



Planning Director Staff Report Hearing on November 13, 2025

County of Ventura • Resource Management Agency

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

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

HIDDEN VALLEY ANIMAL CARETAKER DWELLING UNIT PLANNED DEVELOPMENT PERMIT (PD) AND CONDITIONAL USE PERMIT (CUP), CASE NO. PL23-0085

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for a 3,577 sq. ft animal caretaker dwelling and Conditional Use Permit (CUP) for agricultural accessory structures which exceed 20,000 square feet (sq. ft.). (Case No. PL23-0085).
2. **Applicant/Property Owner:** Jared Rosenquist, 1644 Hidden Valley Road, Thousand Oaks, CA 91361
3. **Applicant's Representative:** Erik Nagy, 1672 Donlon Street, Ventura, CA 93003
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8105-4 and Section 8111-1.2, and 8107-41.3.2 et seq. the Planning Director is the decision-maker for the requested PD Permit and CUP.
5. **Project Site Size, Location, and Parcel Number:** The 24-acre project site is located at 1644 Hidden Valley Road, in the community of Hidden Valley in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 694-0-160-090 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Lake Sherwood Area Plan Land Use Map Designation: Open Space 20–40 acre minimum lot size
 - c. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size).

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)	Residential and agricultural
East	OS-40-ac (Open Space, 40-acre minimum lot size)	Residential and agriculture
South	AE-40 ac	Residential and agricultural
West	OS-40-ac and AE-40 ac	Residential and agricultural

8. History: The property has been used for the raising and breeding of horses and has been under a Land Conservation Contract (73-1.8) since 1973.

In 1988, the Planning Commission approved CUP 4484 to allow for the conversion of an existing dwelling into an animal caretaker dwelling, and the conversion of an existing animal caretaker dwelling into a ranch office. In 1989, the Planning Director approved Modification 1 to CUP 4484 (CUP 4484 Mod 1), which permitted a 5,694 square foot residential detached garage and a 23,664 square foot covered horse arena and stalls. From 1990 to 1996, the Planning Director approved a number of Permit Adjustments (PAJ) to CUP 4484 Mod 1, that included the construction of a tennis court, horse shade cover, and addition to the single-family dwelling. However, in 2006, CUP 4484 (as modified pursuant to Modification 1 and the PAJs) expired. In response to the expiration of the applications CUP and PD No. LU11-0110 authorized the development of 29,231 square feet of agricultural structures which expired under CUP 4484 on July 11, 2013. A CUP was required for the existing animal caretaker dwelling and cumulative agricultural structures over 20, 00 sq.ft. and a PD Permit for an existing residential accessory building over 2,000 sq.ft.

9. Project Description: The applicant requests a Planned Development (PD) Permit for a 3,577 sq. ft animal caretaker dwelling and Conditional Use Permit (CUP) to legalize five agricultural accessory structures which were built without permits that exceed 20,000 square feet (sq. ft.). This permit will also allow for three 40-foot roll-off dumpsters.

Table 1 below lists all existing permitted, unpermitted, and proposed development.

TABLE 1: Inventory of Structures

Site Plan Ref	Existing Agricultural Accessory Structures Approved Under LU11-0110	Square Footage (sq. ft.)
A1	Covered horse stall	7,700 sq. ft.
A2	Covered agricultural building	16,875 sq. ft.
A3	Covered horse stalls	1,000 sq. ft.
A7	Hay barn	920 sq. ft.
A8	Farm equipment garage	960 sq. ft.

	Subtotal	27,455 sq. ft.
	Roll Off Dumpsters	
A10	Three 40 ft roll off dumpsters (147 sq. ft. each)	441 sq. ft.
	Legalize Existing Agricultural Accessory Structures Under PL23-0085	
A10	Three 40 ft roll off dumpsters (147 sq. ft. each)	441 sq. ft.
A11	Horse Cover	288 sq. ft.
A12	Horse Cover	288 sq. ft.
A13	Horse Cover	288 sq. ft.
A14	Horse Cover	960 sq. ft.
A15	Horse Cover	960 sq. ft.
	Subtotal	3,225 sq. ft.
	TOTAL Agricultural Accessory Structures	30,680 sq. ft.
	Existing Residential Structures Approved Under LU11-0110	
R2	Main House	14,000 sq. ft. (8,500 sq. ft. footprint)
R2	Detached Garage and Hobby Room	5,694 sq. ft. ¹
R6	Animal Caretaker Dwelling (proposed re-designation as an (Accessory Dwelling Unit (ADU per Case No. PL23-0085)	840 sq. ft.
A4	Storage and horse stalls (proposed re-designation as ADU parking)	440 sq. ft.
A5	Ranch storage area	440 sq. ft.
A9	Animal Caretaker Dwelling Unit	3,577 sq. ft. (2,772 sq. ft. footprint)
	TOTAL Residential and Residential Accessory Structures	25,189 sq. ft. (17,806 sq. ft. footprint)

¹The detached garage and hobby room was approved as a PD Permit under LU11-0110. Pursuant to NCZO Section 8105-4, the garage and hobby room required a PD permit since they constitute a non-habitable residential accessory building that is over 2,000 sq. ft.

An existing caretaker dwelling unit (840 sq. ft.), attached storage room (440 sq. ft.), and attached storage and horse stalls (440 sq. ft.) are proposed to be re-designated as an accessory dwelling unit (ADU), attached storage room, and attached covered parking.

Private existing on-site wells will continue to provide water and existing on-site waste disposal systems will continue to provide sewage disposal for the residential use of the property. An existing 12-foot-wide private driveway connected to Hidden Valley Road will continue to provide access to the project site. (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 project involves the re-designation of an existing 840 sq. ft. Animal caretaker Dwelling Unit to an ADU, the re-designation of a 440 sq. ft. storage structure and, the re-designation of 440 sq. ft. of horse stalls to serve as a storage room and covered parking for the ADU. Additionally, the proposed project involves the construction of an additional 3,225 sq. ft. of agricultural accessory structures, and an addition to an existing 3,577 sq. ft. animal caretaker dwelling. Therefore Section 15301 (Existing Facilities) and Section 15303 (New Construction) applies to the project. Further, the project will not trigger any exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Therefore, this project is categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines and no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN / LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and the Lake Sherwood/Hidden Valley Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-4, the proposed use is allowed in the AE zone district with the granting of a PD Permit and a CUP. Upon the granting of the PD Permit and a CUP, the proposed project will comply with this requirement.

The proposed project includes the construction of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1). Table 1 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) NCZO Sec. 8106-1.1	40-acre lot size minimum	Yes, the lot is 24.5 acres but was created in 1925, prior to the adoption of the zoning designation for the site.
Maximum Percentage of Building Coverage NCZO Sec. 8106-1.4.1.1.2	5% maximum lot coverage	Yes, the proposed lot coverage is 4.5%.
Front Setback NCZO Sec. 8106-1.1	20-foot setback	Yes, the nearest building is 659 feet from the front property line.
Side Setback NCZO Sec. 8106-1.1	10-foot setback	Yes, the nearest buildings to the east property line are 145 feet and the nearest building to the west property line is 73 feet.
Rear Setback NCZO Sec. 8106-1.1	15-foot setback	Yes, the nearest building is 27 feet from the property rear property line.
Maximum Building Height for accessory structures NCZO Sec. 8106-1.1	15 feet tall	Yes, the maximum height of the accessory structures, including the propped horse covers, is 11 feet tall.
Minimum Parking Space Requirements NCZO Sec. 8107-1.7.5(c)(2)(a)	One parking space per ADU or per bedroom, whichever is less.	Yes, two parking space will be provided for the ADU.

Additionally, NCZO Section 8107-41.2 lists the following criteria specific for Agriculture Worker Housing as it relates to the proposed project:

NCZO Sec. 8107-41.2.1(a): Agricultural worker housing shall only be occupied by farmworkers and animal caretakers, and members of their household.

NCZO Sec. 8107-41.2.1(b): The applicant shall demonstrate that the agricultural worker housing shall only be used for farmworkers and animal caretakers (on a permanent or seasonal basis) who meet the employment criteria in Section 8107-41.2.2. This requirement shall not apply to housing occupied by agricultural workers who subsequently retire or become disabled and continue to reside in the unit pursuant to Section 8107-41.2.2(c).

