



Planning Director Staff Report Hearing on December 4, 2025

County of Ventura • Resource Management Agency

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

Ash Tentative Parcel Map No. 5835 Case No. PL24-0008

A. PROJECT INFORMATION

1. **Request:** The Subdivider requests approval of Tentative Parcel Map (TPM) 5835 for the subdivision of a 410.87-acre parcel into a 179.96-acre Parcel A and a 230.9-acre Parcel B (Case No. PL24-0008).
2. **Subdivider/Property Owner:** Robert Ash, 1351 Kingsboro Court, Westlake Village, CA 91362
3. **Subdivider's Representative:** Westland Civil, Inc., Mr. Don Waite, 101 Hodencamp Road, Suite 216, Thousand Oaks, CA 91360
4. **Decision-Making Authority:** Pursuant to Ventura County Subdivision Ordinance (VCSO) Section 8205-5 et seq., the Planning Director is the decision-maker for the requested TPM.
5. **Project Site Size, Location, and Parcel Number:** The 410.87-acre property is located at 1388 W. Potrero Road, near the intersection of Potrero Road and 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 694-0-170-315 (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 Hidden Valley Area Plan Land Use Map Designation: Open Space-20 acres minimum lot size (OS-20 ac), Open Space40 acres minimum lot size (OS-40 ac) and Open Space-80 acres minimum lot size (OS-80 ac)
 - c. Zoning Designation: Agricultural Exclusive-40 acres minimum lot size (AE-40 ac), Agricultural Exclusive-80 acres minimum lot size (AE-80 ac) and Agricultural Exclusive-80 acres minimum lot size / Scenic Resource Protection overlay zone (AE-80 ac / SRP)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS 40-ac	open space, agricultural and animal keeping
East	AE 80- ac, AE 80-ac/SRP and AE-40 ac	open space and agriculture
South	OS-20 ac/SRP	open space, Santa Monica Mountains
West	OS-40ac, OS 80-ac, OS 80- ac/SRP and OS 160ac/SRP	open space and animal keeping

8. History: The existing barn, two single-family dwellings, stables, storage sheds, and animal enclosures, are historic structures on proposed Parcel A and date back to 1875. These structures and the existing parcel were designated a Ventura County Landmark in 1987¹.

Another single-family dwelling unit is located within proposed Parcel B that was built in 1955. Plumbing and electrical permits were issued in February 1973, October 1983, and November 1983 for this dwelling.

The site has been used as a filming location for many movies and television shows since the 1970's.

On April 28, 2020, a Lot Lone Adjustment (Case No. PL18-0152) was approved by the Planning Director to adjust the lot lines between APNs 694-0-170-175 (subject parcel's former APN) and 694-0-170-165. The recordation of this lot line adjustment on February 23, 2021, as Document No. 20210223-000396190, created the 410.87-acre parent parcel that is the subject of this Tentative Parcel Map (TPM 5835).

9. Project Description: The Subdivider requests that TPM 5835 be granted to subdivide a 410.87-acre parcel into two parcels. The resulting Parcel A is 179.96 acres and Parcel B is 203.01 acres.

Proposed Parcel A is legally developed with an existing barn, two dwellings, stables, storage sheds, and animal enclosures. Parcel A has a private driveway with direct access to West Potrero Road at the northern property line. No public improvements along West Potrero Road are required to prepare the site for the recordation of the parcel map and the effectuation of the subdivision. Water for both domestic and firefighting purposes is provided to Parcel A by an existing water well (Well No. 3; State Well No. 01N19W30C01S) and an existing Onsite Wastewater Treatment System (OWTS) handles wastewater treatment and discharge.

¹ County Landmark No. 116 pursuant to Ordinance No. 2737

Proposed Parcel B is legally developed with an existing dwelling unit. This dwelling will become the principal dwelling of Parcel B if the parcel map records. Access to Parcel B is provided by an existing easement, along the northern property line of Parcel B, that connects to Hidden Valley Road. A domestic water supply is provided to Parcel B by an existing well (Well No. 6; State Well No. 01N19W30G01S) and an existing OWTS provides for domestic wastewater discharge.

No new development or ground disturbance is planned, or necessary to subdivide the parcels. The Ventura County Public Works Agency and the Ventura County Fire Department have confirmed that no public or private infrastructure is required to meet Ventura County improvement standards and specifications, and the subdivision can be completed by recording Parcel Map 5835. (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.

Pursuant to the California Environmental Quality Act (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. However, the State Legislature, through the Secretary for Resources, has determined that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment.

The proposed subdivision of one lot into two separate developed lots through the approval of a TPM and recordation of a Parcel Map (PM) is exempt from CEQA under Section 15061(b)(3), also known as the "Common Sense Exemption." This applies because if it can be seen with certainty that there is no possibility that the subdivision will cause significant environmental effect. The project involves no physical changes to the environment, as the site has been used for residential, animal husbandry, and agriculture for over 60 years, with two distinct developed areas already cleared of vegetation and all supporting improvements and services meet the applicable provisions of the Ventura County improvement standards and specifications. In this case, the proposed subdivision of one lot into two separate developed lots through the approval of the TPM and recordation of a PM will not result in a physical change to the environment.

Section 8205-5.1.5 of the VCSO requires the County consider reasonably foreseeable development within the proposed parcels, known as buildable sites, when considering a tentative map. The subject property, located in the AE Zone and SRP Overlay Zone, has existing principal dwellings with adequate services and access on each proposed parcel.

This satisfies the buildability demonstration requirement under Section 8205-5.1.5 of the Ventura County Subdivision Ordinance, as no new development is proposed or required.

The project is also exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion), as the property is already developed with residential and agricultural buildings, and reasonably foreseeable development on AE Zoned land typically includes single-family dwellings and accessory structures related to agricultural and residential uses.

Since there is no proposed development of the site that is subject to the current NCZO, the approval of the TPM and recordation of the PM do not trigger the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2(f). According to aerial imagery, the developed areas of the parcel are not in an environmental sensitivity area (RMA GIS, 2024). The subdivision is also not near a hazardous waste site and will not result in any cumulative impacts. Although proposed Parcel A is adjacent to Potrero Road, a County eligible scenic highway, the existing developed area is located more than 2,000 feet south of the road and not prominently visible from this roadway.

The existing parcel was designated a Ventura County Landmark in 1987, includes several structures that will not be adversely affected by the subdivision. As no new additions or changes to these structures are proposed, the historical designation of these structures² will remain unaffected.

Therefore, this project is categorically exempt pursuant to Sections 15061(b)(3), 15301, and 15305 of the CEQA Guidelines, does not meet any exceptions to the exemptions, 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 these policies is included as Exhibit 4 of this staff report.

D. ZONING ORDINANCE AND SUBDIVISION ORDINANCE COMPLIANCE

The proposed TPM is subject to the design requirements of the VCSO (Section 8212-4), with the granting of a TPM. Exhibit 5 lists the applicable design requirements and a description of how the proposed subdivision complies with those requirements.

The proposed TPM is also subject to the development standards for existing and reasonably foreseeable ministerial development of the parcels, pursuant to Section 8105-4 of the Ventura County NCZO (Sections 8106-1.1 and 8108-4.7). Table 1 lists the

² Refer to the September 28, 1987, Cultural Heritage Board Staff Report for the Whiteside property.

applicable development standards and a description of whether the subdivision design complies with those standards.

Table 1 – NCZO Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres and 80 acres	Yes. Proposed Parcel A would be 179.96 acres and proposed Parcel B would be 203.01 acres.
Maximum Percentage of Building Coverage	5 percent	Yes. The maximum building coverage for proposed Parcel A is 442,155 square feet (sq. ft.) and for proposed Parcel B is 391,952.88 sq. ft..
Front Setback	20 feet Pursuant to NCZO Section 8106-4.2, if the only means of access to one or more lots is by way of an easement, the easement shall be considered as a street for purposes of determining setbacks on lots over which the easement passes.	Yes. For proposed Parcel A, existing development is setback approximately 2,298 feet from the front property line. For proposed Parcel B, existing development is set back approximately 163 feet from the front property line.
Side Setback	10 feet	Yes. For proposed Parcel A, existing development is setback approximately 1,106 feet from the eastern property line and approximately 1,222 feet from the western property line. For proposed Parcel B, existing development is setback approximately 780 feet from the eastern property line and 435 feet from the western property line.
Rear Setback	15 feet	Yes. For proposed Parcel A, existing development is setback approximately 804 feet from the rear property line. For proposed Parcel B, existing development is set back approximately 6,280 feet from the rear property line.
Maximum Building Height	Height may be increased above 25 feet (to maximum 35 feet) if each side yard is at least 15 feet.	Yes. Existing principal development is approximately 35 feet in height. Existing accessory development is approximately 15 feet in height.
Required Covered Parking	2 covered parking spaces. However, on parcels larger than 1 acre located in OS, AE, RA, RE, RO, and TP Zones, required parking may be uncovered.	Yes. The required parking for Parcel A will be provided inside the existing garage. Parcel B is located on land zoned AE and will be larger than one acre in size. Two uncovered parking spaces will be provided onsite.

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings to determine that the proposed subdivision is consistent with the State Subdivision Map Act, Government Code, and VCSO (Section 8205-6.6 et seq.). The proposed findings and supporting evidence are as follows:

- 1. The proposed subdivision does not violate any standards, requirements, or conditions of the Subdivision Map Act, this Chapter, or other County ordinance [Section 8205-6.6(a)].**

As discussed in Section D and Exhibit 4 of this staff report, the subdivision complies with all applicable standards, requirements, and conditions of the Subdivision Map Act, the VCSO, NCZO, and all other Ventura County Improvement Standards and Specifications. Thus, this finding can be made.

- 2. The proposed map, together with its provisions for design and improvement of the proposed subdivision, is consistent with the General Plan (See Gov. Code § 65300 et seq.) and any applicable area and specific plans (See Gov. Code § 65450 et seq.). Consistency with the General Plan, area plans, or specific plans shall be found if the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such plan(s) (See Gov. Code §§ 66473.5, 66474(a), and 66474(b));**

As discussed in Exhibits 4 and 6 of this staff report, the proposed TPM is consistent with the applicable policies of the Ventura County General Plan and the Lake Sherwood Hidden Valley Area Plan. Thus, this finding can be made.

- 3. The site is physically suitable for the proposed type of development (See Gov. Code § 66474(c)). Considerations for lack of physical suitability may include, but are not limited to, the presence of unmitigable geologic hazards or inadequate access, including inadequate secondary emergency fire access as required by the Ventura County Fire Protection District [Section 8205-6.6(c)].**

The subject 410.87-acre parcel has a General Plan land use designation of Open Space and includes zoning designations of AE-40 acres and AE-80 acres. The resulting parcels will be 179.96 acres (Parcel A) and 203.01 acres (Parcel B), which meet the minimum parcel size requirements for the AE-40 acre and AE-80 ac zone districts. No development is proposed, however, both parcels include existing buildable sites that are developed with residential and agriculturally related uses that have adequate services and access. As noted in Section D of this staff report, the existing buildable sites on the TPM comply with the development standards noted in NCZO Section 8106-1.1 for the AE zone designation. Future development of either of the resulting parcels will require review to ensure compliance with the applicable County ordinances. Based on this analysis, the finding that the site is physically suitable for the type and proposed density of development can be made.

4. The site is physically suitable for the proposed density of development (See Gov. Code § 66474(d)) [Section 8205-6.6(d)].

The subject parcel has a General Plan designation of open space and is zoned AE-40 ac and AE-80. Each of the proposed lots is developed with an existing principal dwelling with adequate services and access. Reasonably foreseeable development on Agricultural Exclusive zoned land typically includes the development of a single-family dwelling and accessory structures related to agricultural and residential uses. Although, additional structures and uses pursuant to NCZO Section 8105-4 are allowed future development of the sites would be evaluated to demonstrate this standard through building permits. Thus, this finding can be made.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (See Gov. Code § 66474(e)); however, if that finding cannot be made, the advisory agency may nonetheless approve the tentative map if an environmental impact report was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report pursuant to Government Code section 66474.01 [Section 8205-6.6(e)].

The project site includes a variety of vegetation (e.g. Black Sage, Big Pod Ceanothus, California Bay, California Buckwheat, Chaparral Mallow and Bushy Spike moss), which are not considered California Department of Fish and Wildlife special-status species or listed in the California Natural Diversity Database (CNDDDB) as rare or threatened. The existing buildable sites for proposed Parcels A and B are in Valley Oak Woodland and portions of the southern area of proposed Parcel B are in a Southern Sycamore Riparian Woodland. The woodlands are considered relatively rare and at a fairly low risk of extirpation, respectively, pursuant to the CNDDDB.

