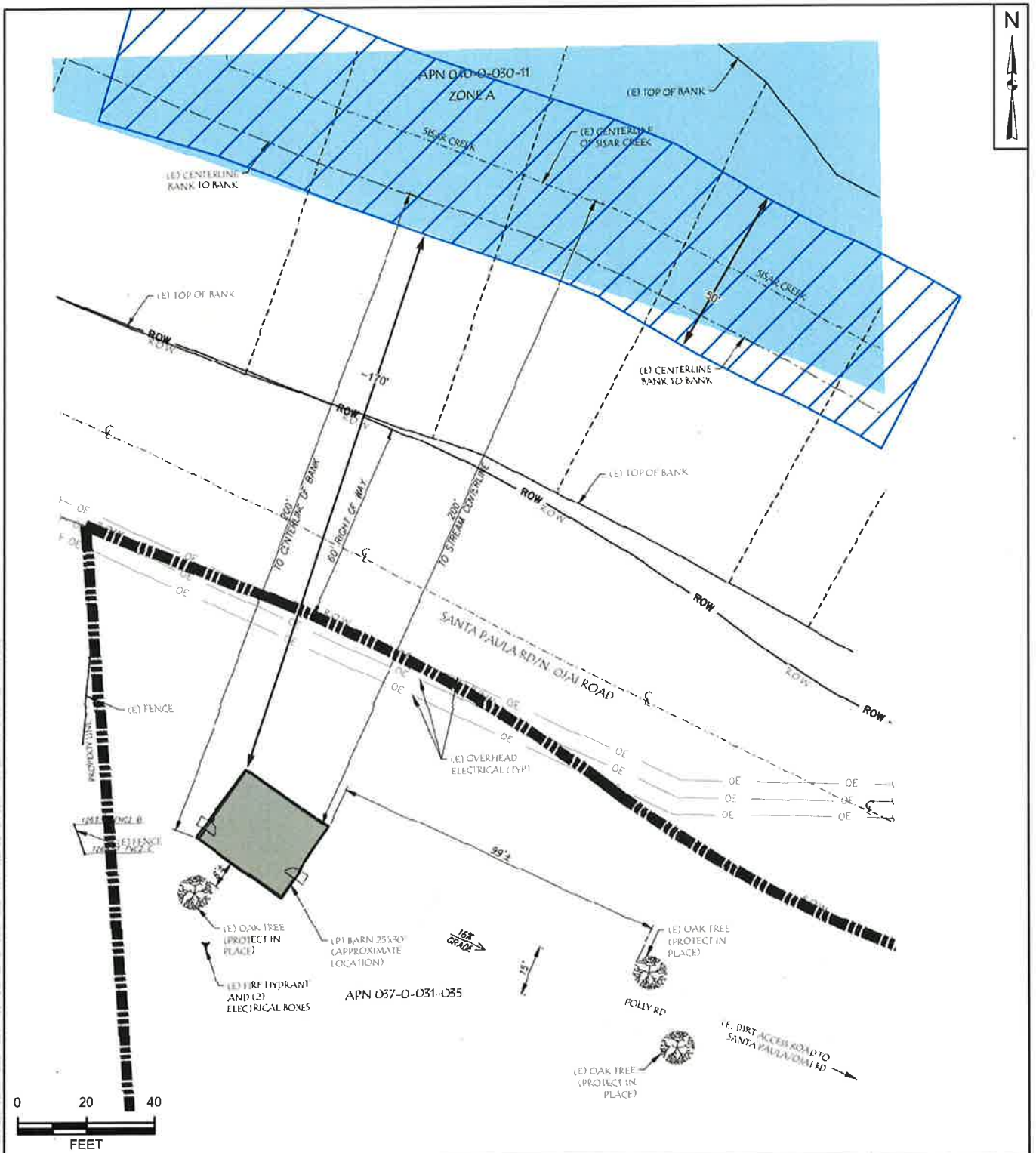
Sincerely,

**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

Attachments: Figure 1: Wetlands Map  
Figure 2: Site Photographs



### LEGEND:

Wetlands

Source: Robert William Company  
 Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet  
 Notes: This map was created for informational and display purposes only.

