



Planning Director Staff Report Hearing on May 28, 2026

County of Ventura • Resource Management Agency

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

TENTATIVE PARCEL MAP NO. 6094, CASE NO. PL23-0011

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Tentative Parcel Map (TPM) for a two-lot subdivision. The existing 21,788 sq. ft. lot will be subdivided to create a 10,387 sq. ft. (10,136 net sq. ft.) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a 364 sq. ft. garage; Parcel 2 will be developed with the existing 1239 sq. ft. Single Family Dwelling and the existing 378 sq. ft. carport. (Case No. PL23-0011).
2. **Applicant/Property Owner:** Adan and Estela Ayala, 3565 and 3563 Orange Drive, Oxnard, CA 93036.
3. **Property Owner:**
4. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Ordinance (VCSO) (Section 8205-6 et seq), the Planning Director is the decision-maker for the requested TPM.
5. **Project Site Size, Location, and Parcel Number:** The 21,788 sq. ft. project site is located north of the intersection of East Ventura Boulevard and Orange Drive, addressed as 3565 and 3563 Orange Drive, in the community of Nyeland Acres, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 149-0-061-050 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Very Low Density Residential
 - b. El Rio/Del Norte Area Plan Land Use Map Designation: Urban Residential 2-4 DU/AC (Dwelling Units per Acre)
 - c. Zoning Designation: RE-10,000 sq. ft. (Rural Exclusive-10,000 sq. ft. minimum lot area)

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

| Location in Relation to the Project Site | Zoning | Land Uses/Development |
|--|-------------------|-----------------------|
| North | RE-10,000 sq. ft. | Residential |
| East | RE-10,000 sq. ft. | Residential |
| South | RE-10,000 sq. ft. | Residential |
| West | RE-10,000 sq. ft. | Residential |

8. History: The existing parcel “parent” parcel is developed with two single family homes; the original residence addressed as 3565 Orange Drive and was constructed in 1959. The second residence addressed as 3563 Orange Drive was constructed in 2008.

9. Project Description: The applicant requests the approval of a Tentative Parcel Map (TPM), for a two-lot subdivision of a 21,788 sq. ft. lot. The TPM will create a 10,387 sq. ft. (10,136 net sq. ft) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a new 364 sq. ft. garage; Parcel 2 will be developed with the existing 1239 sq. ft. Single Family Dwelling and the existing 378 sq. ft. carport. The applicant will demolish the existing garage located within the flag lot portion of Parcel 2 and construct a new two-car garage or carport prior to recordation of the map. Water will be provided by the Garden Acres Mutual Water Company and sewer will be provided by the County of Ventura Service Area No. 30(CSA 30) (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. Sections 15315 (Minor Land Division) allows for an exemption from environmental review for divisions of property in urbanized areas zoned residential into four or fewer parcels when the division is in conformance with General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent. The subject property will result in the division of four or fewer parcels (two lot subdivision), in conformance with General Plan and zoning requirements, will not require a variance or exception, all services and access to the proposed parcels are available and, the subject property has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Section 15301 (Existing Facilities) subsection (i(4)) allows an exemption from environmental review for the demolition and removal of accessory structures including garages and Section 15303 (New Construction or Conversion of Small Structures) subsection (e) allows an exemption from environmental review for limited number of small structures including garages and carports.

Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15315, 15301 (i(4)) and 15303 (e) of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN / EI RIO/DEL NORTE AREA PLAN

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

D. ZONING / SUBDIVISION ORDINANCE COMPLIANCE

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

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

Table 1 – Development Standards Consistency Analysis

| Type of Requirement | Zoning Ordinance Requirement | Complies? |
|---|------------------------------|---|
| Minimum Lot Area (Gross) | 10,000 sq. ft. | Yes, Parcel 1 will be 10,387 gross sq. ft. (10,136 sq. ft net) and Parcel 2 will be 11,401 gross sq. ft. (11,301 sq. ft. net). |
| Maximum Percentage of Building Coverage | 35% | Yes, Parcel 1 will be at 12% and Parcel 2 will be at 16%. |
| Front Setback | 20 feet | Yes, Parcel 1 will have a 49 ft setback and Parcel 2 will have a 29 ft setback for the carport and 56 ft setback for the residence. |
| Side Setback | 5 feet | Yes, Parcel 1 will have a 15 ft and 6 ft side setbacks and |

Table 1 – Development Standards Consistency Analysis

| Type of Requirement | Zoning Ordinance Requirement | Complies? |
|-------------------------|------------------------------|---|
| | | Parcel 2 will have a 5.9 ft and 8.3 ft side setbacks. |
| Rear Setback | 15 feet | Yes, Parcel 1 rear setback is 119 ft for the residence and 75 ft for the garage. Parcel 2 rear setback is 19.3 ft for the existing residence. |
| Maximum Building Height | 25 feet | Yes, all existing structures are under 25 ft in height. |

Pursuant to the VCSO (Section 8205-1), the proposed subdivision is allowed with the granting of a TPM. Upon the granting of the TPM, the proposed subdivision will comply with this requirement.