As no new development is proposed on the resulting parcels, these vegetative communities will not be affected. In addition, a red line stream is located approximately 500 feet north of the existing residential development on proposed Parcel A, and a blue line stream is located more than 1,000 feet south of the existing buildable site on proposed Parcel B. At these distances and since no new development is proposed as part of the subdivision, there would not be any adverse impacts to wildlife habitat due to the proposed subdivision. While the subdivision is not located within a designated critical wildlife passage area or within the Habitat Connectivity Wildlife Corridor overlay zone, wildlife has been spotted in the vicinity of the subdivision (i.e. Golden Eagle and Bank Swallow). In addition, the southern portion of proposed Parcel B abuts the Santa Monica Mountains, which includes a variety of wildlife. To ensure that wildlife will not be adversely impacted by potential future development, property owners of proposed Parcels A and B will be required to submit a conceptual lighting plan for any new exterior lighting that complies with

Section 8106-8.6 of the NCZO (Light Fixtures), which limits exterior light fixture height and lumens intensity (Exhibit 7, Condition No. 16).

In addition, should future discretionary development subject to Section 8105-4 of the NCZO occur on proposed Parcel B, a biological assessment would be required to determine the level of impact that the proposed development would have on biological resources (Exhibit 7, Condition No. 1). Based on this analysis, this finding can be made.

6. The design of the subdivision or type of improvements is not likely to cause serious public health problems [Section 8205-6.6f].

There are no improvements proposed or required for the subdivision. However, the property owner of each resulting parcel will be required to obtain a water quality certification from the Environmental Health Division to ensure that the domestic water supply from well nos. 3 and 6 meet applicable drinking water standards (Exhibit 7, Condition No. 20) and confirm the location of State Well Number 01N19W30F06S (Exhibit 7, Condition No. 25) prior to the issuance of a future building permit. In addition, the property owner of each resulting parcel will be required to demonstrate septic feasibility that meets all current building code, system design, and system installation/construction standards at the time of building permit submittal for any new development onsite (Exhibit 7, Condition No. 21). Based on this analysis, this finding can be made.

7. The design of the subdivision or the type of improvements will not conflict with easements which are of record or are established by judgment of a court of competent jurisdiction and which have been acquired by the public at large, for access through or use of, property within the proposed subdivision; however, if that finding cannot be made, the advisory agency may nonetheless approve the tentative map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public (See Gov. Code § 66474(g)) [Section 8205-6.6(g)].

Access to proposed Parcel A is taken from a Potrero Road by way of an existing recorded 60 feet wide easement (90 OR 320). Access to Parcel B is provided by existing recorded easement (86 OR 400) along the northern property line of proposed Parcel B that connects to Hidden Valley Road. These easements are not for public use and not impacted by subdivision. Based on this analysis, this finding can be made.

8. If the proposed subdivision fronts upon a public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir, the applicable findings of Government Code sections 66478.4 through 66478.14 relating to public access must be made [Section 8205-6.6(h)].

The proposed subdivision does not front a public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir for which reasonable public access is not available, or dedication of public easement is necessary to ensure reasonable public use. Based on this, this finding can be made.

- 9. The proposed subdivision would be compatible with existing conditionally permitted oil and gas leases or oil and gas wells located within the proposed subdivision, and the subdivider has adequately demonstrated that all wells designated as abandoned have been or will be abandoned in accordance with the laws, regulations, and guidelines of the California Geologic Energy Management Division [Section 8205-6.6(i)].**

There are no oil and gas facilities, or pipelines, major or minor, located on or in the vicinity of the project site. The nearest oil and gas permit is located approximately 4.6 miles northwest of the proposed subdivision. Thus, this finding can be made.

- 10. If the land, or a portion thereof, that is the subject of the proposed subdivision is subject to either: (1) a contract entered into pursuant to the California Land Conservation Act of 1965 (See Gov. Code § 51200 et seq.); (2) an open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (See Gov. Code § 51070 et seq.); (3) an agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code; or (4) a conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code, the resulting parcels following the subdivision of that land shall: (1) be of sufficient size to sustain their commercial agricultural use; (2) not result in residential development that is not incidental to the commercial agricultural use of the land as set forth in Government Code section 66474.4; and, (3) be consistent with the California Land Conservation Act of 1965 and the Ventura County Land Conservation Act Guidelines. [Section 8205-6.6(j)].**

The proposed subdivision does not include a contract subject to the California Land Conservation Act of 1965. Based on the this, this finding can be made.

- 11. The subdivider has either record title to or a contractual right to acquire title to all rights-of-way necessary to provide any proposed off-site access from the proposed subdivision to the nearest public road, including to provide secondary access as required by the Ventura County Fire Protection District; [Section 8205-6.6(k)].**

Access to proposed Parcel A is taken from Potrero Road by way of an existing private easement (90 OR 320). Access to proposed Parcel B is taken from an existing private easement (86 OR 400) along the northern property line of proposed Parcel B that connects to Hidden Valley Road. These easements meet fire safety standards, including minimum width and turnaround for a fire apparatus. Based on this analysis, this finding can be made.

12. **The proposed subdivision is located within an Earthquake Fault Zone established pursuant to the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, section 2621 et seq.) and is in accordance with the policies and criteria established by the California Geologic Survey pursuant to that Act (See CCR, title 14, § 3600, et seq.) [Section 8205-6.6(l)].**

Based on the State of California Department of Conservation Data Map, the property being subdivided is not located within an Earthquake Fault Zone, so the provisions Alquist Priolo Earthquake Fault Zoning Act do not apply. Based on the this, this finding can be made.

13. **To the extent feasible, the design of the proposed subdivision provides for future passive or natural heating or cooling opportunities pursuant to Government Code section 66473.1 [Section 8205-6.6(m)].**

No new development, grading, or ground disturbance is proposed as part of this TPM. However, reasonable future residential development could occur after the TPM records. The size and configuration of the proposed parcels will allow for the orientation of future structures in an east-west alignment for southern exposure to take advantage of natural heating opportunities. Additionally, the size and configuration of the parcels could allow the orientation of future structures to take advantage of shade for natural cooling opportunities. Therefore, this finding can be made.

14. **The proposed design of the subdivision provides for appropriate cable television systems and communication systems, including, but not limited to, telephone and Internet services, to each parcel in the subdivision that is designed to be developed with a principal building, pursuant to Government Code section 66473.3 [Section 8205-6.6(n)].**

With direct access to West Potrero Road for Parcel A and the easement to Hidden Valley Road for Parcel B, the design of TPM 5835 provides for appropriate cable television systems and communication systems, including, but not limited to, telephone and Internet services, to be extended to each parcel. This is consistent with and implements the requirements of the local ordinance, specifically Ventura County Ordinance Section 8205-6.6(n), which is authorized by California Government Code section 66473.3.

15. **If the proposed subdivision is a “housing development project” as defined in Government Code section 65589.5, the statutory requirements therein must be complied with, including all limitations on imposing conditions and making the necessary findings if the tentative map for the housing development project is conditionally approved or disapproved [Section 8205-6.6(o)].**

TPM 5835 is not considered a “housing development project” as defined in Government Code section 65589.5. The resulting parcels contain single-family

dwellings on individual lots though the project does not have a housing component. A "housing development project" generally refers to projects with multiple residential units, or mixed-use projects with a significant residential component, intended to encourage the development of housing, especially affordable housing. Therefore, the statutory requirements regarding findings for conditional approval or disapproval of housing development projects do not apply to this subdivision.

- 16. If the proposed subdivision would be created from the conversion of a mobilehome park to another use, the requirements of Government Code section 66427.4, Article 13 of this Chapter and Article 17 of the NCZO must be met [Section 8205-6.6(p)].**

TPM 5835 does not involve in the conversion of a mobilehome park to another use. The resulting parcels contain single-family dwellings on individual lots that are not part of a mobilehome park.

Because the project does not involve a mobilehome park conversion, the requirements of California Government Code section 66427.4, Article 13 of the Subdivision Ordinance, and Article 17 of the NCZO (Non-Coastal Zoning Ordinance) are not applicable to this subdivision.

- 17. If the proposed subdivision is located in a "state responsibility area" or a "very high fire hazard severity zone", as both are defined in Government Code section 51177, the findings required by Government Code section 66474.02 must be made [Section 8205-6.6(q)].**

The subdivision is located within a high and very high fire hazard severity zone and a state responsibility area, necessitating specific finding in accordance with California Government Code section 66474.02.

The County finds, based on substantial evidence in the record, that the subdivision is consistent with state fire safety regulations and local ordinances, and that adequate structural fire protection and suppression services are available.

The subdivision design and ongoing parcel owner requirements align with regulations from the State Board of Forestry and Fire Protection pursuant to Public Resources Code Sections 4290 and 4291, as well as the more stringent Ventura County Fire Protection District Ordinance No. 32. While this subdivision map doesn't propose new development, each resulting parcel has adequate access to County maintained roads and the must perform annual hazard abatement around structures (100 feet) and along access roads for fire prevention.

The Ventura County Fire Protection District confirmed that it provided fire protection and suppression services to the subdivision, ensuring that emergency response needs are met. Ventura County Fire Station 33, addressed as 33 Lake Sherwood Drive, is approximately 3.3 miles northwest of the subdivision. No new fire stations or personnel

will be required for the proposed subdivision or need to be funded to support the proposed project.

The Ventura County Fire Department reviewed the proposed subdivision and determined that it meets the requirements for tactical fire access, allowing for safe and efficient deployment of firefighting resources in the event of an emergency. Additionally, the department has verified that the sites have developed adequate water sources for firefighting purposes, providing a reliable means of suppressing fires.

Therefore, based on this evidence, the County finds that the proposed subdivision is consistent with state fire safety regulations and local ordinances, and that adequate structural fire protection and suppression services are available. The necessary findings are made in accordance with California Government Code section 66474.02, confirming that the subdivision meets the required standards for fire safety and emergency response.

- 18. If the Subdivision Map Act, this Chapter, or any other law requires a specific finding to be made to approve a particular tentative map that is not set forth above or that is enacted after the adoption of this ordinance, then those findings must be made [Section 8205-6.6(r)].**

Pursuant to Section 8205-6.6(r), the County has reviewed the Subdivision Map Act, this Chapter, and other applicable laws to determine if any additional specific findings are required to approve the tentative map. After conducting this review, it is found that no other specific findings beyond those already made are necessary for the approval of this tentative map. The project is in compliance with all applicable laws and regulations, and all required findings have been addressed. Therefore, no additional findings are made at this time.

E. 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) and VCSO (Section 8205-5.1). On November 24, 2025, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On November 25, 2025, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Thousand Oaks' Area of Interest. Therefore, on November 24, 2025, the Planning Division notified the City of Thousand Oaks of the proposed project and requested the City of Thousand Oaks to submit any comments that the City might have on the proposed project. The City of Thousand Oaks did not provide comments on the proposed project.

F. 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 15061(b)(3), 15301, and 15305 of the CEQA Guidelines.
3. **FIND** that TPM 5835 complies with the TPM approval standards of the VCSO, based on the substantial evidence presented in Section D of this staff report and the entire record;
4. **MAKE** the required findings to approve TPM 5385 (Case No. PL24-0008), pursuant to State Subdivision Map Act, Government Code, and County Subdivision Ordinance (Section 8205-6.6 et seq.), based on the substantial evidence presented in Section E and Exhibit 6 of this staff report and the entire record;
5. **APPROVE** TPM 5835 (Case No. PL24-0008), subject to the conditions of approval (Exhibit 7), and;
6. **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 map 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.

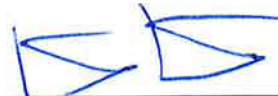
If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-2467 or kristina.boero@venturacounty.gov.