### MAP EXTENT:



**padre**  
 associates, inc.  
 ENGINEERS, GEOLOGISTS &  
 ENVIRONMENTAL SCIENTISTS

PROJECT NAME:  
 14500 OJAI-SANTA PAULA ROAD  
 VENTURA COUNTY, CA

PROJECT NUMBER:  
 2402-4261

DATE:  
 October 2024

## WETLANDS MAP

FIGURE

1



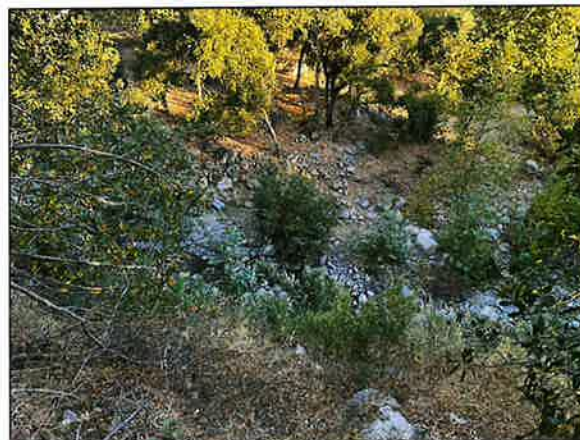
a. Proposed barn/storage building site



b. Proposed barn/storage building site from SR 150



c. SR 150 north of barn/storage building site and top of slope (arrow)



d. Sisar Creek from top of slope

**SITE PHOTOGRAPHS  
FIGURE 2**

August 27, 2025  
Project no. 2402-4261

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

**Revised Biologist's Letter for a Proposed Barn/Storage Building  
at 14500 Ojai-Santa Paula Road (BP25-01840)**

**Background**

This letter has been revised in response to concerns expressed by Ventura County Planning for a similar project adjacent to Sisar Creek (15315 Ojai-Santa Paula Road).

The property owner plans to construct a new barn/storage building in the northwestern corner of the property (APN 057-0-031-035). The proposed barn/storage building 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.
- 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.*

#### **Field Visit**

On October 29, 2024 a County-approved biologist (myself) conducted a field visit to inspect the reach of Sisar Creek adjacent to the property. Note that Sisar Creek is on the opposite side of Ojai-Santa Paula Road (State Route [SR] 150) from the subject property (see Figure 2.b). A wetland delineation could not be conducted due to lack of access to Sisar Creek which is located on private property, at the bottom of a steep slope. Therefore, Sisar Creek was inspected using binoculars from the top of the slope.



The proposed barn/storage building would be located in a cleared area approximately 70 feet south of the centerline of SR 150, and about 40 feet higher in elevation (see Figures 2.a and 2.b). North of SR 150 near the proposed barn/storage building site, there is a steep slope (about 100 feet tall; 1:1 slope [vertical:horizontal]) that extends to Sisar Creek (see Figures 2.c and 2.d). The top of this slope is mostly vegetated by coast live oaks (*Quercus agrifolia*) along SR 150, with California bay-laurel (*Umbellularia californica*), toyon (*Heteromeles arbutifolia*) and southern California black walnut (*Juglans californica*) on the lower portion of the slope. Vegetation along Sisar Creek includes scattered small arroyo willows (*Salix lasiolepis*) and red willows (*Salix laevigata*) and a few western sycamore (*Platanus racemosa*) (see Figure 2.d).

Based on field inspection and review of aerial photographs, wetlands along Sisar Creek are approximately 50 feet wide which includes the area covered by surface water following storm events and riparian vegetation (willows and sycamore) which require saturated or seasonally saturated soil conditions for growth and reproduction.