NCZO Sec. 8107-41.2.1(c): A deed restriction in a form approved by the County that runs with the land shall be recorded with the County Recorder, prior to the issuance of a Zoning Clearance for construction for all agricultural worker housing except for temporary trailers, limiting the use of such housing to agricultural worker housing and setting forth the conditions and requirements applicable to such use. The property owner shall also be required to provide written disclosure of all such conditions and requirements before any sale, lease or financing of the subject lot(s) and dwelling units. This use restriction shall

not be amended, released, terminated, or removed from the property without the prior written consent of the County. In the event the agricultural worker housing use is terminated and/or structures are removed in accordance with this Chapter and other applicable law as confirmed in writing by the Planning Director, the deed restriction that accompanies the development shall be released and removed from the property.

NCZO Sec. 8107-41.2.2(a): *Animal caretaker and animal caretaker dwelling units shall only be rented or provided under the terms of employment to farmworkers or animal caretakers who are employed on a full-time (minimum of 32 hours per week), full-time seasonal, or temporary basis by the property owner or lessee of the lot upon which the dwelling unit is located to work onsite or on other land in Ventura County that is under the same ownership or lease. Farmworkers may retain their employment status during periods of non-agricultural employment, as long as they meet the full-time requirement for at least nine months of the calendar year.*

NCZO Sec. 8107-41.2.2(c): *A qualified animal caretaker or animal caretaker who has been renting or occupying a animal caretaker or animal caretaker dwelling unit, or a unit in a animal caretaker housing complex, and who subsequently retires or becomes disabled, may continue to reside in the unit, along with members of their household.*

NCZO Sec. 8107-41.2.2(d): *After the death of a qualified animal caretaker or animal caretaker who has been renting or occupying a animal caretaker or animal caretaker dwelling unit, or a unit in a animal caretaker housing complex, their surviving spouse or domestic partner may continue to reside in the unit.*

NCZO Sec. 8107-41.2.2(f): *Proof of qualifying employment for occupants of agricultural worker housing shall be provided at the time of permit approval, which can be satisfied by providing a combination of at least two of the following documents, as applicable: (1) Employee's income tax return; (2) Employee's pay receipts; (3) Employer's DE-34 form; (4) Employer's ETA 790 form; (5) Employee's W-2 form; (6) Employer's DLSE-NTE form; (7) A document signed by both the employer and the employee, which states that the occupant of the agricultural worker housing is employed in agriculture, and includes a description of the employee's job duties; or, (8) Other proof approved in writing by the Planning Director or his/her designee.*

Staff Analysis: The animal caretaker dwelling will provide housing for one onsite employee who will manage the equines that inhabit the property. Pursuant to the Condition of Approval No. (Exhibit 4, Condition No. 21) the permittee shall be required to provide annual verification of employment to ensure that the occupants meet the criteria contained in NCZO Sections 8107-41.2.1 (a and b) and Sections 8107-41.2.2 (a, c, d, and f). Additionally, a deed restriction shall be recorded pursuant to Condition of Approval No. (Exhibit 4, Condition No. 22) to meet the requirements of Section 8107-41.2.1 (c) restricting the use of the unit to the approved use as an animal caretaker dwelling.

E. CUP/PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP / PD Permit pursuant to Section 8111-1.2.1.1 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 Sections C and D and Exhibit 3 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

The proposed agricultural accessory structures and redesignation of the Animal caretaker dwelling unit will be compatible with surrounding agriculturally focused residential uses on properties located in the vicinity. The subject property is currently developed with an existing single-family dwelling, two animal caretaker dwellings, and agricultural buildings associated with horses. Implementation of the conditions of approval will ensure that the existing animal caretaker dwelling unit will continue to be operated in a manner compatible with the neighboring open space and agricultural uses (Exhibit 3). To date, the existing animal caretaker dwelling unit has been utilized on the project site since 1988 without any complaints. Additionally, the applicant will be required to submit an annual Employment Verification Declaration for the caretaker dwelling unit in order to demonstrate that caretaker(s) residing caretaker dwelling unit meets the employment criteria, and that a deed restriction is recorded in accordance with the requirements established in Section 8107-41.2 of the NCZO (Exhibit 4, Condition Nos. 21 and 22).

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 site is currently developed with a single-family dwelling and supportive agricultural buildings. As identified above in Table 1 of the Project Description, the proposed project includes the addition of 3,225 sq.ft. of agricultural accessory structures, the conversion of an existing farm worker dwelling unit to an ADU, and an addition to a existing 3,577 sq. ft. animal caretaker unit. As discussed in Section

C of this staff report, the proposed project will be subject to a number of conditions of approval to ensure the proposed project does not create any unusual fire hazards or impair the Ventura County Fire Protection Districts response times. The proposed project will not generate additional traffic conditions along Potrero Road or Hidden Valley Road.

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 indicated in Section B of this staff report, no significant environmental effects have been identified that will result from the proposed project. The proposed project is to redesignate an existing animal caretaker dwelling to an ADU and develop four additional agricultural accessory structures. Similarly, no adverse effects on the public interest, health, safety, convenience, or welfare have been identified that will result from the proposed project. The existing private well will continue to provide water to the site and an increase in water demand will not result from the project. The existing on-site waste disposal systems will continue to provide wastewater services to the site. The animal caretaker dwelling unit redesignation and addition of accessory structures will not result in an increased demand for wastewater services. Additionally, the project is required to comply with standards applied to the project from the Ventura County Fire Protection District (VCFPD) (Exhibit 4, Condition Nos. 28 - 40). This includes, ensuring that the turnarounds for fire apparatus. Adequate water for fire suppression is available to serve the proposed project, and all structures will be required to meet the VCFPD access standards (Exhibit 4, Condition No. 40).

The existing animal caretaker dwelling units have been utilized on the project site since 1988 without any complaints received from the surrounding property owners. To ensure that the proposed project will not adversely affect the surrounding community, the applicant will be required to designate a contact person for the timely resolution of complaints, should they arise with the continued use and maintenance of the animal caretaker dwellings and agricultural accessory structures (Exhibit 4, Condition No. 16)

The applicant will also be required to submit an annual Employment Verification Declaration for the for the remaining animal caretaker dwelling unit in order to demonstrate that the farmworker(s) residing in the dwelling unit meets the employment criteria, and that a deed restriction is recorded in accordance with the requirements established in Section 8107-41.2 of the NCZO (Exhibit 4, Condition Nos. 21 and 22).

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 subject property and surrounding area's land use designation is Lake Sherwood/Hidden Valley Area Plan Open Space, and the surrounding zoning is a combination of AE and OS. The surrounding properties have agricultural operations, animal caretaker dwelling units, and single-family dwelling units. The proposed CUP/PD Permit will legalize the existing structures on site and allow for compatible additions related to agriculture.

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].

According to a Legal Lot Determination, the subject property (i.e., APN: 694-0-160-09) is a legal lot that was created by a grant deed recorded on July 7, 1925, in Book 72, Page 258 of Official Records, prior to regulation by the Subdivision Map Act and Ventura County Subdivision Ordinance.

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 project is exempt from further review pursuant to CEQA as Class 1 and Class 3 exemptions. Furthermore, the project site has an "Other Lands' Important Farmland Inventory designation and, therefore, the proposed project will not result in the conversion of soils designated as "Prime" or "Statewide Importance" or "Locally Important."

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

8. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.3(a)].

The subject property contains locally important farmland however, the boundaries of the project site are outside of this area. The property owner will continue to use the property for animal husbandry purposes. The continued operation will not negatively impact agricultural operations.

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

9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.3(b)].

As discussed above in Section A, the property is zoned AE-40 ac and has an Open Space General Plan designation and is consistent with the General Plan maximum density limit. Additionally, the parcel is adjacent to agricultural designated land and consists of mostly open and agricultural production. No agricultural production is proposed to be removed.

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

10. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.3(c)].

The project is for the continued use of an existing farmworker dwelling and construction of agricultural structures, as discussed in Section A above. The property is not removing agricultural production and maintains space to continue to cultivate the property.

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

F. CONSISTENCY WITH THE LAND CONSERVATION ACT GUIDELINES

The proposed project existing CUP boundary comprises 11.2 acres of the approximately 24.5-acre APN (649-0-160-09) which is currently enrolled in a County Land Conservation Act (LCA) Contract No. 73-1.6 (LCA Contract) and subject to the County Land Conservation Act Contract Guidelines (LCA Guidelines) as amended. Pursuant to the LCA Guidelines compatible uses on LCA contracted property are those which are permitted, or conditionally permitted by the NCZO on land with the Agricultural zone designation. Mining is an allowed use in the Agricultural zone therefore this use is a compatible use with the LCA contract.

The LCA Guidelines require that the landowners for LCA Contracts submit annual Agricultural Preserve Questionnaires (APQ) to the County Assessor.