Prepared by:



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

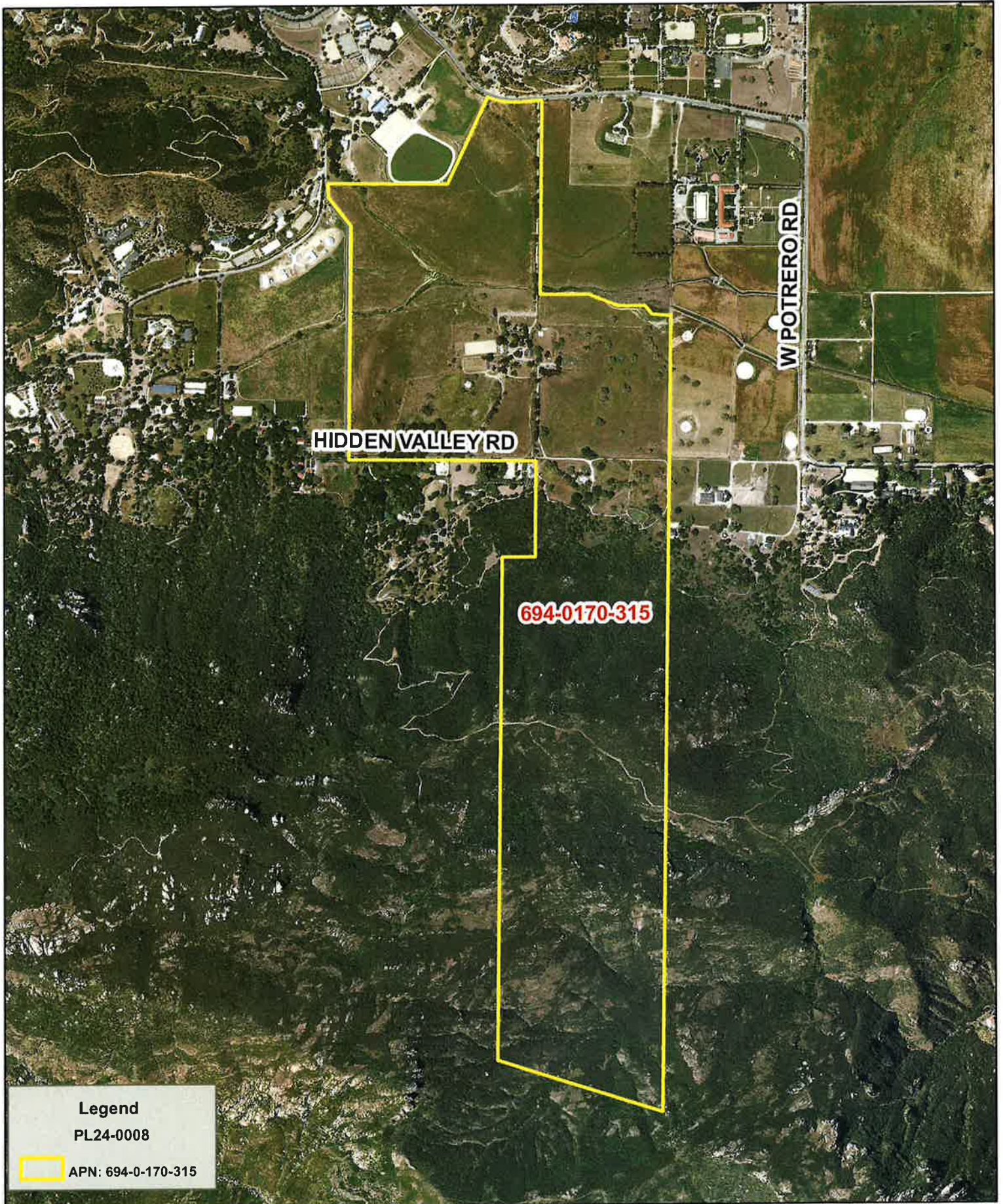
Reviewed by:



Winston Wright
Planning Manager
Ventura County Planning Division

EXHIBITS


- Exhibit 2 Maps
- Exhibit 3 Subdivision Map
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Subdivision Design Consistency Analysis
- Exhibit 6 Additional Subdivision Ordinance Findings
- Exhibit 7 Draft Conditions of Approval



HIDDEN VALLEY RD

W POTRERO RD

694-0170-315

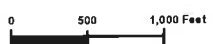
Legend
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 APN: 694-0-170-315



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 06-09-2025
 This aerial imagery is under the
 copyrights of Vexcel 2024

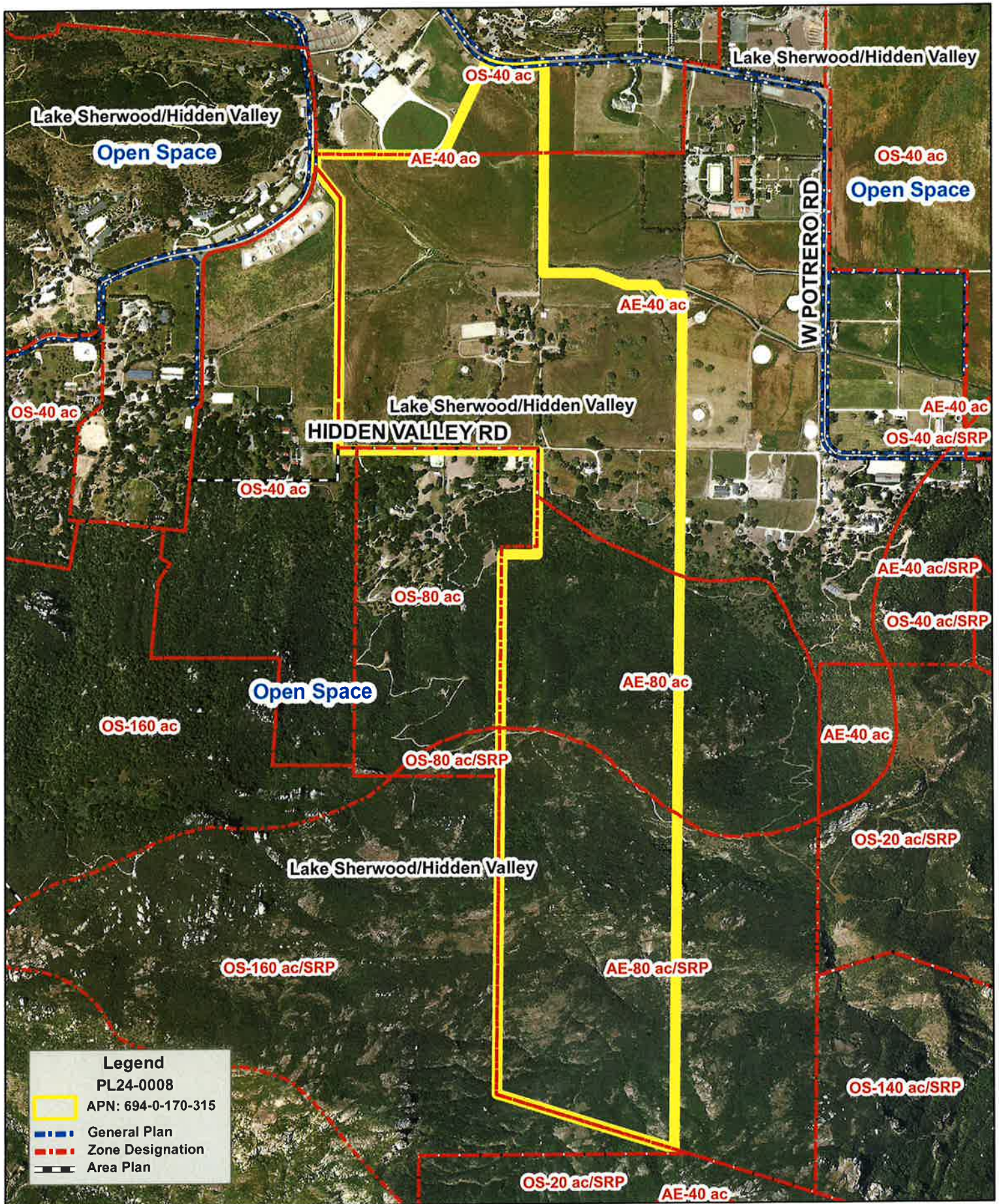


County of Ventura
 Planning Director Hearing
 PL24-0008
 Exhibit 2 - Maps

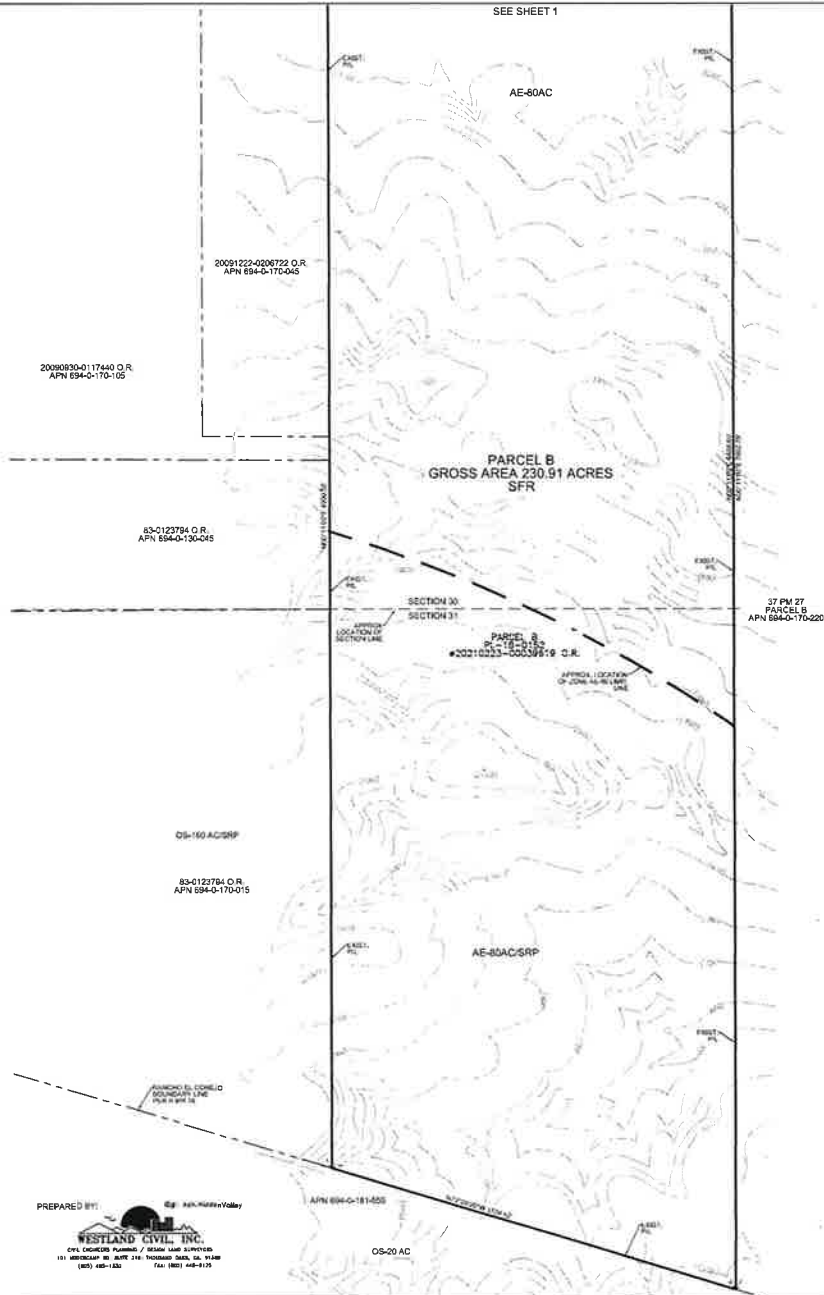


Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic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





SEE SHEET 1



- NOTE:**
1. SEE LEGAL DESCRIPTION AND EASEMENTS ON SHEET 1.
 2. SEE LEGEND ON SHEET 1.
 3. PORTIONS OF "PARCEL "B" TOPO OBTAINED FROM USGS TOPO MAPS.



MAP PREPARED MARCH 20, 2024
 CONTAINS 410.87 ACRES (GROSS)
 2 TOTAL PARCELS
APN: 694-0-170-315

PREPARED BY:  **WESTLAND CIVIL INC.**
 CIVIL ENGINEERING / SURVEYING
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DESCRIPTION OF EASEMENT	AC	SF	DATE

PREPARED BY:
 GREENFIELD RANCH
 131 KINGSDOM COURT
 WESTLAKE HILLS, CA 91360
 A TRIN HOLDING CO.
 P.O. BOX 694-1515

COUNTY OF VENTURA

TENTATIVE PARCEL MAP NO. 5835
 PORTION OF SECTION 19, 30 AND 31 OF TOWNSHIP 1 NORTH, RANGE 11
 WEST, RANCHO EL CONEJO, PER BOOK 1, PAGE 746 OF DEEDS
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA,
 STATE OF CALIFORNIA.