### **Setback Assessment**

Based on the findings of the field inspection, the proposed barn/storage building would be located approximately 170 feet from wetlands of Sisar Creek (see Figure 1) and would comply with Policy COS-1.11.

With regard to potential impacts to wetlands:

Direct Impacts. The proposed barn/storage building 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/storage building 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/storage building roof, 750 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/storage building roof would flow to the southeast along the existing unpaved access road and percolate before reaching 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 (proposed threatened), reported in Sisar Creek 1.2 miles to east of the property. In any case, the proposed barn/storage building would have no direct or indirect effect on special-status species or their habitat.



Note that Southern California steelhead historically occurred in Sisar Creek but has been extirpated, see attached distribution map in California Department of Fish and Wildlife (2024), primarily due to the failed fish ladder just upstream of Santa Paula. Foothill yellow-legged frog has been extirpated in Ventura County, see attached pages from the listing petition from the Center for Biological Diversity (2016).

Wildlife Movement. The property zoning includes a habitat conservation wildlife corridor overlay. The proposed barn/storage building would be separated from wetlands of Sisar Creek by SR 150 and a very steep, about 100-foot-tall slope. The proposed barn/storage building would not introduce any features (such as fences, walls or other barriers) that may affect wildlife movement along Sisar Creek.

Conclusion. The proposed 170-foot setback of the barn/storage building 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

Attachments: Figure 1: Wetlands Map  
Figure 2: Site Photographs  
Steelhead distribution map  
Pages from the foothill yellow-legged frog listing petition





a. Proposed barn/storage building site



b. Proposed barn/storage building site from SR 150



c. SR 150 north of barn/storage building site and top of slope (arrow)