In 2024 the requisite APQ was submitted to the County Assessor for LCA Contract No. 73-1.6. On October 31, 2025, the County Department of Agriculture Weights and Measures (AWM) reviewed the LCA Contract to verify the current agricultural utilization (production) within the contract boundaries. The AWM determined that the parcels within the LCA Contract do not currently include the required percentage of agricultural activity pursuant to the thresholds set forth in the LCA Guidelines.

Therefore, to ensure the project site complies with the provisions of LCA Contract and LCA Guidelines the project will be conditioned to require that the Permittee demonstrate

consistency with the LCA Guidelines (Exhibit 4, Condition No. 41). Specifically, prior to the issuance of Zoning Clearance for Construction to secure the required Resource Management Agency, Building and Safety Division building permits needed to legalize five agricultural accessory structures which were built without permits (Exhibit 4, Condition No. 42). Condition No. 42 requires that the Permittee shall provide documentation to the County Department of Agriculture Weights and Measures (AWM) that demonstrates consistency with the agricultural production requirements for the LCA Contract for review and approval. Should the AWM determine the site is inconsistent with LCA Contract, the Permittee shall demonstrate to AWM how the site will be brought into consistency within the time frames set forth in the LCA Guidelines. If the Permittee is unable to demonstrate that the LCA Contract would be consistent within the timeframes set forth in the LCA Guidelines, the Permittee shall initiate cancelation of the LCA Contract or initiate a rescission and reentry of a new LCA contract consistent with the LCA Guidelines.

G. 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 November 3, 2025, the Planning Division mailed notice to owners of property within 300 feet the property on which the project site is located, and placed a legal ad in the *Ventura County Star*.

H. 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 Sections 15301 and 15303 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP/PD Permit pursuant to Section 8111-1.2.1.1, and Section 8111-1.2.1.3 of the Ventura County NCZO based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** CUP/ PD Permit Case No. PL23-0085, subject to the conditions of approval (Exhibit 4).
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 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or aubrie.richardson@ventura.org.

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Aubrie Richardson

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Commercial and Industrial Permit Section
Ventura County Planning Division

Reviewed by:

Susan Curtis for John Novi

John Novi, Manager
Commercial and Industrial Permit Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 General Plan Consistency Analysis



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 10-27-2025

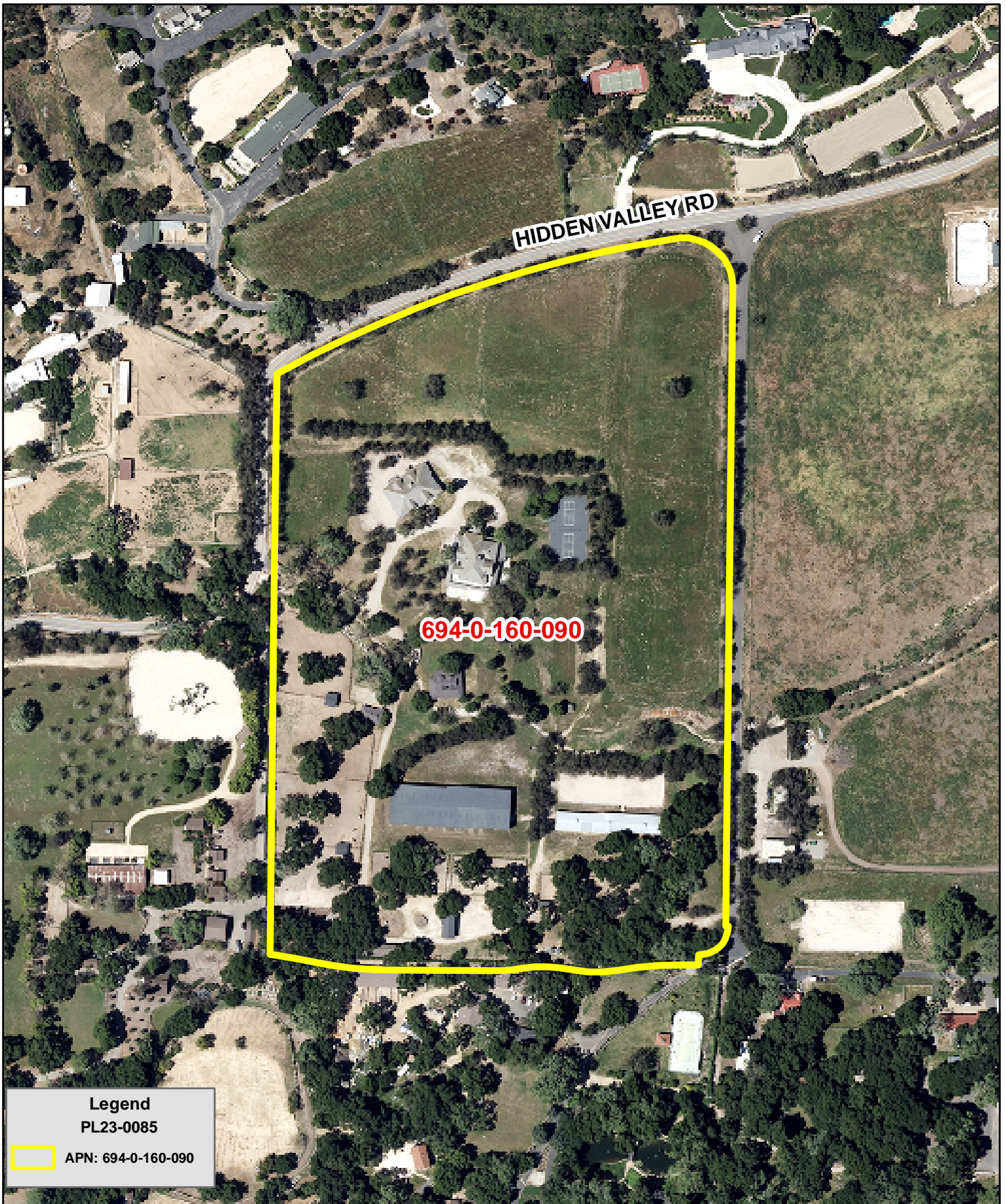


County of Ventura
Planning Director Hearing
APN: 694-0-160-090
1644 Hidden Valley Rd.
Thousand Oaks Ca. 91361
PL23-0085
Location Map



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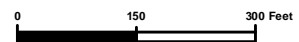
Legend
 PL23-0085
 APN: 694-0-160-090



Ventura County California
 Resource Management Agency
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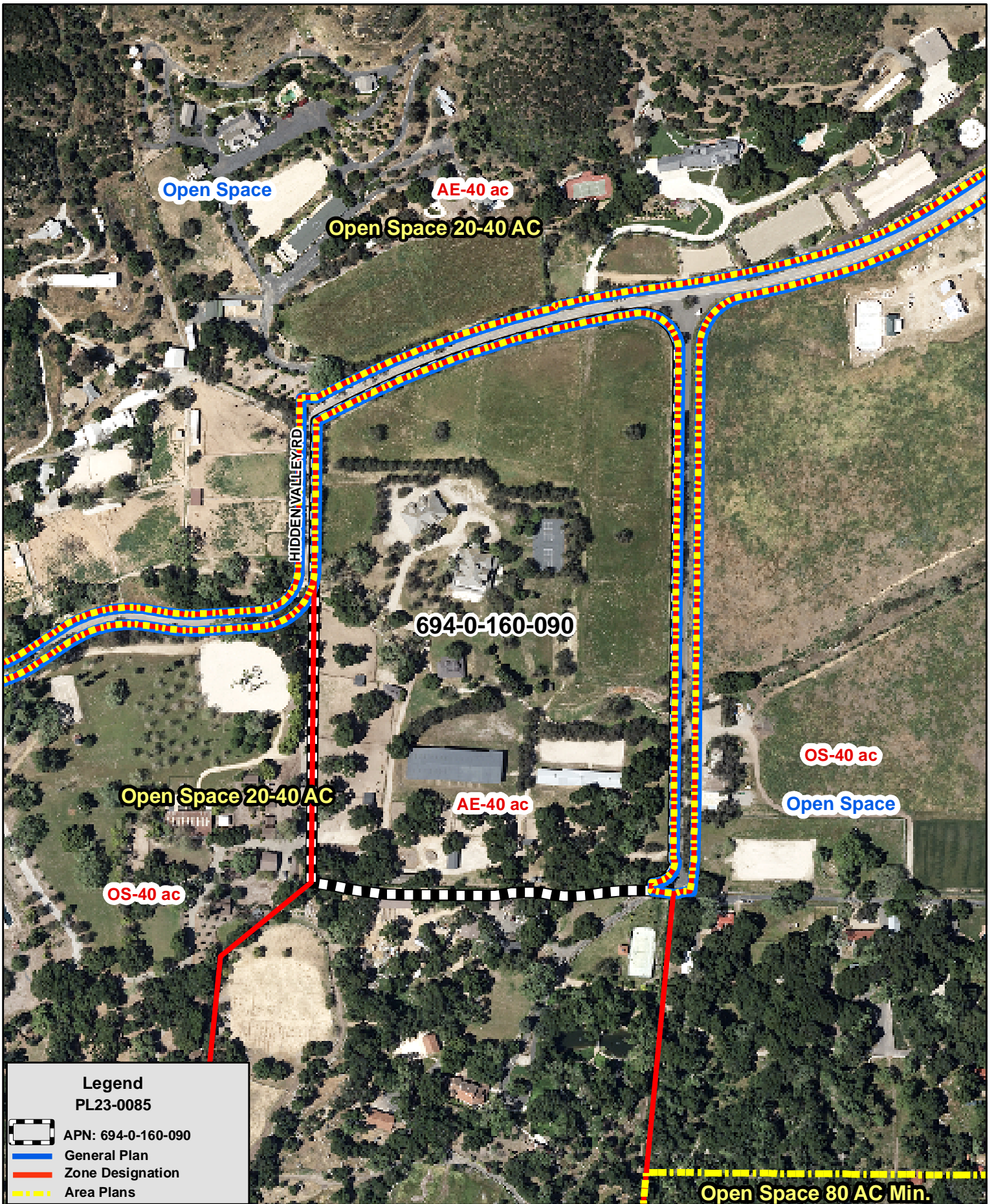