06/03/24

**EXHIBIT 4 - GENERAL PLAN AND LAKE SHERWOOD HIDDEN VALLEY AREA PLAN CONSISTENCY ANALYSIS
FOR ASH TENTATIVE PARCEL MAP CASE NO. PL24-0008**

The proposed subdivision would result in the creation of two legal lots within the Hidden Valley community. Evaluated below is the consistency of the proposed subdivision with the applicable policies of the Ventura County General Plan (GP) and the Lake Sherwood Hidden Valley Area Plan (LSHVAP). Based on the evaluation below, the project complies with the GP and LSHVAP.

Land Use and Community Character Policies	Consistency Analysis
<p>GP LU-16.1 (Community Character and Quality of Life): <i>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.</i></p> <p>GP LU-16.8 (Residential Design that Complements the Natural Environment): <i>The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.</i></p> <p>GP LU-16.9 (Building Orientation and Landscaping): <i>The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.</i></p> <p>LSHVAP LS-9.3 (Architectural Design Compatibility): <i>The County shall require architectural design of buildings and structures to use</i></p>	<p>The proposed subdivision is located on a legal lot zoned Agricultural Exclusive 40 acres minimum lot size (AE-40 ac), AE-80 acres and AE-80 acres with a Scenic Resource Protection overlay (AE-80 ac / SRP). The Ventura County Non-Coastal Zoning Ordinance (NCZO) allows a variety of residential, and accessory uses on AE zoned land with either a ministerial Zoning Clearance (e.g. accessory dwelling unit), or a discretionary Planned Development Permit, (e.g. agricultural accessory structures over 20,000 square feet (sq. ft.)).</p> <p>Parcels A and B are developed with residential and agricultural related uses (i.e. a barn, stables and animal enclosures). These uses are also located east, west and north of the subdivision and include ranches with animal keeping and agriculture, and residential uses on large lots that have a mix of different architectural styles (i.e., Vernacular and mid-century modern). The area to the south is protected open space in the Santa Monica Mountains. No new development or ground disturbance is proposed as part of the subdivision.</p> <p>The SRP overlay zone aims to preserve and protect the visual quality within the viewshed of selected County lakes, County's adopted scenic highways, and other scenic resource locations as determined by an area plan. The overlay also aims to minimize development that conflicts with the scenic resource. The southern</p>

colors, forms and materials that blend with the environment and/or the character of the community.

portion of proposed Parcel B is located within the SRP overlay zone.

Should future development occur within the SRP overlay and trigger the need for a discretionary entitlement pursuant to Ventura County NCZO Section 8109-4.1.2, the property owner must demonstrate compliance with Ventura County NCZO SRP development standards (Section 8109-4.1.5). Compliance includes a demonstration that development minimizes alteration of the natural topography, selected materials and colors will blend in with the natural surroundings and selected lighting avoids glare and illumination on adjacent properties.

In addition, future development on the resulting parcels will require the property owner to demonstrate compliance with the Ventura County Building Code (VCBC), which incorporates Title 24 energy standards in effect at the time of construction. The property owner also must supply detailed energy calculations to show compliance. The VCBC requires that residential construction incorporate various energy efficiency measures into the project. These measures typically include adequate insulation, dual-paned windows, energy-efficient appliances, and installation of photovoltaic panels.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies LU-16.1, LU-16.8, and LU-16.9, and LSHVAP Policy LS-9.3.

Circulation and Transportation Policies	Consistency Analysis
GP CTM-1.1 (Vehicle Miles Travelled (VMT) Standards and CEQA Evaluation): <i>The County</i>	The California Natural Resource Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled

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

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

- a. Would cause existing roads within the Regional Road Network or County maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*

(VMT). Based on guidance provided by the Office of Planning and Research (OPR), some projects do not require a VMT analysis because they will not have a significant impact on traffic. Projects that generate fewer than 110 new average daily vehicle trips per day are exempt from the analysis. As no new development or trips are proposed, the VMT analysis is not required for the subdivision.

Each proposed parcel will connect to the public road system via easements that allows access to Potrero Road. Proposed Parcel A will connect directly to Potrero Road, while proposed Parcel B will connect through Hidden Valley Road. Based on Table 6-10 of the General Plan Background Report for Transportation and Mobility, approval of this subdivision will not adversely affect the existing level of service on any of the nearby roads or intersections. Additionally, these roads already meet the county's safety and design standards¹.

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

¹ https://s29422.pcdn.co/wp-content/uploads/2019/05/RoadInventory_WebPage_March-2023.pdf

<p>c. <i>Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS.</i></p> <p>d. <i>The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.</i></p>	
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<p>Public Facilities, Services, Infrastructure, and Water Resources Policies</p>	<p>Consistency Analysis</p>
<p>GP PFS-1.7 (Public Facilities, Services, and Infrastructure): <i>The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.</i></p> <p>GP WR-1.11 (Adequate Water for Discretionary Development): <i>The County shall require all discretionary development to demonstrate an adequate long-term supply of water.</i></p> <p>GP WR-3.2 (Water Use Efficiency for Discretionary Development): <i>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</i></p>	<p>Each resulting parcel includes an existing Onsite Wastewater Treatment Systems (OWTS) to treat wastewater, and an existing water well for domestic use and to provide drinking water. The OWTS' and wells will continue to be used after recordation of the parcel map.</p> <p>No new development or landscaping is proposed. Should future development or new landscaping occur on the resulting parcels, the property owner will be required to submit a landscape plan for review and approval prior to issuance of the Zoning Clearance for construction and comply with water efficiency standards in the California Model Water Efficient Landscape Ordinance (MWEL) (, Condition No. 15). The owner will also need to obtain an approved Certification of Water Quality from the Environmental Health Division prior to building permit issuance (Exhibit 7, Condition No. 20). Lastly, the owner will be required to submit a soils/ geotechnical report and OWTS system design for review and approval by the Environmental Health Division prior to any new development (Exhibit 7, Condition No. 21).</p>

<i>landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.</i>	Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies PFS-1.7, WR-1.11 and WR-3.2.
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Waste Reduction Policies	Consistency Analysis
GP PFS-5.9 (Waste Reduction Practices for Discretionary Development): <i>The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.</i>	<p>The proposed project would not result in a significant generation of waste. E.J. Harrison and Sons will continue to provide curbside garbage and recycling pickup services to the resulting parcels. In addition, the subdivision will not generate additional waste as no new development is proposed. Therefore, the proposed subdivision complies with California Public Resources Code (PRC) section 41701, Ventura County’s Countywide Siting Element (CSE), regarding disposal capacity and Ventura County Ordinance 4421, regarding construction and/or demolition to reuse, salvage, recycle, or composting.</p> <p>Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policy PFS-5.9.</p>

Flood Control, Drainage and Water Resources Policies	Consistency Analysis
GP PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development): <i>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</i>	As shown on the April 4, 2018, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 06111C0968F, the northern portion of proposed Parcel A is in a Zone A Special Flood Hazard Area. This area is also located within an identified 100-year floodplain. To ensure that no new flooding impacts occur from future development, the property owner will be required to obtain a floodplain development permit prior to issuance of a building permit for any new development (Exhibit 7, Condition No. 22) and approval of an elevation

facilities necessitated by or required by the development.

GP PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

GP 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.*

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

certificate for each new structure prior to occupancy (Exhibit 7, Condition No. 23). Proposed Parcel B is not at risk of flooding and is located outside of the flood-prone area. In addition, the subdivision will not require the development of new flood control facilities or contribute funds towards the development and/or maintenance of flood control facilities.

The project sites presently discharge drainage as sheet flow. The subdivision is in a rural agricultural valley with existing homes and surrounded by hills. Since no new construction is planned as part of the subdivision, it will not cause any new problems with drainage.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies PFS-6.1, PFS-6.5, WR-2.2, WR-3.3, HAZ-2.5; and LSHVAP Policies LS-50.4 and LS-50.6.

GP HAZ-2.5 (Recordation of a Notice of Flood Hazard): *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

LSHVAP LS-50.4 (Water Runoff): *The County shall require all discretionary development to include measures to control water runoff.*

LSHVAP LS-50.6 (Hydrology Study Requirement for Discretionary Development): *The County shall require a detailed hydrology study showing flowrates after the completion of construction of any proposed project shall be done before approval of any discretionary development permits. The study must indicate that there will be no increase in peak runoff downstream of Lake Sherwood. The County shall require flood flow attenuation techniques, such as the design of retention basins that are indicated to be necessary by this study, before grading permits are approved.*

Conservation and Open Space Policies	Consistency Analysis
GP COS-1.1 (Protection of Sensitive Biological Resources): <i>The County shall ensure that</i>	The project site includes a variety of vegetation (e.g. Black Sage, Big Pod Ceanothus, California Bay, California Buckwheat,

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

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

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

GP COS-1.11 (Discretionary Development Sited Near Wetlands): *The County shall require*

Chaparral Mallow and Bushy Spike moss). None of these species are considered rare or threatened by the California Department of Fish and Wildlife or deemed special-status species per the California Natural Diversity Database (CNDDDB). However, the existing buildable sites for proposed Parcels A and B are in a Valley Oak Woodland and the southern portions of proposed Parcel B are in a Southern Sycamore Riparian Woodland. Although the CNDDDB considers these woodland species as relatively rare and at a fairly low risk of extirpation, they will not be affected because no new construction is planned.

There is a red line stream located approximately 500 feet north of the existing residential development on proposed Parcel A, and a blue line stream located more than 1,000 feet south of the existing buildable site on proposed Parcel B. Based on the distances and as no new development is proposed on the resulting parcels, these streams will not be adversely affected.

While the subdivision is not located within a designated critical wildlife passage area or within the Habitat Connectivity Wildlife Corridor overlay zone, wildlife has been spotted in the vicinity of the subdivision (i.e. Golden Eagle and Bank Swallow). In addition, the southern portion of proposed Parcel B abuts the Santa Monica Mountains, which includes a variety of wildlife. To ensure that wildlife will not be adversely impacted by potential future development, property owners of proposed Parcels A and B will be required to submit a conceptual lighting plan for any new exterior lighting that complies with Section 8106-8.6 of the Ventura County NCZO (Light Fixtures), which limits exterior light fixture height and lumens intensity (Exhibit 7, Condition Nos. 1 and 16). In addition, should future discretionary development subject to Section 8105-4 of the Ventura County NCZO occur on

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 body.

LSHVAP LS-35.3 (Discretionary Development Near Marshes and Bodies of Water): *Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map shall be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland"*

proposed Parcel B, a biological assessment would be required to determine the level of impact that the proposed development would have on biological resources (Exhibit 7, Condition No. 1).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies COS-1.1, COS-1.4, COS-1.10, COS-1.11 and LSHVAP Policy LS-35.3

habitats. Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Scenic Resources Policies	Consistency Analysis
<p>GP PFS-7.4 (Discretionary Development Utility Service Line Placement): <i>The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.</i></p> <p>GP COS-3.1 (Scenic Roadways): <i>The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.</i></p> <p>LSHVAP LS-9.2 (Minimize Impacts to Natural Scenic Topographical Features): <i>The County shall require discretionary development/grading to be designed as much as practicable to minimize the alteration or degradation of natural scenic topographical features (such as ridgelines, natural slopes, rock outcroppings). The reshaping of the</i></p>	<p>Parcels A and B are developed with residential and agricultural related uses. The property owner of the resulting parcels will be subject to a standard condition of approval that will require all new utility lines to be underground (Exhibit 7, Condition No. 18).</p> <p>Parcel A abuts Potrero Road, which is a County eligible scenic highway. Discretionary projects located within these areas requires special protection to preserve its natural views. However, as existing development is located more than 2,200 feet south of the Potrero Road and surrounded by a grove of mature trees, existing development is not predominantly visible from the road. Further, as no new development is proposed, the scenic appeal of Potrero Road will not be adversely affected.</p> <p>The southern portion of proposed Parcel B is located within the SRP Overlay Zone. As noted above, the SRP overlay zone is intended to discourage development from compromising scenic public views with specific attention to preserving views from eligible County scenic highways, lakes, and scenic locations identified in an area plan. Development within this overlay area is not currently proposed. Should future development occur within</p>

natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, grading shall employ landform grading techniques to emulate natural landforms and shall comply with the following: a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain. b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element. c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible. d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded. e. Long, uniform slopes with severe grade breaks, which result in an unnatural, manmade appearance, shall be avoided. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion so as to emulate natural slopes. f. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading conditional use permit or building permit. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

LSHVAP LS-41.8 (Night Lighting): *The County shall require all night lighting within proposed development to be shielded and directed to the ground. The County*

this overlay zone trigger the requirement of a discretionary entitlement, the property owner will be required to demonstrate compliance with the SRP development standards noted in Section 8109-4.1.5 of the Ventura County NCZO. Compliance includes a demonstration that development minimizes alteration of the natural topography, selected materials and colors will blend in with the natural surroundings and selected lighting avoids glare and illumination on adjacent properties.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies PFS-7.4, COS-3.1, LSHVAP Policy LS-9.2 and LSHVAP Policy LS-41.8.

shall require that transient light from lighting not exceed one footcandle at 100 feet from the light pole, except for tennis court areas.