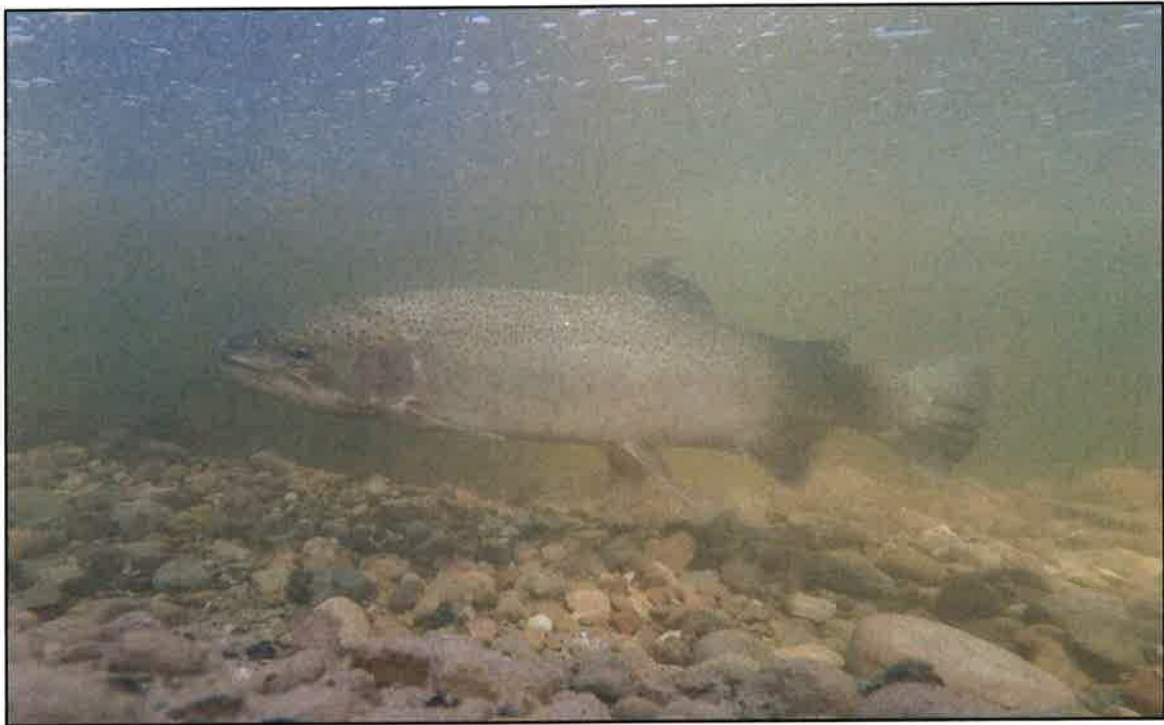
d. Sisar Creek from top of slope

**SITE PHOTOGRAPHS  
FIGURE 2**

State of California  
Natural Resources Agency  
Department of Fish and Wildlife

**REPORT TO THE FISH AND GAME COMMISSION  
CALIFORNIA ENDANGERED SPECIES ACT STATUS REVIEW OF  
SOUTHERN CALIFORNIA STEELHEAD (ONCORHYNCHUS MYKISS)**