County of Ventura
Planning Director Hearing
APN: 694-0-160-090
1644 Hidden Valley Rd.
Thousand Oaks CA 91361
Aerial Photography



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Legend
 PL23-0085

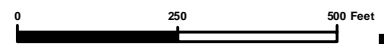
- APN: 694-0-160-090
- General Plan
- Zone Designation
- Area Plans



Ventura County California
 Resource Management Agency
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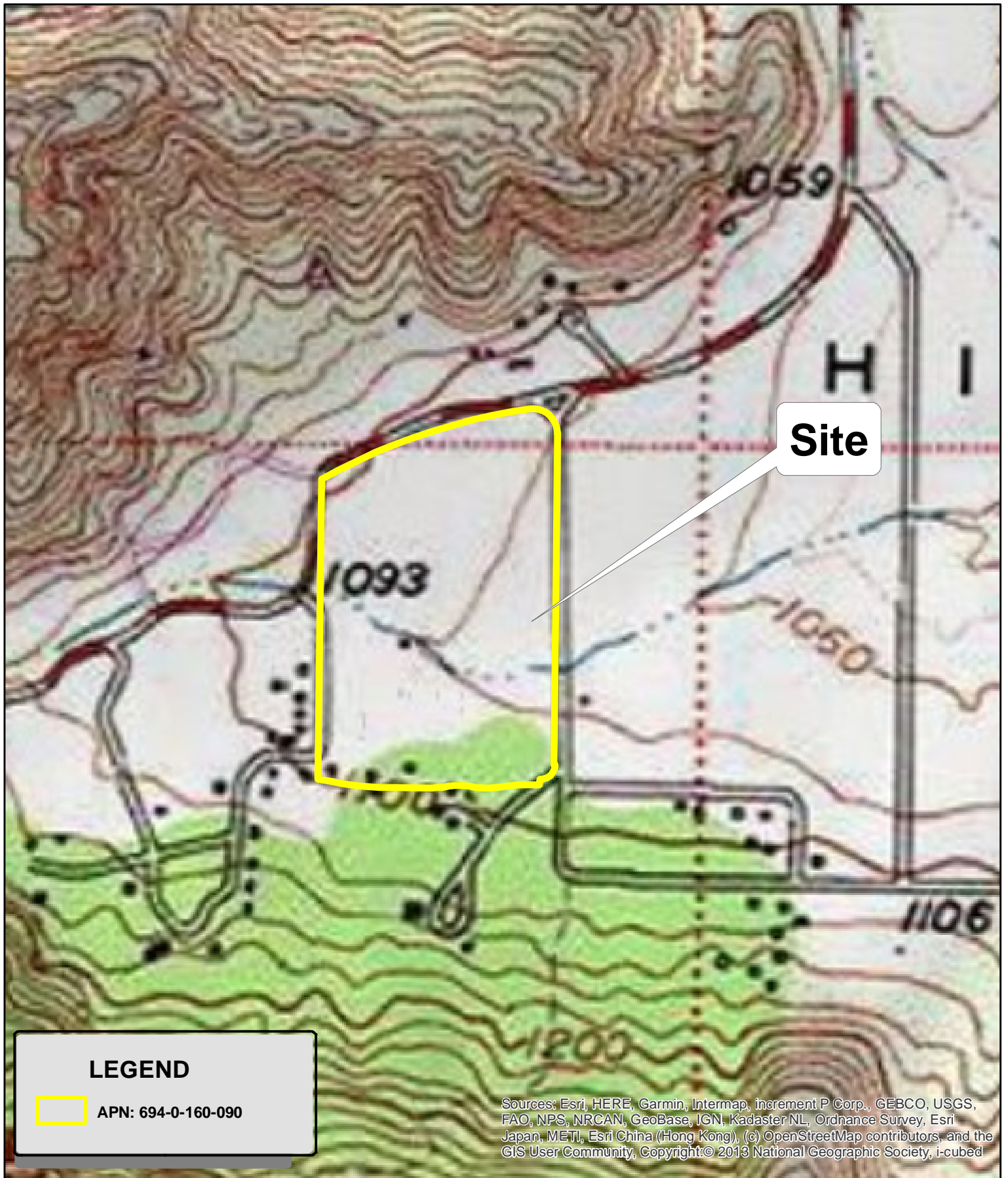


County of Ventura
 Planning Director Hearing
 APN: 694-0-160-090
 1644 Hidden Valley Rd.
 Thousand Oaks CA. 91361
 General Plan and Zoning Map



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Site



LEGEND

 APN: 694-0-160-090

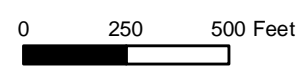
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed



County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 10-27-2025
Source: Newbury Park U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



**County of Ventura
Planning Director Hearing
APN: 694-0-160-090
1644 Hidden Valley Rd.
Thousand Oaks Ca. 93161
PL23-0085
Topo Map**



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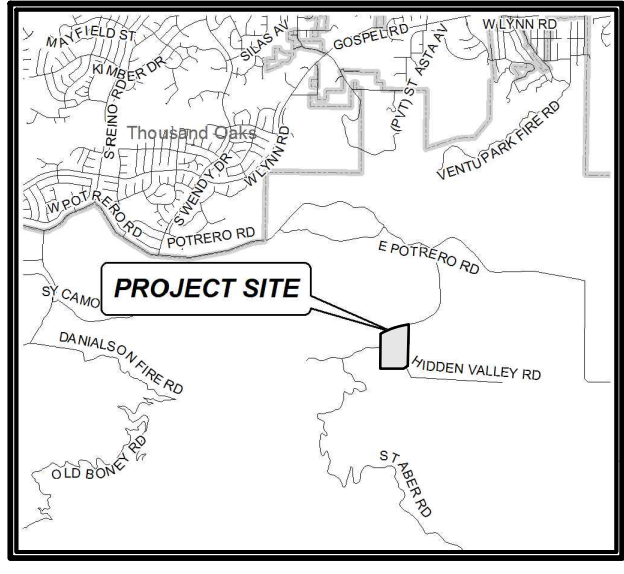
LAND USE DATA