Cultural Resources Policies	Consistency Analysis
<p>Cultural Resources Policies GP COS-4.2b (Cooperation for Tribal Cultural Resource Protection): For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.</p> <p>GP 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.</p>	<p>The subdivision is located in a portion of the Lower Topanga Formation which has a moderate likelihood of containing paleontological resources. The subject property underwent extensive archaeological research and testing in 1987 as required by Parcel Map Waiver No. 113 which was a request to subdivide the property into four separate parcels (G.V. Pesce and Associates). Although the actual subdivision was never recorded, the archeological report concluded that while the parcel does contain cultural resources, due to the location and fact that the resources were not significant enough to warrant protection, the subdivision did not pose an immediate threat to cultural resources found onsite and mitigation was not required. While the proposed subdivision will not impact paleontological or archaeological resources as no new development or ground disturbance is proposed, reasonable future development could impact cultural resources. Standard conditions that include protocols for encountering unexpected archaeological and paleontological resources, will be required by future property owners to adhere to during ground disturbance (Exhibit 7, Condition Nos. 13 and 14).</p> <p>Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies COS-4.2b and COS-4.4, and LSHVAP Policy LS-42.3.</p>

LSHVAP LS-42.3 (Archaeological Requirements for Discretionary Development): The County shall condition discretionary development to submit an archaeological literature search and walkover survey by a qualified archaeologist approved by the County. The County shall require further testing to determine the significance and boundaries of sites, if determined to be necessary by the archaeologist. The County shall require appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County. The County shall monitor grading within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. The County shall empower monitors to halt construction in the immediate vicinity of unburied artifacts until adequate mitigation can be implemented.



Fire Safety Policies

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

GP PFS-11.4 (Emergency Vehicle Access): *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including*

Consistency Analysis

The site is in an area that is designated to have a high and very high risk for wildfires (RMA GIS 2024). As a result, the Subdivider will be required to notify the public that the property is in this high-risk area by recording a notice on the property title (Exhibit 7, Condition No. 8).

Although no new development is proposed as part of the subdivision, the owners of the resulting parcels will be required to conduct annual hazard abatement. This includes removal of all flammable materials and vegetation within 100 feet of existing buildings and along access roads, in accordance with Ventura County Fire Protection District Ordinance No. 32.

two points of access for subdivisions and multifamily developments.

GP 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.*

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

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

GP 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*

Each parcel is connect to the public road system via an easement that allows access to Potrero Road. Parcel A connects directly to Potrero Road, while Parcel B connects to Potrero Road by Hidden Valley Road. The existing driveways and easement are meet fire safety standards, including maximum grade and minimum width. Potrero Road and Hidden Valley Road are public roads adjacent to the subdivision. These roads are both built to urban standards and provide sufficient access to meet fire safety requirements.

Each proposed parcel would continue to be served by an existing well, which the VCFPD has determined to be adequate to provide the needed fire flow to the properties.

Ventura County Fire Station 33, addressed as 33 Lake Sherwood Drive, is approximately 3.3 miles northwest of the subdivision. No new fire stations or personnel will be required for the proposed subdivision. Annual fuel modification around all existing structures will continue to occur. Future development will be required to meet hazardous fire area building code and applicable VCFPD requirements in effect at the time of construction, including access, hazard abatement, fire department clearance, and inspection authority.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies CTM-2.28, PFS-11.4, PFS-12.3, PFS-12.4, HAZ-1.1 and HAZ-1.2; and with LSHVAP Policies LS-31.1, LS-31.2, LS-31.2, LS-47.1 to LS-47.3, LS-47.7 to LS-47.12.

Zones by the California Department of Forestry and Fire Protection.

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

LSHVAP 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.*

LSHVAP LS-31.2 (Water Supply and Delivery Systems for Firefighting): *The County shall require that adequate water supplies and delivery systems for firefighting purposes serve any discretionary development in accordance with the standards of the Fire Protection District.*

LSHVAP LS-47.1 (Water and Access Conditions for Firefighting): *The County shall condition discretionary development permits to provide*

adequate water and access for firefighting purposes as determined by the Fire Protection District.

LSHVAP LS-47.2 (Road Standards Conformance):
The County shall require all roads to conform to the standards of the Fire Protection District.

LSHVAP LS-47.3 (P.U. 2, 3, 4 Homesite Location):
The County shall require all homesites within Planning Units 2, 3, and 4 to be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources

LSHVAP LS-47.6 (Adequate Access and Fire Flow Improvements for Combustible Construction):
The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.

LSHVAP LS-47.7 (Construction in High Fire Hazards Areas): *The County shall require all residences located in High Fire Hazard Areas to be constructed with non-combustible roof and siding materials.*

LSHVAP LS-47.8 (Species Requirements for Landscape Plans): *The County shall require landscape plans to use non-invasive, fire-resistant native species, to the maximum extent feasible.*

<p>LSHVAP LS-47.9 (Landscape Plan Requirement for High Fire Hazard Areas): <i>The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire-retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.</i></p> <p>LSHVAP LS-47.10 (Fuel Modification Zone Planting): <i>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.</i></p> <p>LSHVAP LS-47.11 (Emergency Vehicle Access): <i>The County shall require discretionary development to provide adequate, direct access for the accommodation of emergency vehicles.</i></p> <p>LSHVAP LS-47.12 (Fuel Modification Program Requirement): <i>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.</i></p>	
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Geologic and Seismic Policies	Consistency Analysis
<p>GP HAZ-4.1 (Projects in Earthquake Fault Zones): <i>The County shall prohibit new structures for human occupancy and subdivisions that contemplate the</i></p>	<p>Existing development on Parcels A and B have been sited and designed in a manner that ensures stability and structural integrity as verified through the County's building permit process. Site</p>

eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.

GP HAZ-4.3 (Structural Design): *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

GP HAZ-4.8 (Seismic Hazards): *The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

GP HAZ-4.13 (Design for Expansive Soils): *The County shall not allow habitable structures or individual sewage disposal systems to be placed on or in expansive soils unless suitable and appropriate safeguards are incorporated into the project design to prevent adverse effects.*

LSHVAP LS-51.1 (Seismic and Geologic Hazards): *The County shall require developers to provide all*

design would neither create nor contribute significantly to geologic instability or destruction of the site or surrounding areas. The area where the parcels are located can experience moderate shaking during earthquakes due to nearby fault lines. One of these faults runs near the northwest corner of Parcel A and about 230 feet south of the existing buildings on Parcel B (RMA GIS, 2024). The nearest earthquake fault hazard zone is approximately 6.0 miles north of the subdivision and outside of an Alquist-Priolo Special Fault Hazard Area.

No new development is proposed with the subdivision. Should future development occur on the resulting parcels, the property owner will be required to demonstrate that the site location is suitable for development through the preparation of a geotechnical report by a licensed engineer detailing construction techniques suitable for development. Through the building permit process, the County's Building and Safety Division will ensure that development will not create or contribute significantly to geologic instability or destruction of the site or surrounding areas.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies HAZ-4.1, HAZ-4.3, HAZ-4.8, and HAZ-4.13, and LSHVAP Policy LS-51.1.

necessary information relative to seismic and geologic hazards which may affect their project. The County shall require developers to specify how they intend to alleviate identified hazards.

Soil Erosion and Water Quality Policies

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

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

GP HAZ-4.7 (Temporary Revegetation on Graded Areas): *The County shall require, as necessary, the use of soil stabilization methods on graded areas to reduce the potential for erosion, particularly during the construction phase.*

GP HAZ-4.12 (Slope Drainage): *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

GP WR-1.2 (Watershed Planning): *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also*

Consistency Analysis

No new grading or ground disturbance is proposed with the subdivision. The project sites presently discharge drainage as sheet flow. The subdivision will not impact surface water quality, because existing development is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. Should future development occur on the resulting parcels, the property owner must demonstrate how drainage and runoff will be addressed through the preparation of a geotechnical report and drainage plans by a licensed engineer. The report must detail how all post-development drainage will be collected and transferred away from the property to an approved drainage disposal site. The drainage plans must demonstrate that that runoff from the future proposed development will not be released at a greater rate than the undeveloped flow and project runoff would not change peak flow, velocity, or duration in such a way as to create an adverse impact to downstream properties. Through the building permit process, the County's Building and Safety Division will ensure that development will not create or contribute significantly to run-off and degraded water quality.

In addition, potential future development will be required to comply with the County Stormwater Development Construction Program. Both programs are intended to enhance water quality by preventing pollutants from being discharged during the construction phase and for the life of the project. Should future

consider local watershed management plans when considering land use development.

GP WR-1.12 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

GP 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.*

development occur on the resulting parcels, the property owner will be required to implement Best Management Practices (BMPs) to reduce the potential for erosion and sedimentation. Typical BMPs include fiber rolls and sandbag barriers around drainage inlets (Exhibit 7, Condition No. 24).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies HAZ-4.5, HAZ-4.6, HAZ-4.7, HAZ-4.12, WR-1.2, WR-1.12, and WR-2.2.

Noise and Vibration Policies	Consistency Analysis
<p>GP HAZ-9.2 (Noise Compatibility Standards): <i>The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:</i></p> <ol style="list-style-type: none"> 1. <i>New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.</i> 2. <i>New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)</i> 3. <i>New noise sensitive uses proposed to be located near airports:</i> <ol style="list-style-type: none"> a. <i>Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or</i> b. <i>Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken</i> 	<p>Residential and agricultural uses are located on properties north, east and west of the subdivision. The noise that will be experienced on site will largely result from traffic on Potrero and Hidden Valley Road. Potrero Road is located within a mapped Community Noise Equivalent Level (CNEL) 60dB(A) noise contour which may exceed exterior noise levels thresholds specified in Ventura County General Plan Noise and Vibration Policy HAZ-9.2. Future ministerial development on the resulting parcels could be subject to noise levels from traffic along these roads that meet or exceed the CNEL 60dB(A) noise contour. To ensure that reasonably foreseeable ministerial development does not exceed exterior noise level thresholds specified in General Plan, the property owners of these resulting parcels will be required to limit construction activity for future 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 (Exhibit 7, Condition No. 17). At this time, it is unclear if reasonably foreseeable development of the resulting parcels would require pile-driving, vibratory compaction, demolition, drilling, or other similar types of vibration-generating activities. Potential future construction of accessory structures and accessory dwelling units could occur with the issuance of a ministerial Zoning Clearance or a discretionary entitlement, once the Parcel Map is recorded. The property owners will be required to limit the days and hours of noise generating activity associated with future construction, to avoid disruption to nearby noise sensitive uses.</p>

to ensure interior noise levels of CNEL 45 dB or less.

- 4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:
 - a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.**
- 5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

LSHVAP LS-52.1 (Hazards and Safety Element Compliance): *The County shall require development proposals to be subject to the policies and standards of the Noise section (Section 7.9) of the Hazards and Safety Element of the Ventura County General Plan. The County shall require noise levels for noise-sensitive uses proposed to be located near*

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policy HAZ-9.2 and LSHVAP Policy LS-52.2.

continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, to conform to the specific noise standards of said section.