January 2024



Southern California Steelhead Rainbow Trout, CDFW photo

Prepared by  
California Department of Fish and Wildlife



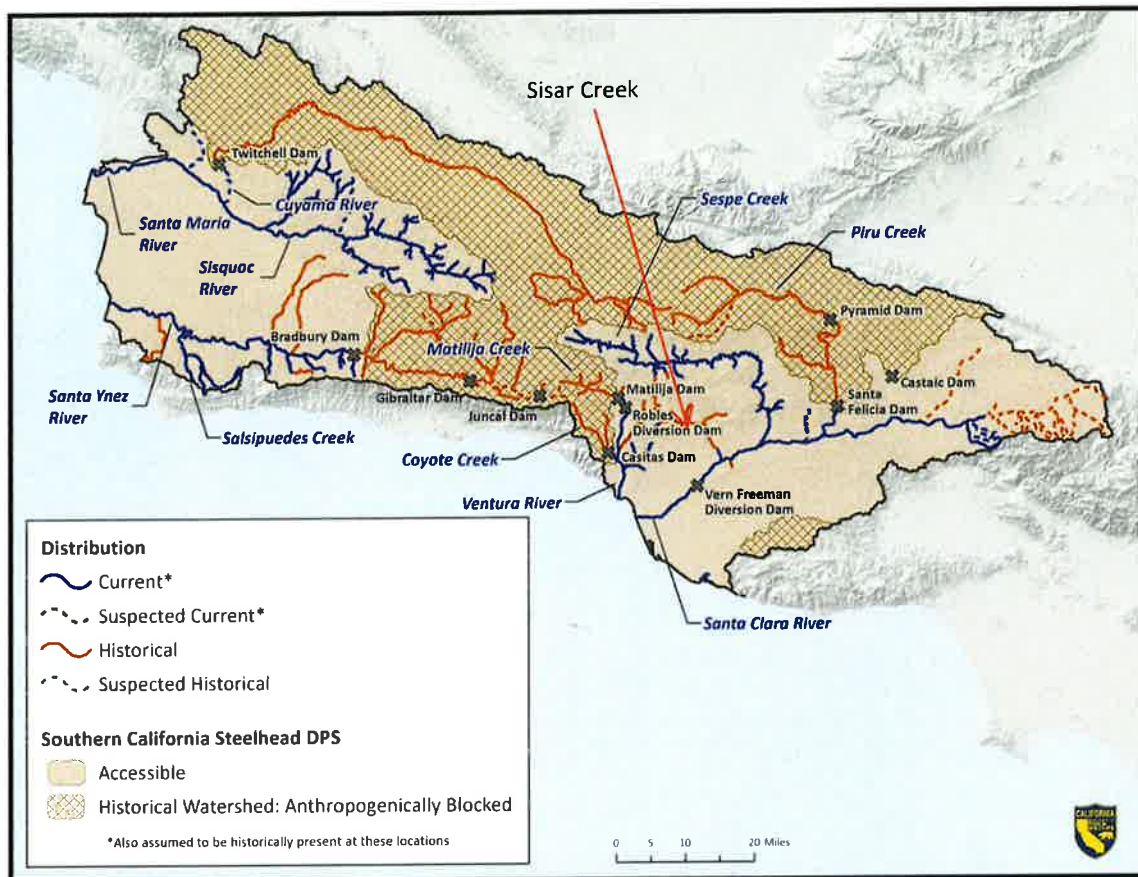


Figure 7. Map of the Monte Arido Highlands BPG depicting known and suspected current and historical distribution.

#### 4.3.1.1 Santa Maria River

The Santa Maria River runs from the confluence of the Cuyama and Sisquoc rivers to the ocean and encompasses 1,790 square miles of watershed (Becker and Reining 2008). Historically, the Santa Maria River served mainly as a corridor for steelhead migrating to and emigrating from the Cuyama and Sisquoc rivers, rather than as habitat for spawning and rearing (Titus et al. 2010).

Hatchery stocking of *O. mykiss* occurred in the early 1930s in the Sisquoc and Cuyama watersheds (Titus et al. 2010). However, local newspaper records from the late 1800's reported abundant harvests of *O. mykiss* in the Sisquoc River watershed well before hatchery stocking occurred (Camm Swift, Emeritus, Section of Fishes, Natural History Museum of Los Angeles County, personal communication). In the early to mid-1940s, juvenile steelhead from the Santa Ynez River were rescued and translocated to the Santa Maria River. Tributaries of the Cuyama

**BEFORE THE FISH AND GAME COMMISSION**

**Petition to List the Foothill Yellow-Legged  
Frog (*Rana boylii*) As Threatened  
Under the California Endangered Species Act**



*Photo by Todd Steiner (used with permission)*

**Submitted To:** California Fish and Game Commission  
1416 Ninth Street  
Box 944209  
Sacramento, CA 94244-2090  
[FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov)

**Submitted By:** Center for Biological Diversity

**Date:** December 14, 2016

## EXECUTIVE SUMMARY

The Center for Biological Diversity petitions the California Fish and Game Commission to list the foothill yellow-legged frog (*Rana boylei*) as a threatened species under the California Endangered Species Act.

Adult foothill yellow-legged frogs are moderately-sized (1.5 to 3 inches) with a distinctive lemon-yellow color under their legs. They inhabit partially shaded, rocky perennial streams and rivers at low to moderate elevations in Pacific Coast drainages as well as the lower western slopes of the Sierra Nevada mountains. The foothill yellow-legged frog life cycle is synchronized with the seasonal timing of streamflow conditions. Adult frogs move throughout stream networks from winter refugia to mating habitat where eggs are laid in spring and tadpoles rear in summer. For breeding they require streams with riffles containing cobble-sized or larger rocks as substrate to be used as egg laying sites. Non-breeding habitat is characterized by perennial water where they can forage through the summer and fall months.

In California, foothill yellow-legged frogs were once found from the Oregon border to at least as far south as the Upper San Gabriel River, Los Angeles County; the species also possibly occurred historically as far south as Orange County, southwestern San Bernardino County and San Diego County. Different regions of California may contain distinct populations or subspecies of foothill yellow-legged frogs. Foothill yellow-legged frogs have now disappeared from more than half of their historically occupied locations throughout California and Oregon, resulting in a range contraction in northern and southern California.

The survival of the foothill yellow-legged frog in California is threatened by a combination of factors, including habitat alteration and destruction from: dams, water development and diversions; logging; marijuana cultivation; mining; roads and urbanization; recreation; and off-road vehicles. Frogs are also threatened by impacts from invasive species, disease, climate change, and pollution.