APN: 694-0-160-090
 ADDRESS: 1644 HIDDEN VALLEY
 THOUSAND OAKS, CA 91361

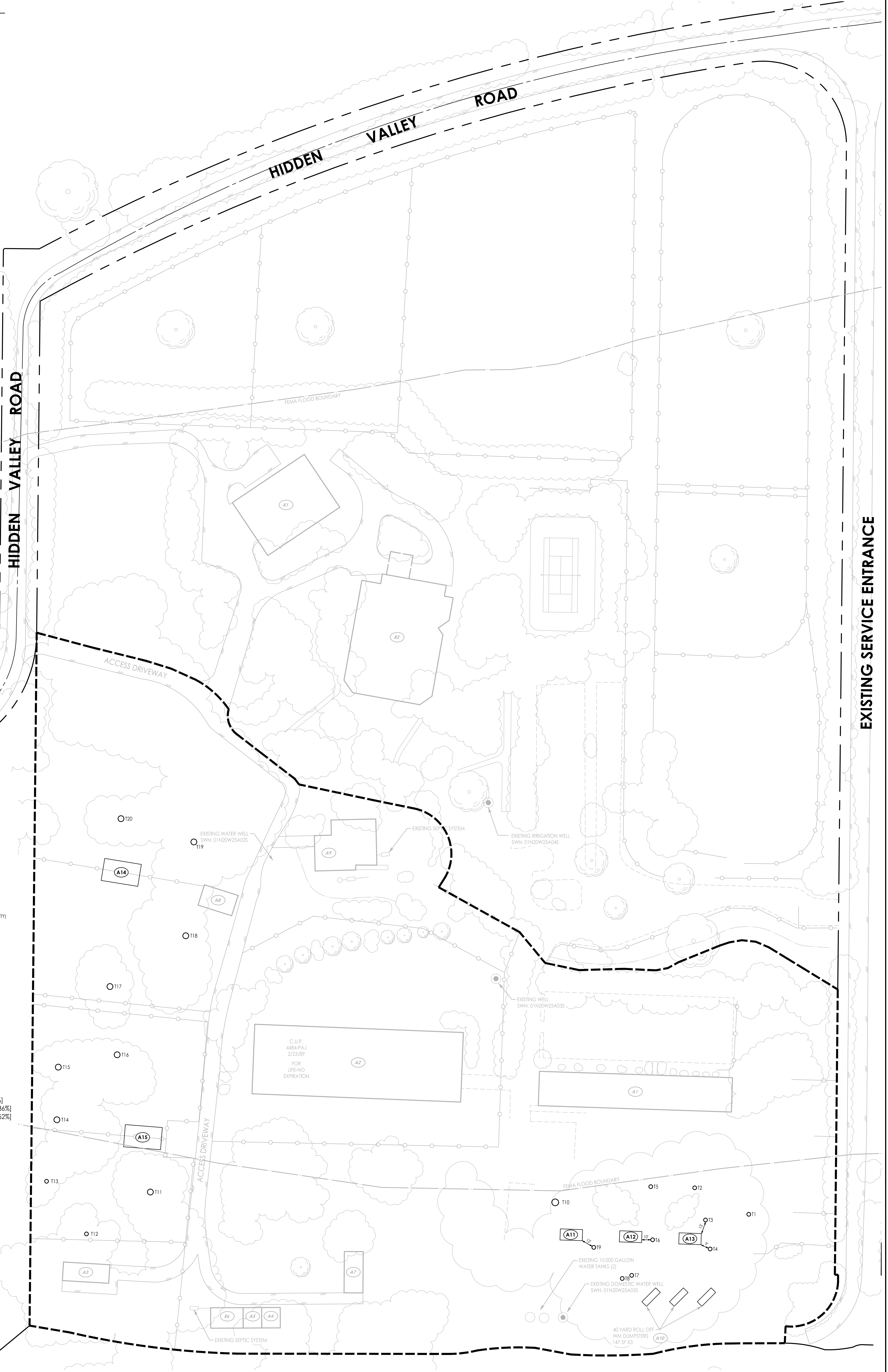
PROPERTY AREA: 24.52 ACRES
 ZONING: A-E 40 ACRES
 GENERAL PLAN: OS
 PERCENT BUILDING COVERAGE: 4.6%

APPLICANT/OWNER: ATTN: JAMES PERSE TRUST
 1644 HIDDEN VALLEY ROAD
 THOUSAND OAKS, CA 91361

CONTACT: JARED ROSENQUIST
 1644 HIDDEN VALLEY ROAD
 THOUSAND OAKS, CA 91361
 (310) 770-7646



VICINITY MAP



BUILDING LEGEND AND FOOTPRINTS

EXISTING AGRICULTURAL STRUCTURES

A1: COVERED HORSE STALL	7,700 SF
A2: COVERED AGRICULTURAL BUILDING	16,875 SF
A3: COVERED HORSE STALLS	1,000 SF
A4: STORAGE AND HORSE STALLS TO BE REDESIGNATED AS PARKING FOR A4	440 SF
A5: RANCH STORAGE AREA	440 SF
A7: HAY BARN	920 SF
A8: FARM EQUIPMENT GARAGE	960 SF
A9: ANIMAL CARETAKER DWELLING	2,772 SF
A10: 40FT ROLL OFF DUMPSTERS (147 SF X3)	441 SF
SUBTOTAL	31,548 SF

PROPOSED AGRICULTURAL STRUCTURES

(INCLUDES COVERS EQUIPMENT TO SHADE STRUCTURES AS DEFINED BY BUILDING & SAFETY) (SHADE STRUCTURES UNDER 1,000 SF ARE EXEMPT FROM BUILDING PERMITS)

A11: HORSE COVER	288 SF
A12: HORSE COVER	288 SF
A13: HORSE COVER	288 SF
A14: HORSE COVER	960 SF
A15: HORSE COVER	960 SF
SUBTOTAL	2,784 SF

TOTAL AGRICULTURAL STRUCTURES: 34,332 SF (CUMULATIVE AREAS)

EXISTING RESIDENTIAL STRUCTURES

R1: GARAGE PD PERMIT	5,694 SF
R2: MAIN HOUSE	8,500 SF
R6: ACCESSORY DWELLING UNIT (FORMERLY CARETAKER DU)	840 SF
TOTAL	15,034 SF

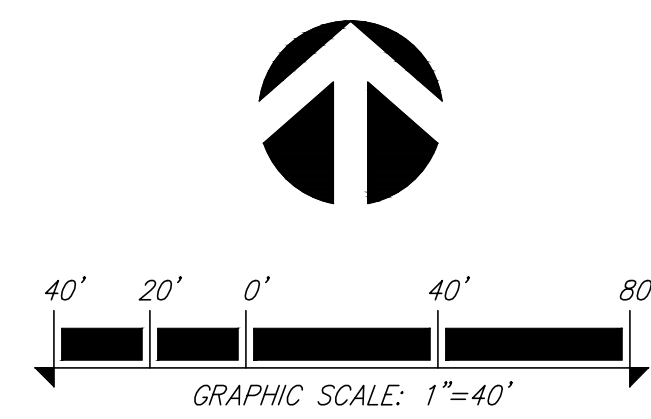
LOT COVERAGE

MAX ALLOWED LOT COVERAGE: (24.52 AC X 43,560 SF) X 5% =	53,405 SF (15%)
EXISTING LOT COVERAGE:	46,582 SF (14.36%)
PROPOSED LOT COVERAGE:	49,366 SF (14.62%)

- 2,772 SF ACCOUNTS FOR FIRST FLOOR BUILDING COVERAGE; TOTAL CARE TAKER UNIT IS 3,755 SF.
- 8,500 SF ACCOUNTS FOR FIRST FLOOR BUILDING COVERAGE; TOTAL FLOOR AREA IS 14,000 SF.

LEGEND:

	CUP BOUNDARY
	PROPERTY BOUNDARY
	FEMA FLOOD BOUNDARY



EXISTING SERVICE ENTRANCE

DATE	REVISION	OWNER:
2023-09	#1	JAMES PERSE TRUST
2023-11	#2	1644 HIDDEN VALLEY ROAD
2024-01	#3	THOUSAND OAKS, CA 91361
		ENGINEER:
		1674 DONLON STREET VENTURA, CA 93003 (805) 654-6979 WWW.JDSCIVIL.COM