LSHVAP LS-52.2 (Outdoor Construction Hour Limitations): *The County shall limit outdoor construction and grading operations to take place only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.*

Air Quality Policies	Consistency Analysis
<p>GP HAZ-10.11 (Air Quality Assessment Guidelines): <i>In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.</i></p> <p>GP HAZ-10.12 (Conditions for Air Quality Impacts): <i>The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to</i></p>	<p>No new development or ground disturbance is proposed as part of the subdivision; thus, the proposed subdivision complies with the General Plan with regards to air quality. Future development on the resulting parcels will require the issuance of a Zoning Clearance or discretionary entitlement and may include, but is not limited to, the construction of accessory dwelling units and accessory structures. It is anticipated that reasonably foreseeable development of the parcels will not exceed air quality impacts for any of the applicable Ventura County NCZO ministerial uses that are allowed on the subject parcels. Air quality impacts will be evaluated on a case-by-case basis for discretionary development.</p> <p>Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies HAZ-10.11 through HAZ-10.14 and LSHVAP Policies 56.2 and 56.3.</p>

avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encouraged in project design.

GP HAZ-10.13 (Construction Air Pollutant Best Practices): *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.*

GP HAZ-10.14 (Fugitive Dust Best Management Practices): *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

LSHVAP LS-56.2 (Air Pollutant Mitigation Measure Requirement): *The County shall require all air pollutant mitigation measures deemed appropriate by the APCD for all discretionary development.*

LSHVAP LS-56.3 (Air Pollution Control District Compliance): *The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and*

permit requirements, including using the best available control technology as determined by the APCD. The County shall encourage developers to employ innovative technology in order to minimize are pollution impacts

**EXHIBIT 5 – VENTURA COUNTY SUBDIVISION ORDINANCE (VCSO) DESIGN
CONSISTENCY ANALYSIS FOR TENTATIVE PARCEL MAP (TPM)
CASE NO. PL24-0008**

Pursuant to the VCSO (Sections 8205-5.1 and 8205-5.2), the proposed subdivision is allowed with the granting of a TPM and is subject to the design requirements of the VCSO (Article 4). Table 1 lists the applicable design requirements and a description of whether the proposed project complies with the design requirements. Upon the granting of the TPM, the proposed subdivision will comply with this requirement.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Lot Area Sec. 8205-5.1.1	Unless otherwise excepted, all proposed lots shall conform to the minimum lot area requirements of the General Plan (Land Use Policies – Minimum Parcel Size), and zone designation in which the property is located. In determining whether a proposed lot having a gross area of less than 10 acres conforms to such minimum area requirements, only the net area of the lot shall be considered unless the General Plan or Zoning Ordinances provide otherwise.	Yes. As shown on the proposed TPM (Exhibit 3), proposed Parcel A will be 179.96 acres and proposed Parcel B will be 203.01 acres.
Lot Lines Sec. 8205-5.1.2	Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the street as is practicable at the point at which the lot sideline terminates.	Yes. As shown on the proposed TPM (Exhibit 3), the sideline of the proposed lots are perpendicular to the centerline of the Potrero (Proposed Parcel A) and Hidden Valley Roads (Proposed Parcel B).
Lot Width Sec. 8205-5.1.3	All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 20 feet.	Yes. As shown on the proposed TPM (Exhibit 3), the width of proposed Parcel A is 3,174 feet and the width of proposed Parcel B is 1,590 feet.
Lot Depth Sec. 8205-5.1.4	For all proposed lots, the average lot depth shall not be greater than three times the average lot width unless the Planning Director, upon information presented by the applicant, determines that a greater depth is justified. The applicant shall use the following criteria to justify the modification of this requirement: a. Potential Amount of Grading – The amount and impact of on-site grading may be less with the provision of a greater lot depth. b. Usable Lot Area – The steepness of the topography of proposed lots, the configuration of the parent parcel, and the location of on-site natural features, such as barrancas, may necessitate a greater depth to provide usable lot areas. c.	Yes. As shown on the proposed TPM (Exhibit 3), the depth of proposed Parcel A is approximately 3,528 feet. The depth of proposed Parcel B is approximately 5,960 feet.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p>Flood Hazards – On-site and off-site flood hazards, such as streams, tributaries, and inundation areas subject to 100 year flood, may create a need for a greater depth to provide usable lot areas and buildable sites. d. Sun and Wind Orientation – A greater lot depth may be necessary to provide for passive and active solar heating and natural cooling opportunities. e. Other – Other criteria relevant to unique or uncommon physical features of the property may necessitate a greater depth to provide usable lot areas and buildable sites or to mitigate adverse environmental effects.</p>	
<p>Buildable Site Sec. 8205-5.1.5</p>	<p>Each proposed lot shall have at least one buildable site, except: a. Those parcels dedicated or offered for dedication to the County or some other public entity or reserved by recorded restrictions for flood control purposes, natural resource preservation (e.g., conservation parcels), common open space, or other similar purposes; and, b. Those lots created for such purposes as landfills, mining operations, or other similar, long-term uses which do not normally require a permanent, on-site principal structure and which lots are or will be subject to a discretionary permit issued by the County regulating their proposed use.</p>	<p>Yes. Proposed Parcel A is legally developed with an existing barn, dwelling, a second dwelling, stable, storage sheds and animal enclosure. Proposed Parcel B is legally developed with a single-dwelling unit.</p>
<p>Setbacks Sec. 8205-5.1.6</p>	<p>Each buildable site required by Section 8205-5.1.5 on a proposed lot shall be illustrated on the tentative map demonstrating that future and existing buildings can comply with the development standards of the zone designation pursuant to the applicable zoning ordinance and in accordance with Section J109, Ventura County Building Code, Appendix J. Whenever a subdivision results in a lot for which the only means of access is by way of an easement, that easement shall be considered a public road or street for purposes of determining setbacks for all lots over which the easement passes.</p>	<p>Yes. Proposed Parcel A is legally developed with an existing barn, dwelling, a second dwelling, stable, storage sheds and animal enclosure. Proposed Parcel B is legally developed with an existing single-family dwelling unit. Future development is not proposed currently on either parcel.</p>
<p>Access Sec. 8205-5.1.7</p>	<p>There shall be approved access to the subdivision and all lots within the subdivision shall have ingress and egress that meets the regulations regarding road standards for vehicles and fire equipment access pursuant to Section 4290 of the Public Resources Code, the Ventura County Fire Code, and the Ventura County Road Standards. Street layout shall be designed to provide for future access to, and</p>	<p>Yes. Access to proposed Parcel A would be taken from an existing easement adjacent to Potrero Road. Access to proposed Parcel B would be taken from an existing easement along the northern property line of proposed Parcel B that connects to Hidden Valley Road.</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	not impose undue hardship upon, property adjoining the subdivision.	
Agricultural Viability Sec. 8205-5.1.8	Each proposed lot which is subject, in whole or in part, to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200, of Division 1 of Title 5 of the Government Code) shall be capable of sustaining, independently of any other lot, a viable commercial agricultural use.	Not Applicable. The property is not currently within an LCA Contract.
Cultural Heritage Site Sec. 8205-5.1.9	The design of a subdivision shall not adversely affect the historical, architectural, or aesthetic interest or value of a potential or designated cultural heritage site as defined in the Ventura County Cultural Heritage Ordinance. When required by the Cultural Heritage Ordinance, the design must be reviewed by the Cultural Heritage Board and be granted a certificate of appropriateness or certificate of review.	Yes. The existing parcel was designated a Ventura County Landmark in 1987. The existing barn, dwellings, stable, storage sheds and animal enclosure on Parcel A are considered historic structures as part of the landmark designation. These structures are located on proposed Parcel A and will not be adversely affected by the subdivision.
Street Right of Way Sec. 8205-2.1	The street layout of a proposed subdivision shall be consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the General Plan. All streets that are to be offered for dedication and used for vehicular traffic shall be designed to conform to the Ventura County Road Standards and the Ventura County Fire Protection District Fire Apparatus Access Code, subject to any deviations authorized by those standards or guidelines and duly approved by the Public Works Director and Fire Chief. All street design elements not dictated by those standards or guidelines shall conform to good engineering practices and be approved by the Public Works Director and the Fire Chief.	Yes, the existing driveway on proposed Parcels A and B comply with the right of way and road alignments pursuant to the Circulation Element of the General Plan.
Utility Easements Sec. 8205-5.2.2	Whenever overhead utilities are allowed in a proposed subdivision by this Chapter, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of two abutting lots. This requirement may be modified or recommended for modification by the advisory agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility	Yes. Proposed Parcel A and Parcel B are developed with residential and agricultural related uses. As no new development is proposed on the resulting parcels, the undergrounding of utility lines is not required. All new utility lines are required to be underground (Exhibit 7, Condition No. 18).

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	easements, whenever necessary, shall be abutting and parallel to lot lines.	
<p>Drainage Facilities and Right of Way Sec. 8205-5.2.3</p>	<p>The design of a subdivision drainage system shall conform to the Ventura County Flood Plain Management Ordinance, the Ventura County Building Code, Appendix J Grading, and Division 6, Chapter 9 of the Ventura County Ordinance No. 4450, as may be amended, relating to stormwater quality management for unincorporated areas, and shall provide for the proper drainage of the subdivision and all lots and improvements therein based on the runoff that can be anticipated from ultimate development of the watershed in accordance with the General Plan. The subdivision shall contain no undrained depressions. The subdivision and all lots and improvements therein shall be protected from off-site drainage or flood damage. All public facilities such as sewer, gas, electrical, and water systems shall be located and constructed to minimize flood intrusion. Any concentrations or increases of surface water resulting from the development of the subdivision must be conveyed by means of adequate facilities to a suitable natural watercourse in the area. If any channels included in the Ventura County Watershed Protection District Comprehensive Plan for Flood Control lie within the parent parcel, the design shall depict all those channels and all rights-of-way reasonably necessary for their improvements and maintenance. Such rights-of-way shall include, in addition to the channels themselves, an access route complying with the Ventura County Watershed Protection District Design Manual alongside the entire length of open channels and directly over the entire length of underground channels.</p>	<p>Yes. The project site presently discharges drainage as sheet flow. The subdivision will not impact surface water quality, because existing development is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. This is because no new grading or ground disturbance is proposed with the subdivision. Should future development occur on the resulting parcels, the property owner must demonstrate how drainage and runoff will be addressed through the preparation of a geotechnical report and drainage plans by a licensed engineer.</p>
<p>State Highways Sec. 8205-5.2.4</p>	<p>If an existing or proposed state highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications and shall make the design of the proposed subdivision compatible with such state highway.</p>	<p>Not Applicable. The nearest existing state highway is State Route 23, which is located more than 5 miles north of the project site. There are no proposed state highways within 5 miles of the project site.</p>
<p>Public Water Agency Sec. 8205-5.2.5</p>	<p>Whenever a proposed subdivision is located within the boundaries of a public water agency willing and able to provide water service to the lots, the public water agency shall be chosen</p>	<p>Not Applicable. The project site is not served by a public water agency. Proposed Parcel A would be served by an existing well (Well</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	as the water purveyor for the proposed subdivision. At the time of tentative map approval, the advisory agency may waive the requirements of this section for good cause shown.	No. 3; State Well No. 01N19W30C01S) for domestic water. Proposed Parcel B would be served by an existing well (Well No. 6; State Well No. 01N19W30G01S) for domestic water.
Public Sewer Agency Sec. 8205-5.2.6	Whenever a proposed subdivision is located within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision. In all cases where sewage disposal is not to be by means of a sewer operated by a public sewer agency, it shall be by means of an on-site wastewater treatment system (OWTS) located entirely on the lot generating the sewage. At the time of tentative map approval, the advisory agency may waive the requirements of the first sentence of this section for good cause shown.	Not Applicable. The project site is not served by a public sewer agency. Proposed Parcel A will continue to be served by an existing Onsite Wastewater Treatment System (OWTS). Proposed Parcel B will continue to be served by existing standalone OWTS.
Street Lighting Sec. 8205-5.2.7	Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting. At the time of tentative map approval, the advisory agency may waive this requirement if it finds that inclusion within such a service area or other special district is unnecessary because of the size or location of the proposed lots.	Not applicable. The proposed subdivision is not located within a County Service Area for street lighting. Street lighting is not required.
Supplemental Facilities Sec. 8205-5.2.8	The County may require that improvements installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision, and that those improvements be dedicated to the public. Supplemental length may include minimum sized off-site sewer lines necessary to reach a sewer outlet in existence at that time. Any such requirement shall be subject to the condition precedent that the County or some other appropriate entity offer to enter into a reimbursement agreement with the subdivider pursuant to Article 6 (commencing with Section 66485) of Chapter 4 of the Government Code.	Not applicable. The Subdivider will not be required to make improvements to Potrero or Hidden Valley Roads, as these roads meet Ventura County Road Standards.