The foothill yellow-legged frog is now extirpated from all of southern California south of San Luis Obispo County and is nearly extirpated from the south coast region. The species is extirpated or near extirpation in many areas of the central coast and the San Francisco Bay Area, with declines in many drainages in these regions. Significant populations remain in the Diablo Range and throughout Sonoma County. There have been documented declines of frog populations in the upper Sacramento River basin although some significant and many small populations remain in the upper Sacramento River basin.

The largest foothill yellow-legged frog populations in California are in the north coast range, with healthy populations scattered throughout the region. The strongholds for the species are in the Smith River, Red Cap Creek tributary of the Klamath River, South Fork Trinity River, South Fork Eel River; Redwood Creek, coastal tributaries in Mendocino County, and Russian River tributaries. However, only 6 sites in northern California have large populations exceeding 100 breeding females per kilometer of river, with an additional 9 sites having more than 50 breeding females per km. There have been documented declines in the northern coastal California region, with frogs lost from 39 of 165 historical sites (24%) in the north coast.

Foothill yellow-legged frogs are nearly extirpated from the southern portion of the Sierra Nevada. They have disappeared from Yosemite, Sequoia and Kings Canyon National Parks, and are near extirpation in Sequoia and Sierra National Forests, with few remaining populations and limited distribution. Although populations persist in many river basins in the northern and central Sierras, including the American, Clavey, Cosumnes, Feather, Merced, Mokelumne, Stanislaus, Tuolumne, and Yuba rivers, many former populations have been lost and the majority of recent observations in Sierran national forests are of small and scattered populations, with limited evidence of successful reproduction. At least half of the known historical locations have been lost in every northern and central Sierra county except Plumas County.

The overall population trend for the foothill yellow-legged frog in California is distressing. The species had disappeared from 45 percent of its historic range in California by 1991, and frog numbers at many of the formerly large frog populations have crashed in recent years. While the number of populations is important, population size is also critical; as of 2005 only 30 of the 213 sites in California with foothill yellow-legged frogs (14%) had populations estimated to be 20 or more adult frogs.

Existing federal and state management and regulatory mechanisms - such as occurrence on federally protected lands, consideration under the National Environmental Policy Act or Clean Water Act or California Environmental Quality Act, or coverage under federal Habitat Conservation Plans and state Natural Community Conservation Plans - have proved inadequate to prevent the decline of foothill yellow-legged frogs.

Recommended management actions for foothill yellow legged frogs will vary depending on the type of river system where a given extant population remains, either with flows regulated by dams or in free-flowing systems that may be subject to other forms of human perturbation (such as illegal diversion of flows in summer for *Cannabis* cultivation or excessive sedimentation and hillslope erosion due to road building and other types of land use in the upland portions of the watersheds). In rivers with dams, avoiding aseasonal flow fluctuation which could cause the stranding and scouring of egg masses and tadpoles should be avoided. Maintaining thermal regimes conducive to larval survival and rapid development will also be important. Recovery actions for the foothill yellow-legged frog should include management of non-native bullfrogs which are predators as adults, competitors as tadpoles and reservoir hosts for parasites and disease organisms that have been shown to have negative effects on foothill yellow legged frogs. Management of non-native fish and crayfish which are predators of frogs, tadpoles, and egg masses will also be important elements of recovery. Reintroduction into stream systems with appropriate habitat should also be considered.

## **EXHIBIT 6 - DRAFT CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL23-0148**

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**

#### **Planning Division Conditions**

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

This PD Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on November 6, 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 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:

This PD Permit is granted to authorize the construction of a 750 square foot prefabricated metal barn that is located within the buffer of an identified surface water feature (Sisar Creek), but not directly in Sisar Creek. The uninhabitable barn would not contain plumbing or electrical and would be constructed on a concrete slab. The proposed structure (14 feet, 6 inches in height) is considered an accessory use to animal husbandry that occurs onsite and will replace the previous storage building destroyed by the Thomas Fire in 2017, three existing cargo containers and a box truck, which store agricultural supplies for the property owner (bales will be stacked and feed will be in airtight containers). The use of rodenticide is also prohibited. Exterior lighting, vegetation removal and grading over 50 cubic yards would not occur with the project. Water for fire protection purposes is be provided by an existing onsite hydrant. Access to the site is be provided via private driveway connecting to Ojai Santa Paula Road.