**CONDITIONAL USE PERMIT
SITE PLAN
1644 HIDDEN VALLEY ROAD**

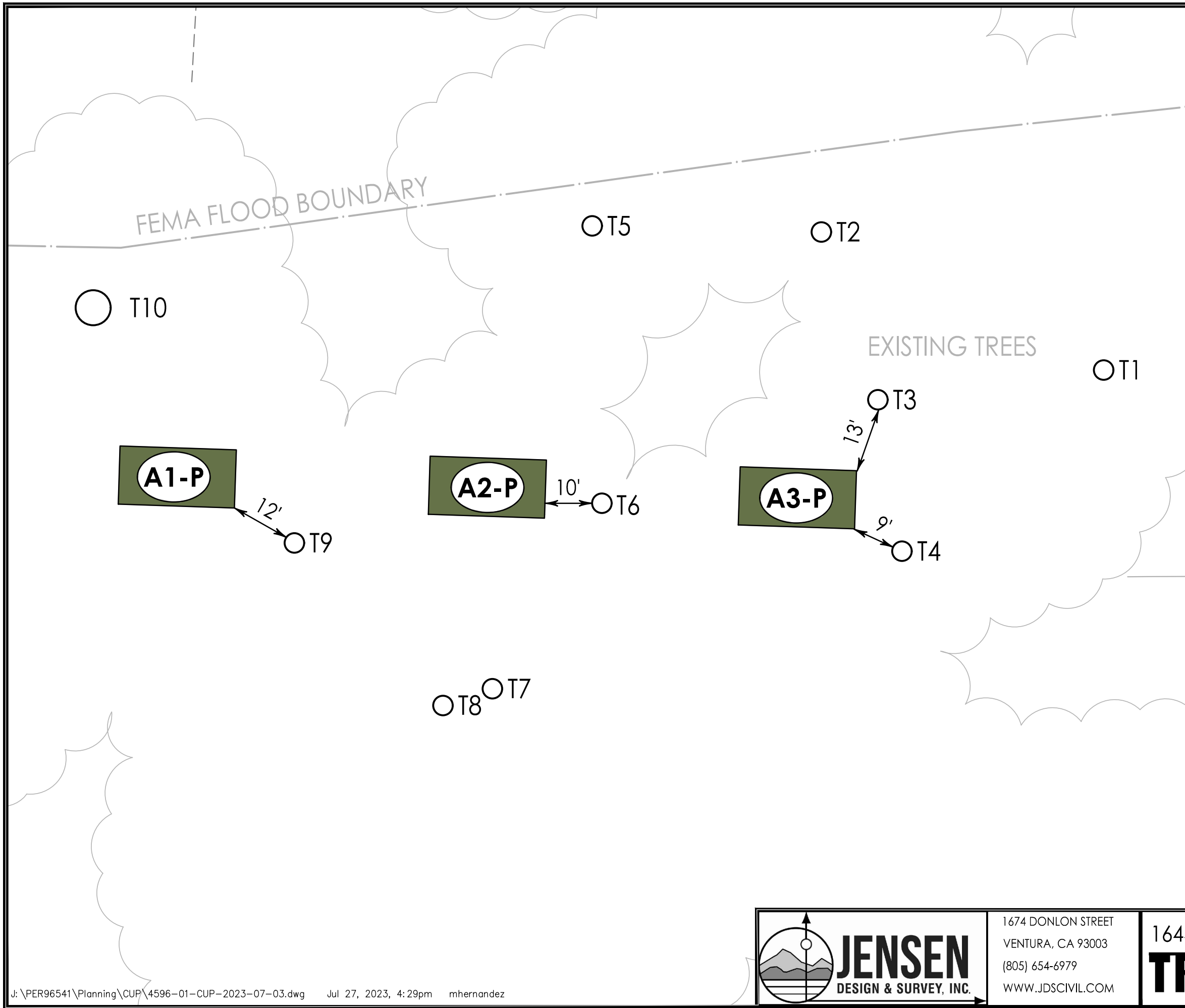
CITY OF THOUSAND OAKS COUNTY OF VENTURA STATE OF CALIFORNIA

A.P.N.: 694-0-160-09

SCALE: 1"=40' J.N.: PER09.6541.001

DATE: Dec 05, 2024 DWG. NAME: 4596-01-CUP-2024-12-06.dwg

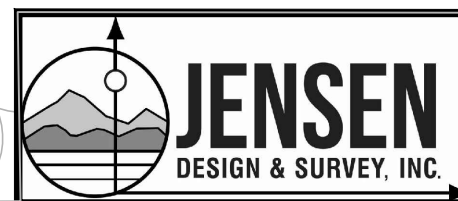
**SHEET
1
OF 1**



BUILDING LEGEND AND FOOTPRINTS

A1-P: HORSE COVER	288 SF
A2-P: HORSE COVER	288 SF
A3-P: HORSE COVER	288 SF

NOTE: TRUNKS ARE NOTED AS "T1-T10"



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VENTURA, CA 93003
(805) 654-6979
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1644 HIDDEN VALLEY RD.
TREE SPACING

SHEET
1 OF 1
Jul 27, 2023



HORSE STRUCTURE A1-P
18' X 24'



HORSE STRUCTURE A2-P
18' X 24'



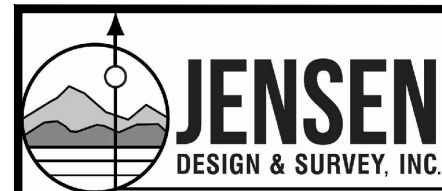
HORSE STRUCTURE A3-P
18' X 24'



HORSE STRUCTURE A4-P
24' X 24'



HORSE STRUCTURE A5-P
24' X 24'



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1644 HIDDEN VALLEY RD.
ELEVATIONS

SHEET
1 OF 1
Jul 10, 2023

EXHIBIT 4

HIDDEN VALLEY ANIMAL CARETAKER DWELLING UNITS PLANNED DEVELOPMENT PERMIT (PD) AND CONDITIONAL USE PERMIT (CUP), CASE NO. PL23-0085

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division Conditions

1. Project Description

This PD/CUP is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 5 of the Planning Director hearing on November 13, 2025, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The applicant requests a Planned Development (PD) Permit for a 3,577 sq. ft animal caretaker dwelling and Conditional Use Permit (CUP) to legalize five agricultural accessory structures which were built without permits that exceed 20,000 square feet (sq. ft.). This permit will also allow for three 40-foot roll-off dumpsters.

Table 1 below lists all existing permitted, unpermitted, and proposed development.

TABLE 1: Inventory of Structures

Site Plan Ref	Existing Agricultural Accessory Structures Approved Under LU11-0110	Square Footage (sq. ft.)
A1	Covered horse stall	7,700 sq. ft.
A2	Covered agricultural building	16,875 sq. ft.
A3	Covered horse stalls	1,000 sq. ft.
A7	Hay barn	920 sq. ft.
A8	Farm equipment garage	960 sq. ft.
	Subtotal	27,455 sq. ft.
	Roll Off Dumpsters	
A10	Three 40 ft roll off dumpsters (147 sq. ft. each)	441 sq. ft.
	Legalize Existing Agricultural Accessory Structures Under PL23-0085	

A10	Three 40 ft roll off dumpsters (147 sq. ft. each)	441 sq. ft.
A11	Horse Cover	288 sq. ft.
A12	Horse Cover	288 sq. ft.
A13	Horse Cover	288 sq. ft.
A14	Horse Cover	960 sq. ft.
A15	Horse Cover	960 sq. ft.
	Subtotal	3,225 sq. ft.
	TOTAL Agricultural Accessory Structures	30,680 sq. ft.
	Existing Residential Structures Approved Under LU11-0110	
R2	Main House	14,000 sq. ft. (8,500 sq. ft. footprint)
R2	Detached Garage and Hobby Room	5,694 sq. ft. ¹
R6	Animal Caretaker Dwelling (proposed re-designation as an (Accessory Dwelling Unit (ADU per Case No. PL23-0085)	840 sq. ft.
A4	Storage and horse stalls (proposed re-designation as ADU parking)	440 sq. ft.
A5	Ranch storage area	440 sq. ft.
A9	Animal Caretaker Dwelling Unit	3,577 sq. ft. (2,772 sq. ft. footprint)
	TOTAL Residential and Residential Accessory Structures	25,189 sq. ft. (17,806 sq. ft. footprint)

¹The detached garage and hobby room was approved as a PD Permit under LU11-0110. Pursuant to NCZO Section 8105-4, the garage and hobby room required a PD permit since they constitute a non-habitable residential accessory building that is over 2,000 sq. ft.

An existing caretaker dwelling unit (840 sq. ft.), attached storage room (440 sq. ft.), and attached storage and horse stalls (440 sq. ft.) are proposed to be re-designated as an accessory dwelling unit (ADU), attached storage room, and attached covered parking.

Private existing on-site wells will continue to provide water and existing on-site waste disposal systems will continue to provide sewage disposal for the residential use of the property. An existing 12-foot-wide private driveway connected to Hidden Valley Road will continue to provide access to the project site. (Exhibit 3).

2. Required Improvements for CUP/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, paving, parking, and landscaping 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. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

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

3. Site Maintenance

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

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

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

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

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

4. CUP/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 CUP/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 CUP/PD modification is required. If a CUP/PD modification is required, the modification shall be subject to:

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

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP/PD and/or commencement of construction and/or operations under this CUP/PD shall constitute the Permittee's formal agreement to comply with all conditions of this CUP/PD. Failure to abide by and comply with any condition of this CUP/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 CUP/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 CUP/PD.