**EXHIBIT 6 – ADDITIONAL VENTURA COUNTY SUBDIVISION ORDINANCE (VCSO)
FINDINGS FOR TENTATIVE PARCEL MAP (TPM) CASE NO. PL24-0008**

Section 8205-6.6(b) of the Ventura County Subdivision Ordinance (VCSO) requires that certain findings be made that comply with Government Code section 66474.02 and Public Resource Code Section 4290 (a) and 4291 related to subdivisions located in a “state responsibility area” or a “very high fire hazard severity zone”. The proposed findings and supporting evidence are as follows:

1. Government Code Section 66474.02(a): Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177, a legislative body of a county shall, except as provided in subdivision (b), make the following findings:

(1) A finding supported by substantial evidence in the record that the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code or consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

(2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:

(A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

(B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

Staff Response: The subdivision is located within a high and very high fire hazard severity zone and a state responsibility area, necessitating specific finding in accordance with California Government Code section 66474.02.

The County finds, based on substantial evidence in the record, that the subdivision is consistent with state fire safety regulations and local ordinances, and that adequate structural fire protection and suppression services are available.

The subdivision design and ongoing parcel owner requirements align with regulations from the State Board of Forestry and Fire Protection pursuant to Public Resources Code Sections 4290 and 4291, as well as the more stringent Ventura County Fire Protection District Ordinance No. 32. While this subdivision map doesn't propose new development, each resulting parcel has adequate access to County maintained roads and the must perform annual hazard abatement around structures (100 feet) and along access roads for fire prevention.

The Ventura County Fire Protection District confirmed that it provided fire protection and suppression services to the subdivision, ensuring that emergency response needs are met. Ventura County Fire Station 33, addressed as 33 Lake Sherwood Drive, is approximately 3.3 miles northwest of the subdivision. No new fire stations or personnel will be required for the proposed subdivision or need to be funded to support the proposed project.

The Ventura County Fire Department reviewed the proposed subdivision and determined that it meets the requirements for tactical fire access, allowing for safe and efficient deployment of firefighting resources in the event of an emergency. Additionally, the department has verified that the sites have developed adequate water sources for firefighting purposes, providing a reliable means of suppressing fires.

Therefore, based on this evidence, the County finds that the proposed subdivision is consistent with state fire safety regulations and local ordinances, and that adequate structural fire protection and suppression services are available. The necessary findings are made in accordance with California Government Code section 66474.02, confirming that the subdivision meets the required standards for fire safety and emergency response.

- 2. Government Code Section 66474.02(b):** Upon approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177, a legislative body of a county shall transmit a copy of the findings required in subdivision (a) and accompanying maps to the State Board of Forestry and Fire Protection.

Staff Response: The project's final conditions of approval and map findings will be sent to the State Board of Forestry and Fire Protection following the Planning Director decision on the project. Based on the discussion above, this finding can be made.

- 3. Government Code Section 66474.02(c) (1):** Subdivision (a) does not apply to the approval of a tentative map, or a parcel map for which a tentative map was not required, that would subdivide land identified in the open space element of the general plan for the managed production of resources, including, but not limited to, forest land, rangeland, agricultural land, and areas of economic importance for the production of food or fiber, if the subdivision is consistent with the open space purpose and if, for the subdivision of land that would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure. All other structures shall comply with defensible space requirements described in Section 51182 of this code or Sections 4290 and 4291 of the Public Resources Code.

Staff Response: The project has a Countywide General Plan Land Use designation of Open Space and a Lake Sherwood Hidden Valley Area Plan Land Use designation of Open Space 20 acres minimum lot size (OS 20 ac), Open Space 40 acres minimum lot size (OS-40 ac) and Open Space 80 acres minimum lot size (OS-80 ac). The project includes the subdivision of a 410.87-acre parcel into two separate parcels. Proposed Parcel A would be 179.96 acres and proposed Parcel B would be 203.01 acres. No new development is proposed as the existing property is developed with a principal dwelling, an accessory dwelling and accessory structures related to agriculture. After the recordation of the final map, Parcel B will include a single-family dwelling unit. Annual fuel modification around all existing structures will continue to be required. Future development will be required to meet hazardous fire area building code and applicable VCFPD requirements in effect at the time of construction, including access, hazard abatement, fire department clearance, and inspection authority. Based on the discussion above, this finding can be made.

4. **Government Code Section 66474.02(c) (2):** Any later approval to remove a binding restriction placed as a condition of a tentative map, or a parcel map for which a tentative map was not required, that would allow the development of a building or structure for a parcel that has previously been exempted from the requirements of subdivision (a) pursuant to paragraph (1) of this subdivision shall be subject to the requirements of subdivision (a).

Staff Response: Condition of Approval No. 5 (Exhibit 7) requires the submittal and approval of a modification to the TPM prior to any change in the map configuration or change to the map conditions of approval. Based on the discussion above, this finding can be made.

5. **Government Code Section 66474.02(d):** This section does not supersede regulations established by the State Board of Forestry and Fire Protection or local ordinances that provide equivalent or more stringent minimum requirements than those contained within this section.

Public Resource Code Section 4290 (a): The board shall adopt regulations implementing minimum fire safety standards related to defensible space that are applicable to state responsibility area lands under the authority of the department, and to lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code. These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas approved after January 1, 1991, and within lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021. The board may not adopt building standards, as defined in Section 18909 of the Health and Safety Code, under the authority of this section. As an integral part of fire safety standards, the State Fire Marshal has the authority to adopt regulations for roof coverings and openings into the attic areas of buildings specified in Section 13108.5

of the Health and Safety Code. The regulations apply to the placement of mobile homes as defined by National Fire Protection Association standards. These regulations do not apply where an application for a building permit was filed prior to January 1, 1991, or to parcel or tentative maps or other developments approved prior to January 1, 1991, if the final map for the tentative map is approved within the time prescribed by the local ordinance. The regulations shall include all of the following:

- (1) Road standards for fire equipment access.
- (2) Standards for signs identifying streets, roads, and buildings.
- (3) Minimum private water supply reserves for emergency fire use.
- (4) Fuel breaks and greenbelts.

Staff Response: As evaluated in Exhibit 4 of the staff report, although no new development is proposed as part of the subdivision, the owners of the resulting parcels will be required to conduct annual hazard abatement. This includes removal of all flammable materials and vegetation within 100 feet of existing buildings and along access roads, in accordance with Ventura County Fire Protection District Ordinance No. 32. All new structures will be subject to current county building and VCFPD code standards.

Each parcel connects to the public road system via an easement that allows access to Potrero Road. Proposed Parcel A connects directly to Potrero Road, while Proposed Parcel B will connect through Hidden Valley Road. The easements and the driveways on them have been evaluated by the Ventura County Fire Department and have been determined to meet fire safety standards, including maximum grade and minimum width. Potrero Road and Hidden Valley Road are public roads adjacent to the subdivision. These roads are both built to urban standards and provide sufficient access to meet fire safety requirements.

Each proposed parcel would continue to be served by an existing well, which the VCFPD has determined to be adequate to provide the needed fire flow to the properties.

Ventura County Fire Station 33, addressed as 33 Lake Sherwood Drive, is approximately 3.3 miles northwest of the subdivision. No new fire stations or personnel will be required for the proposed subdivision. Annual fuel modification around all existing structures will continue to occur. Future development will be required to meet hazardous fire area building code and applicable VCFPD requirements in effect at the time of construction, including access, hazard abatement, fire department clearance, and inspection authority. Based on the discussion above, these findings can be made.

- 6. Public Resource Code Section 4290 (b):** The board shall, on and after July 1, 2021, periodically update regulations for fuel breaks and greenbelts near communities to provide greater fire safety for the perimeters to all residential, commercial, and industrial building construction within state responsibility areas and lands classified

and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code, after July 1, 2021. These regulations shall include measures to preserve undeveloped ridgelines to reduce fire risk and improve fire protection. The board shall, by regulation, define "ridgeline" for purposes of this subdivision.

Staff Response: There are no greenbelts located on the subject property. In addition, there is no ridgeline development proposed. Although no new development is proposed as part of the subdivision, the owners of the resulting parcels will be required to conduct annual hazard abatement in accordance with current Ventura County Fire Protection District Ordinance No. 32. Based on the discussion above, this finding can be made.

7. **Public Resource Code Section 4290 (c)**: These regulations do not supersede local regulations which equal or exceed minimum regulations adopted by the state.

Public Resource Code Section 4290 (d): The board may enter into contracts with technical experts to meet the requirements of this section.

Public Resources Code 4291(a): A person who owns, leases, controls, operates, or maintains a building or structure in the state responsibility area shall at all times do all of the following:

- (1)(A) Maintain defensible space of 100 feet from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The regulations may also alter the fuel reduction required between 5 and 30 feet to integrate the ember-resistant zone into the requirements of this section. Consistent with fuels management objectives, steps should be taken to minimize erosion, soil disturbance, and the spread of flammable nonnative grasses and weeds. For purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products, cultivated landscape plants, grasses, and weeds, and wildland vegetation.

Staff Response: The owners of the resulting parcels will be required to conduct annual hazard abatement in accordance with current Ventura County Fire Protection District Ordinance No. 32. Existing structures on the resulting parcels are located more than 100 feet all property lines and more than 10 from each side of the access roads. As such, offsite fuel modification is not required. Based on the discussion above, these findings can be made.

- 8. Public Resources Code 4291(b):** A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Fuel modification beyond the property line may only be required by state law, local ordinance, rule, or regulation in order to maintain 100 feet of defensible space from a structure. Fuel modification on adjacent property shall only be conducted following written consent by the adjacent landowner. Any local ordinance related to fuel modification shall be in compliance with all applicable state laws, regulations, and policies. Any local ordinance may include provisions to allocate costs for any fuel modification beyond the property line.

Staff Response: The developed areas on the parcels are 100 feet from the resulting property lines so, fuel modification will not be required on adjacent offsite properties. Based on the analysis, this finding can be made.

- 9. Public Resources Code 4291(c):** An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) if a fire expert, designated by the director, provides findings that the fuel modification is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(2) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(3) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

Staff Response: Based on the location of the developed areas on the parcels and associated access driveway, fuel modification on adjacent offsite properties will not be required and the VCFPD has indicated that a greater distance for hazard abatement is not needed. In addition, there are no trees within 10 feet of existing development with the proposed parcels. Based on this analysis, this finding can be made.

**EXHIBIT 7 - DRAFT CONDITIONS OF APPROVAL FOR ASH
TENTATIVE PARCEL MAP (TPM) 5835 CASE NO. PL24-0008**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division Conditions

1. Project Description

This tentative parcel map is based on and limited to compliance with the project description stated in this condition, Exhibit 3 of the Planning Director hearing on December 4, 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 to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the tentative map 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 tentative map and applicable law.

The Project description is as follows:

Tentative Parcel Map 5835 is granted to subdivide a 410.87-acre parcel into two parcels. The resulting Parcel A is 179.96 acres and Parcel B is 203.01 acres.

Parcel A is legally developed with an existing barn, two dwellings, stables, storage sheds and animal enclosures. Access to Parcel A is provided by an existing driveway with direct access to West Potrero Road at the northern property line. Parcel A is served by an existing well (Well No. 3; State Well No. 01N19W30C01S) for domestic water and firefighting purposes. An existing Onsite Wastewater Treatment System (OWTS) provides for domestic wastewater disposal.

Parcel B is legally developed with an existing single family dwelling unit. Access to Parcel B is provided by an existing easement that connects to Hidden Valley Road to the west. Parcel B is served by an existing well (Well No. 6; State Well No. 01N19W30G01S) for domestic water and firefighting purposes. An existing OWTS provides domestic wastewater disposal.

No new development or ground disturbance is planned, or necessary to subdivide the parcels, as the subdivision can be completed simply by recording the parcel map.

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

2. Conditions of Approval and Map Notations

The conditions of approval for this TPM supersede all conflicting notations, specifications, dimensions, typical sections, and the like which may be shown on the TPM.

3. Acceptance of Conditions and Schedule of Enforcement Responses

Recordation of the Parcel Map shall constitute acceptance by the Property Owner and all successors-in-interest of all conditions of approval for this TPM.

4. TPM Expiration

The TPM will expire on December 4, 2028 unless there are applicable statutory extensions for tentative maps as set forth in the California Subdivision Map Act, CA Code section 66410 et seq and Ventura County Subdivision Ordinance Section 8205-6.7 (Expiration and Extensions of Tentative Maps). Approval of a minor or major modification to the TPM shall not affect the expiration date of this TPM (See Condition No. 5, below).