The development, use, and maintenance of the property, the size, shape, arrangement, 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 construction the Permittee shall submit all final development plans to the Planning Division for review and approval. The Permittee shall maintain the required improvements for the life of the Project.

**Monitoring and Reporting:** The County Building 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, 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.

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. Time Limits

- a. Use inauguration:

- (1) The approval decision for this PD becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes

effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.

(2) This PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this PD becomes effective pursuant to NCZO *Section 8111-4.7*. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD.

8. 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 or as dictated by the respective agency.

**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.

9. 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 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.

10. 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 CUP/PD/TPM/Tentative TT to Planning Division staff to be included in the Project file.

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.

- b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD. The Permittee shall have the right to challenge any charge or penalty prior to payment.

## 12. 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.

### 13. 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.

### 14. 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.

15. 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 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.

16. Notice of Fire Hazard

**NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APN 037-0-031-030) 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.**

17. 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 18. 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 19. Construction Noise

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

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

**Documentation:** The Permittee shall post a sign stating these restrictions in a conspicuous 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

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

##### County Stormwater Program Section

#### 20. 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.

**Documentation:** The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) 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.

## **OTHER VENTURA COUNTY AGENCIES**

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

#### **21. Complaint-driven for Discharge of Air Pollutants**

**Purpose:** To ensure that discharge of air contaminants that may result from site construction and operations are minimized to the greatest extent feasible.

**Requirement:** Permit holder shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance.

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

- 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.

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

**Reporting and Monitoring:** Monitoring and Enforcement of APCD Rule 51 is

enforceable by APCD on a complaint-driven basis.

22. Dust Control for Construction

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation 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 hazards 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 construction Permits issued by Publics 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 (VCFPD) Conditions**

#### **23. Address Numbers (Single-Family Homes)**

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

**Requirement:** The Permittee shall install a minimum of 4 inch (4") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

**Documentation:** A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #610B "Requirements for Construction".

**Timing:** The Permittee shall install approved address numbers before final occupancy.

**Monitoring and Reporting:** A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #610B "Requirements for Construction" shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

#### **24. 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.

- 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).
- 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 VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

#### 25. 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 percent 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.

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

**Timing:** The Permittee shall submit access plans to the VCFPD 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 VCFPD shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development.

#### 26. Access Road Certification

**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 have all access road(s)/driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and / or Fire District Standards.

**Documentation:** A copy of the approved road certification.

**Timing:** The Permittee shall submit the certification to the VCFPD for approval before final occupancy.

**Monitoring and Reporting:** A copy of the certification shall be kept on file with the Fire Prevention Bureau.

#### 27. Access Road Gates

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

**Requirement:** The Permittee shall design and install all gates along required fire access roads/driveways consistent with Fire Protection District Standards.

**Documentation:** A stamped copy of the approved gate plans.

**Timing:** The Permittee shall submit gate plans to the VCFPD for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Department.

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

#### 28. 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 VCFPD 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 VCFPD.

**Monitoring and Reporting:** A copy of the approved private water system plans shall be kept on file with the VCFPD. The VCFPD 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 VCFPD, the Permittee, and their successors in interest, shall maintain the private water system for the life of the development.

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 VCFPD 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 VCFPD, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

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. 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. 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 #610B "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 VCFPD shall conduct on-site inspections to ensure compliance with this condition.

**31. 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 #610B "Requirements for Construction."

**Timing:** The Permittee shall submit VCFPD Form #610B Application to the VCFPD for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #610B shall be kept on file with the VCFPD. The VCFPD will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.