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

7. Time Limits

- a. Use inauguration:

- (1) The approval decision for this CUP/PD becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, 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 CUP/PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within two years – see NCZO (Section 8111-4.7) from the date the approval decision of this CUP/PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for 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 two 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 CUP/PD.
- b. Permit Life or Operations Period for agricultural accessory structures approved under the CUP: The current term of this CUP for the agricultural accessory structures will expire on November 13, 2055. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. Any Permittee request to extend the CUP's current term by renewal, extension, or modification must be submitted by Permittee and approved by the County in accordance with the then-applicable provisions of the Ventura County NCZO which shall apply, including any allowance for the CUP to remain in effect after the expiration date upon submission of a request to extend the CUP term.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP/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 CUP/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 CUP/PD) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

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

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

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

9. Notice of CUP/PD Requirements and Retention of CUP/PD Conditions On-Site

Purpose: To ensure full and proper notice of these CUP/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 CUP/PD.

Documentation: The Permittee shall maintain a current set of CUP/PD conditions and exhibits at the project site.

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 CUP/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 CUP/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 CUP/PD.

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

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP/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 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 CUP/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 CUP/PD. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

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

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant’s proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to

evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

13. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP/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 CUP/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 CUP/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 CUP/PD serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

14. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP/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 CUP/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 CUP/PD, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP/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 CUP/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 CUP/PD may be revoked.

15. Relationship of CUP/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 CUP/PD condition contained herein is in conflict with any other CUP/PD condition contained herein, when principles of law do not provide to the contrary, the CUP/PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP/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 CUP/PD, nor compliance with the conditions of this CUP/PD, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

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

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

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

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

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

17. Change of Permittee

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

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

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

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

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

18. Paleontological Resources Discovered During Grading

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

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

- a. Cease operations and assure the preservation of the area in which the discovery was made;

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

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

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

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

19. Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Notify the Planning Director in writing, within three days of the discovery;

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

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

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

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

20. Construction Noise

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

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

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

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

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of Section 8114-3 of the NCZO.

21. Annual Verification of Employment

Purpose: To ensure compliance with the applicable occupancy restrictions and employment criteria for agricultural worker housing pursuant to Section 8107-41.2. of the NCZO.

Requirement: The Permittee shall submit an annual Employment Verification Declaration for the animal caretaker dwelling unit in the form made available by the Planning Director, in order to demonstrate that the farmworker(s) and/or animal caretaker(s) residing in the animal caretaker dwelling unit meet(s) the employment criteria established in Section 8107-41.2 of the Non-Coastal Zoning Ordinance.

Documentation: The Permittee must submit an annual “Employment Verification Declaration” form for the animal caretaker dwelling unit in the form made available by the Planning Director.

Timing: The Permittee shall submit the “Employment Verification Declaration” form and supporting documents by May 15th of each year to the Planning Division.

Monitoring and Reporting: The Planning Division maintains the annual declarations provided by the Permittee in the Project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to Section 8114-3 of the NCZO.

22. Agricultural Worker Housing Deed Restriction

Purpose: To ensure compliance with the applicable occupancy restrictions and employment criteria for agricultural worker housing pursuant to Section 8107-41.2. of the NCZO.

Requirement: The Permittee shall record with the County Recorder, a deed restriction in a form provided by the County, that runs with the land. The deed restriction shall limit the use of the 3,577 sq. ft. housing unit to agricultural worker housing and set forth the conditions and requirements applicable to such use, consistent with NCZO Section 8107-41 including that such housing shall only be occupied by farmworkers and animal caretakers who meet the employment criteria in Section 8107-41.2.2, and members of their household. The property owner shall also be required to provide written disclosure of all such conditions and requirements before any sale, lease or financing of the subject lot and dwelling unit. This use restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the County. In the event the agricultural worker housing use is terminated and/or structures are removed in accordance with the NCZO and other applicable law as confirmed in writing by the Planning Director, the deed restriction that accompanies the development shall be released and removed from the property.

Documentation: The Permittee must submit to the Planning Division a draft deed restriction for review and approval, and a copy of the recorded deed restriction.

Timing: The Permittee shall submit a draft deed restriction to the Planning Division for review and approval and shall record the approved deed restriction with the County Recorder, prior to the issuance of a Zoning Clearance for Construction of the agricultural worker housing unit.

Monitoring and Reporting: The Planning Division maintains a copy of the deed restriction in the Project file. The Planning Division has the authority to ensure ongoing compliance with this condition pursuant to Section 8114-3 of the NCZO.

23. Notice of Fire Hazard

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APN 694-0-160-090) 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.

Environmental Health Division (EHD) Conditions

24. Certification of Water Quality (Individual System)

Purpose: To demonstrate the domestic water from any individual water well(s) meets applicable drinking water standards.

Requirement: Obtain Certification of Water Quality from Ventura County Environmental Health Division (EHD).

Documentation: The Permittee shall submit the EHD Certification of Water Quality application, along with review fee, plot plan, water quality testing results which are less than one year old, pump and recovery report, well completion report, and any other required documentation to EHD for review and approval.

Timing: EHD approval of the Certification of Water Quality shall be completed prior to issuance of a building permit.

Monitoring: EHD shall review and approve the Certification of Water Quality application to assure compliance with this condition.

Limitations:

(a) An individual water system is limited to 1-4 service connections and may not regularly serve more than 24 individuals daily at least 60 days out of the year. If the number of connections exceeds four, or the number of persons served exceeds 25, a permit to operate a water system from EHD or the State Division of Drinking Water will be required.

(b) Due to site conditions, compliance with this condition may be physically impossible or prohibitively expensive. If so, building permits will NOT be issued. Ongoing Maintenance: It is the owner's responsibility to ensure the ongoing quality for their individual water well. Proper maintenance of the well and surrounding area is recommended, as well as routine monitoring of water quality to ensure the water well continues to provide safe and potable drinking water to residents.

25. Existing OWTS Full Certification

Purpose: To demonstrate compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (OWTS). Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) prior to changing/modifying the OWTS, including but not limited to septic tank replacement, changes to disposal field, adding additional plumbing fixtures and/or adding additional bedroom equivalents.

Documentation: Submit all applicable documentation, including permit application, site plan, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

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

Monitoring: To assure compliance with this condition, EHD staff shall review and approve the OWTS design and permit application, and to conduct site inspections during construction.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

26. Existing OWTS General Notice

Purpose: To demonstrate compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (OWTS). Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance may be discharged into the on-site sewage disposal system.

Requirement: Permittee shall maintain all OWTS components in good working order to prevent system failure and creation of a public nuisance. Permittee is required to obtain the approval of the Ventura County Environmental Health Division (EHD) prior to changing and/or modifying the OWTS, repairing components of the OWTS, expanding the footprint of a structure, adding plumbing fixtures, or adding a new structure.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

27. OWTS Septic Tank Abandonment

Purpose: To demonstrate compliance with State and local regulations related to the proper removal/abandonment of a septic tank.

Requirements: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) before the septic tank is removed or abandoned/filled with slurry.

Documentation: Submit all applicable documentation, including permit to construct application and site plan to EHD for review and approval.

Timing: The septic tank shall be properly removed/abandoned at the same time the onsite

wastewater treatment system for the new structure(s) is certified by EHD.

Monitoring: EHD shall review and approve the permit to construct application and conduct site inspections, to assure compliance with state and local requirements.

Ventura County Fire Protection District (VCFPD) Conditions

28. Addresses 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 Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

29. 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 maintain all private driveways in accordance with Ventura County Fire Protection District access standards. Driveways serving three to four (3-4) R-3 structures shall be a minimum paved width of 20 feet. Private driveways and required fire access turnarounds serving 2 or more lots shall be located in a common area lot or easement. The common area lot or easement shall be a minimum of 5 feet wider than the required driveway and turnaround area widths (2-1/2 feet each side). Parking is prohibited within the required width of access driveways and Fire Department turnarounds. Signs prohibiting obstruction and parking along the shared driveway shall be posted at the discretion of the Fire Department.

Documentation: A stamped copy of the access plan.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification

is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

30. Vertical Clearance

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 a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

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

31. Turning Radius

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 a minimum [40] foot inside turning radius at all turns along the access roads/driveways.

Documentation: A stamped copy of the approved access plan.

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

32. Turnarounds

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

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

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved access plan.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final

inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development.

33. 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 Fire Prevention Bureau 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 Fire Prevention Bureau shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the gates for the life of the development.

34. 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 maintain the 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.

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

35. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all future structures, or additions to existing structures, as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

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

36. Hazardous Fire Areas

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 future structures to meet hazardous fire area building code requirements.