Unless the Subdivider files a Parcel Map with the County Surveyor prior to expiration of this TPM, all proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new map. The Subdivider shall identify the new map as a previously approved but now expired map. The County Surveyor may approve a Final Parcel Map for recordation after the expiration date of this Final Parcel Map, if the Subdivider files the Final Parcel Map with the County Surveyor and the County Surveyor deems the Final Parcel Map complete, prior to the TPM expiration date.

5. Tentative Map Corrections and Amendments

Pursuant to the Ventura County Subdivision Ordinance Section 8205-7, the Planning Director may correct or amend this TPM, and the conditions of approval of this TPM, with the approval of a map amendment application. Pursuant to the Ventura County Subdivision Ordinance Section 8205-7.3(a), the Planning Director's approval of a tentative map correction or amendment does not affect the expiration date of this TPM (See Condition No. 4, above).

6. Parcel Map Processing Fees

Prior to recordation of the Parcel Map, the Subdivider must remit payment of all County processing fees billed to date. After recordation of the Final Parcel Map, the Subdivider must remit payment of any final processing fees within 30 days of the billing date.

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

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 TPM.

Requirement: Upon the request of the Planning Director, the Subdivider 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 TPM) to verify that the

Subdivider has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Subdivider 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 recordation of the Parcel Map.

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

8. Recorded Land Use Entitlement

Purpose: The Subdivider shall record a "Notice of Land Use Entitlement" form and the conditions of this TPM with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this TPM.

Requirement: The Subdivider shall sign, have notarized, and record with the Office of the County Recorder, an original wet signed "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this TPM, with the deed of the property that is subject to this TPM.

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

Timing: The Subdivider shall record the "Notice of Land use Entitlement" form and conditions of this TPM, prior to recordation of the Final Parcel Map.

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

9. Defense and Indemnification

- a. The Subdivider or Property Owner shall defend, at the Subdivider or Property Owner'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 TPM. The County

shall promptly notify the Subdivider or Property Owner of any such claim, action or proceeding and shall cooperate fully in the defense.

- b. The Subdivider or Property Owner 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 Subdivider or Property Owner, 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 Subdivider or Property Owner shall also indemnify, defend (at Subdivider or Property Owner 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 TPM, regardless of how a court apportions any such Liabilities as between the Subdivider or Property Owner, the County, and/or third parties. The County shall promptly notify the Subdivider or Property Owner of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this TPM, nor compliance with the conditions hereof, shall relieve the Subdivider or Property Owner from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this TPM serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

10. Invalidation of Condition(s)

If any of the conditions or limitations of this TPM 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 TPM conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Subdivider or Property Owner in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Subdivider or Property Owner shall be required to fully comply with this TPM, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This TPM 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 TPM, 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 TPM may be revoked.

11. 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 TPM, the County shall confer in writing with the Subdivider or Property Owner 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 Subdivider or Property Owner 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 Subdivider or Property Owner or a contractor of the Subdivider or Property Owner undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Subdivider or Property Owner or hires a consultant to review the work undertaken by a contractor of the Subdivider or Property Owner, the hiring of the consultant will be at the Subdivider or Property Owner's expense.

12. Relationship of TPM Conditions, Laws, and Other Entitlements

The Subdivider or Property Owner 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 TPM condition contained herein is in conflict with any other TPM condition contained herein, when principles of law do not provide to the contrary, the TPM condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this TPM for uses and subdivision of property 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 TPM, nor compliance with the conditions of this TPM, shall relieve the Subdivider or Property Owner from any responsibility otherwise imposed by law for damage to persons or property.

13. 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 Property Owner shall:

- i. Cease operations and assure the preservation of the area in which the discovery was made;
- ii. Notify the Planning Director in writing, within three days of the discovery;
- iii. 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;
- iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- v. Implement the agreed upon recommendations.

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

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

Monitoring and Reporting: The Property Owner shall provide the paleontological report to the Planning Division to be made part of the Project file. The Property Owner 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 Property Owner implements the recommendations set forth in the paleontological report, consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

14. Archaeological Resources Discovered During Grading

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

Requirement: The Property Owner shall implement the following procedures:

- i. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Property Owner 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.
- ii. If any human burial remains are encountered during ground disturbance or construction activities, the Property Owner 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 Property Owner 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 Property Owner has implemented any recommendations made by the archaeologist's report.

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

Monitoring and Reporting: The Property Owner shall provide the archaeological report to the Planning Division to be made part of the Project file. The Property Owner 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 Property Owner implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

15. Landscaping and Screening

Purpose: To comply with the County's landscaping requirements for future landscaping on the resulting lots.

Requirement: For all new landscaping, the Property Owner of each resulting parcel shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

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

- i. Provides visual relief and visual integration. The Property Owner must install landscaping that blends structures with their surroundings.
- ii. Ensures compatibility with community character. The Property Owner must install landscaping that visually integrates the development with the character of the surrounding community.
- iii. Retains and treats stormwater. The Property Owner must install landscaping that retains and treats stormwater as required pursuant to Condition No. 24.
- iv. For projects that require greater than 500 square feet of new landscaping Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance is required. The Property Owner must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

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

- a. **Use Available Non-Potable Sources of Water.** The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. **Protection of Existing Vegetation.** Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- c. **Fire Resistance.** Plant material installed in the fuel modification zone must be fire resistant.
- d. **Use Native Plant Species.**

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

Timing: The Property Owner shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in Section 8106-8.2.8 of the Non-Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Property Owner submits the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in Section 8106-8.2.3(a) of the Non-Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in Section 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

16. Lighting Plan

Purpose: To ensure future lighting on the subject property is provided in compliance with Section 8106-8.6 and 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and to ensure the following objectives are met that lighting:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.

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

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs).
- c. the lighting plan shall provide illumination information for all exterior lighting such as, walkways/driveways and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

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

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

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

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

17. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Noise Policy HAZ-9.2 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Property Owner 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 Property Owner 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 Property Owner 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 Property Owner shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, if the Property Owner receives noise complaints. The Property Owner must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Property Owner shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Property Owner shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Property Owner to submit the "Complaint Log" to the Planning Division, the Property Owner 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 Property Owner conducts grading and construction activities in compliance with this condition, consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Undergrounding of All Electric, Cable, Phone, Internet, and Gas Lines

Purpose: To provide adequate utility services to the site in keeping with General Plan Policy PFS-7.4 (Discretionary Development Utility Service Line Placement).

Requirement: In accordance with General Plan Policy PFS-7.4, the undergrounding of all electric, cable, phone, and gas lines shall be required. The Property Owner shall submit proposed grading and building plans denoting utility service lines to the Planning Division for review and approval.

Documentation: Project plans submitted for the Zoning Clearance shall include an exhibit depicting the location of utility service lines, points of connection, and alignment to the structures. These plans shall also depict tree protection zones. Utility lines shall be routed to avoid tree protection zones to the extent feasible. The Property Owner shall obtain the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file.

Timing: Prior to the issuance of a Zoning Clearance for future construction, the Property Owner shall submit to the Planning Division for review and approval final development plans showing that all electric, cable, phone, and gas lines to be undergrounded. Prior to the issuance of a Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division. Prior to final inspection by RMA Building and Safety Division, the project site shall be inspected by the Planning Division to ensure all electric, cable, phone, and gas lines have been placed underground.

Monitoring and Reporting: The Planning Division has the authority to ensure that all electric, cable, phone, and gas lines have been placed underground. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of NCZO § 8114-3.

19. Certificate of Appropriateness Application

Purpose: Section 1371 of Ventura County Ordinance No. 4604 requires submission and approval of a Certificate of Appropriateness (COA) application by the Cultural Heritage Board (CHB) or CHB staff prior to commencement of work or receipt of necessary permits for maintenance, alterations, restoration, rehabilitation, remodeling, addition, demolition, or relocation of a designated or potentially eligible Cultural Heritage Site.

Requirement: The COA is a required authorization prior to the issuance of a permit or commencement of work. In order for a COA to be issued, it must be found that the scope of work will not adversely affect the designated Cultural Heritage Site's values. To make this determination, staff and the CHB use the Secretary of the Interior's Standards in conducting our analysis of a subject property and proposed project. These are a set of

guidelines and principles related to the treatment of historic properties, including preservation, rehabilitation, restoration, and reconstruction. Please find information related to the Secretary of the Interior's Standards here:

<https://www.nps.gov/tps/standards.htm>.

Most proposed actions fall within the scope of Rehabilitation. Refer to the ten Rehabilitation standards here:

<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

Documentation: For any scope of work that requires cultural heritage review, CHB staff require the following materials:

- Completed and signed COA application form:
https://vcrma.org/docs/images/pdf/planning/programs/chb/Certificate__Appropriateness_Review_Application.pdf;
- Digital site plans and elevations (24x36 and 11x17), including window and door schedule;
- Architectural cut sheets for all proposed materials (windows, doors, roofing, siding, signage, lighting, etc)
- One set of color photographs. Photographs of all sides of the building(s) and surroundings, including neighborhood context. Include historic (and "before") photographs if available.
- Recommended: Historic resources report or evaluation prepared by an architectural historian or historic preservation professional meeting the Secretary's Standards.

Timing: The COA is a required authorization prior to the issuance of a land use permit. The CHB currently meets as needed on the second and fourth Mondays of the month. The project planner should allow thirty days prior to the next meeting for CHB staff to process the project. Following the meeting of the CHB, CHB staff will forward the results of the CHB's review. The CHB, on some occasions, will require a site inspection and may take more than one meeting to deal with the project.

Environmental Health Division Conditions

20. 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 Property Owner 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.

21. New OWTS Installation

Purpose: To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an 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: The Property Owner shall submit a soils/geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD) staff. The Property Owner shall also obtain the approval of EHD staff to install an OWTS on the property. During the ministerial permitting process, the proposed OWTS will be required to meet all current building code, system design, and system installation/construction standards at the time of submittal.

Documentation: Submit soils/geotechnical report, OWTS design, and OWTS application to the EHD for review and approval. Submit all applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc.,

to EHD for review and approval.

Timing: Prior to the issuance of a building permit pertaining to the project, OWTS design approval and permit to construct the OWTS shall be obtained from EHD.

Monitoring: To assure compliance with this condition, EHD staff shall review and verify all relevant documentation, including but not limited to: geotechnical report, system design calculations, building codes, and historic geological data for the area. Once the OWTS design has been evaluated to the satisfaction of EHD staff, the OWTS plans will be approved and EHD staff shall issue a permit to construct, conduct site inspections, and give final approval of the OWTS.

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 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.

PUBLIC WORKS AGENCY CONDITIONS

Advanced Planning Section

22. Floodplain Development Permit

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: When future development occurs on Parcel A, the Property Owner shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

Timing: The Floodplain Development Permit shall be obtained by the Property Owner prior to issuance of a building permit for any new development.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

23. Elevation Certificate

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.2 and HAZ-2.5 by obtaining an elevation certificate.

Requirement: When future development occurs on Parcel A and Parcel B, the Property Owner shall provide Elevation Certificate for each permitted structure.

Documentation: The Elevation Certificate(s) prepared by a licensed Civil Engineer or Licensed Public Land Survey.

Timing: The Elevation Certificate(s) shall be prepared prior to occupancy of any new structures.

Monitoring and Reporting: A copy of the approved Elevation Certificate(s) shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

County Stormwater Program Section

24. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part 4.F., "Development Construction Program", of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., "Development Construction Program", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Property Owner shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at:

<https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction of any new development.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

Groundwater Program Section

25. Locate Well

Purpose: To prevent the migration of potential impacts and contaminants to groundwater.

Requirement: The Property Owner shall locate State Well Number 01N19W30F06S, which is listed with Ventura County records as "Cannot Locate".

Timing: Prior to the issuance of a building permit, the Property Owner shall locate and verify the existence of the referenced well.

Monitoring and Reporting: A registered well inspector will conduct a search of the well and prepare a formal report, which shall be provided to the Groundwater Section for review and approval. The report will be maintained on file by the Ventura County Public Works Agency.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District

26. Fugitive Dust

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

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

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

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.

- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

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

27. Nuisance

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

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

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

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

Timing: Throughout the life of the construction/grading permit.

Reporting and Monitoring: Monitoring and Enforcement of APCD Rule 51 is enforceable by APCD on a complaint-driven basis.