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

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

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

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

37. Hazard Abatement

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

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

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126

"Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

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

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

38. 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 610A Application to the Fire Prevention Bureau 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 Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

39. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

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

40. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

Land Conservation Act Contract

41. Consistency with the Land Conservation Act (LCA)

Purpose: Portions of the Project site are subject to LCA Contract No. 73-1.6 (LCA Contract). The County's Land Conservation Act Guidelines (LCA Guidelines) state, on page 4, that "No entitlement . . . shall be approved which would result in [LCA Contracts] or lots under [LCA Contracts] which do not meet the standards and requirements of the [LCA Guidelines] and State law." The LCA Guidelines also state that "Entitlement requests that are inconsistent with the [LCA Guidelines] may be considered and acted upon only after the [LCA Contract] has expired or is terminated." The purpose of this condition of approval is to implement this requirement that the Project be consistent with the LCA Contract, LCA Guidelines, and applicable State law.

Requirement: The Permittee shall provide verifiable documentation to the County Department of Agriculture Weights and Measures (AWM) demonstrating to AWM's satisfaction that the Project is consistent with the LCA Contract, LCA Guidelines, and applicable State law – including by demonstrating that the LCA Contract's agricultural utilization requirements as set forth in LCA Guidelines can be met upon Project implementation. If consistency cannot be demonstrated, Permittee shall initiate and complete action on the LCA Contract to obtain consistency, such as by completing cancelation of the LCA Contract or by completing rescission of the existing LCA Contract and reentry into another LCA Contract that would be consistent with the Project, if applicable.

Documentation: See "Requirement" section above.

Timing: The Permittee shall provide documentation demonstrating that the Project is consistent with the LCA Contract, LCA Guidelines, and applicable State law within 180 days of project approval and prior to issuance of Zoning Clearance for Construction.

Monitoring and Reporting: The Planning Division maintains copies of the documentation required by this condition in the Project file. The Planning Division has the authority to conduct site inspections to ensure that the Permittee operates the Project in compliance with this condition, consistent with the requirements of Section 8114-3 of the NCZO.

Legalization of Five Agricultural Accessory Structures

42.Existing Agricultural Accessory Structures

Purpose: To comply with Section 8111-1.1.1 of the Ventura County Non-Coastal Zoning Ordinance and the Ventura County Building Code.

Requirement: The Permittee shall obtain final building permits (structural, electrical, and/or other) from the Ventura County Resource Management Agency – Building & Safety Division (Building & Safety Division) for the five existing agricultural accessory structures.

Documentation: Copies of the final building permit(s) (structural, electrical, and/or other) or demolition permits from the Building & Safety Division shall be provided to Planning Division staff to confirm that the required building permits have been obtained for the five existing agricultural accessory structures identified in the Requirement section above.

Timing: The Permittee must obtain the required final building permits (structural, electrical, and/or other) from the Building & Safety division for the five existing agricultural accessory structures identified in the Requirement section above within two years of the CUP/PD approval.

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.

EXHIBIT 5

CONSISTENCY WITH THE GENERAL PLAN AND LAKE SHERWOOD/ HIDDEN VALLEY AREA PLAN FOR HIDDEN VALLEY ANIMAL CARETAKER DWELLING UNITS PLANNED DEVELOPMENT PERMIT (PD) AND CODNITONAL USE PERMIT (CUP), CASE NO. PL23-0085

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) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project consists of a Planned Development (PD) Permit for a 3,577 sq. ft animal caretaker dwelling and Conditional Use Permit (CUP) for agricultural accessory structures which exceed 20,000 square feet (sq. ft.).

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*, as well as the Lake Sherwood/Hidden Valley Area Plan *Goals and Policies*.

Land Use and Community Character Element

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

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

Lake Sherwood / Hidden Valley Area Plan Policy LS-1.1 (General Plan Consistency): *The County shall require all development to be consistent with all elements of the County General Plan.*

Staff Analysis:

The surrounding community is characterized by agriculture and residential uses on parcels varying in size from 22 to 39 acres. The proposed agricultural accessory structures are similar in character to surrounding accessory structures. The proposed lot coverage is below the maximum allowable building coverage of five percent. The subject parcel is currently developed with a single-family dwelling (14,000 sq. ft.), five agricultural structures (27, 455 sq. ft.). The proposed development is sited away from the road and designed to be consistent with the surrounding residential uses.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-16.1, LU-16.10, and Lake Sherwood Area Plan Policy LS-1.1.

Conservation and Open Space Element

- 2. General Plan Policy COS-1.11 (Discretionary Development Sited Near Wetlands):** *The County shall require 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. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing Community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making authority.*

General Plan Policy COS-3.2 (Tree Canopy): *The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-35.1 (Biological Field Investigation for Discretionary Development): *The County shall require a biological field investigation, subject to the approval of the Planning Division, be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will*

be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.

Staff Analysis: A wetland exists alongside a red line channel that flows across the southern portion of the subject property. The proposed accessory structures are all located between 216 feet and 296 feet from the existing wetland and channel. This site also contains portions of an oak woodland on the southern portion of the property. The proposed accessory structures are located outside of the tree protection zone of existing oak trees and will not result in a loss of trees. Further, the Resource Management GIS system does not identify any mapped critical habitat or any protected areas onsite.

The proposed locations for agricultural accessory structures have historically been developed and utilized for animal keeping and are located in a historically disturbed area. Therefore, a biological field assessment was not requested for this project.

The project is proposed to be outside of the know sensitive areas, and the project qualifies for an exemption from further environmental review under the California Environmental Quality Act (CEQA). Therefore, a biological assessment was not required, and mitigation measures are not necessary for the project.

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-1.11, COS-3.2, Lake Sherwood Area Plan Policy LS-35.1.

Hazards and Safety Element

- 3. General Plan Policy HAZ-1.1 (Fire Prevention 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.*

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

General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes): *The County shall prohibit*

discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.

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

Lake Sherwood / Hidden Valley Area Plan Policy LS-31.1 (Fire Protection District Conformance): *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement and emergency equipment and personnel.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-47.10 (Fuel Modification Zone Planting): *The County shall require fuel modification zones as required by the Fire Prevention District to be planted with fire-retardant native plants and irrigated until vegetation is well established.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-47.12 (Fuel Modification Program Requirement): *The County shall require discretionary development to cooperate with the Fire Protection District in designing and implementing a fuel modification program in the immediate area of residential structures.*

Staff Analysis: The Ventura County Fire Prevention District reviewed the project and the project has been conditioned to maintain all grass and brush within 100 feet of the structure's footprint (Exhibit 4, Condition No. 37). In addition, the Ventura County Fire Prevention District has required the applicant to provide adequate access and turnarounds for emergency vehicles on the property (Exhibit 4, Condition No. 32). To receive construction permits, the project will also need to meet the Californian Building Code standards for development. The subject property receives water from an existing private well that provides adequate fire flow.

Based on the discussion above, the proposed project is consistent with General Plan Policies HAZ-1, HAZ-1.2, PFS-12.3, WR-1.11, and Lake Sherwood Area Plan Policies LS-31.1, LS-47.10, LS-47.10, and LS-47.12.

Stormwater, Drainage, and Flood Control

- 4. General Plan Policy 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.

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

General Plan Policy 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.*

Staff Analysis: Public Works Flood Control reviewed the project and did not identify any drainage concerns associated with the project and no conditions of approval were required. Therefore the development of the proposed project will not impact water quality or cause flooding issues.

Based on the discussion above, the proposed project is consistent with General Plan Policy WR-3.2, 6.1, and 2.2

Agricultural Resources

- 5. General Plan Policy AG-1.5 Facilities and programs to Support Local Agriculture.** *The County shall encourage the continuation and development of facilities and programs that support agricultural production and enhance the marketing of county grown agricultural products.*

General Plan Policy AG-1.8 Avoid Development on Agricultural Land. *The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.*

General Plan Policy AG-2.1 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.*

Staff Analysis: The northern portion of the property is designated as an area of local importance for agricultural resources and has an existing Land Conservation Agreement onsite. The Agricultural Commissioner's office has reviewed the project and did not require any conditions of approval. There is an existing single-family dwelling, animal caretaker dwelling unit, proposed accessory dwelling unit, and several animal shade structures onsite. The proposed resignation of the animal caretaker dwelling unit to an accessory dwelling unit and additional agricultural structures will continue to serve the existing agricultural use. Further the proposed development occurs entirely outside of the area of local importance, thus not affecting agricultural resources.

Based on the discussion above, the proposed project is consistent with General Plan Policies AG-1.5, AG-1.8, and AG-2.1.

Cultural Resources

- 6. General Plan Policy COS-4.2(a) Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation:** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

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

Staff Analysis: The subject property is not located in an area that may have potentially significant archeological resources onsite. However, the project has been conditioned to comply with inadvertent discovery protocols if archeological resources were to be discovered during excavation (Exhibit 4, Condition No. 19).

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