The proposed project involves a subdivision that is subject to the design requirements of the VCSO (Section 8205-5). Table 2 lists the applicable design requirements and a description of whether the proposed project complies with the design requirements.

Table 2 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|--|--|--|
| Lot Area Section 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. The two-lot subdivision of a 21,788 sq. ft. parcel will create a 10,387 gross sq. ft. (10,136 net sq. ft.) Parcel 1 and a 11,401 gross sq. ft. (11,301 net sq. ft.) Parcel 2. |
| Lot Lines Section 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. The sidelines of the subject lot are perpendicular to Orange Drive (Exhibit 3). |
| Lot Width Section 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. Parcel 1 width will be 50.30 ft and Parcel 2 (Flag Lot) will have a 20 ft wide access strip. |
| Lot Depth Section 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: | Yes. Parcel 1 will be 50.30 ft wide and 201.93 ft in depth. Parcel 2 (Flag Lot) will be 50.30 ft wide for the part of the parcel behind Parcel 1 and will be 20 ft wide for the flag lot access strip. |

Table 2 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|---|--|---|
| | <ul style="list-style-type: none"> 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. 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>Buildable Site Section 8205-5.1.5</p> | <p>Each proposed lot shall have at least one buildable site, except:</p> <ul style="list-style-type: none"> 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>Yes. Both parcels are currently developed with Single Family Dwellings.</p> |
| <p>Setbacks Section 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. Both parcels are currently developed. Parcel 1 will be conforming to setback and covered parking requirement when the existing garage in the flag lot portion of Parcel 2 is demolished and a new garage is constructed for Parcel 1. Parcel 2 is conforming to setback requirements of the NCZO. The existing residence on Parcel 1 will</p> |

Table 2 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|---|--|---|
| | | be conforming to minimum 5 ft setback from the flag lot. |
| <p>Access Section 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 not impose undue hardship upon, property adjoining the subdivision.</p> | <p>Yes. Both parcels have access from Orange Drive, Parcel one has direct access from the street and Parcel 2 will have access via the flag lot 20 ft strip.</p> |
| <p>Agricultural Viability Section 8205-5.1.8</p> | <p>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.</p> | <p>Not applicable. There are no Land Conservation Act contracts recorded on the subject lot.</p> |
| <p>Cultural Heritage Site Section 8205-5.1.9</p> | <p>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.</p> | <p>Not applicable. The subject lot does not include a cultural heritage site.</p> |
| <p>Street Rights-of-Way Section 8205-5.2.1</p> | <p>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.</p> | <p>Yes. Existing access to both parcels is from Orange Drive, a county road right-of-way. A 5-foot-wide frontage street dedication is proposed (Exhibit 3).</p> |
| <p>Utility Easements Section 8205-5.2.2</p> | <p>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</p> | <p>Yes. Both parcels are connected to utilities, including existing overhead utilities. Parcel 2 will require its own water and sewer connection, both utility lines will be provided underground via the 20 ft flag lot strip (Exhibit 3).</p> |

Table 2 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|--|--|---|
| | <p>circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be abutting and parallel to lot lines.</p> | |
| <p>Drainage Facilities and Right-of-Way Section 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 is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of moderate flood hazard Zone X shaded. This is evidenced on FEMA Map Panel 06111C0910E effective January 20, 2010. Public Works Agency Watershed Protection has conditioned the project to require a flood zone clearance prior to obtaining a building permit (Exhibit 5, Condition No. 17)</p> |
| <p>State Highways Section 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. Highway US 101 is approximately 1,100 ft south of the project, however, there is not direct access from Orange Drive to US 101.</p> |
| <p>Public Water Agency Section 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 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.</p> | <p>Yes. Water will be provided by the Garden Acres Mutual Water Company (Exhibit 6).</p> |

Table 2 – Design Requirements Consistency Analysis

| Type of Requirement | Subdivision Ordinance Requirement | Complies? |
|--|--|--|
| <p>Public Sewer Agency Section 8205-5.2.6</p> | <p>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.</p> | <p>Yes. Sewer will be provided by the County of Ventura Service Area No. 30 (Exhibit 7).</p> |
| <p>Street Lighting Section 8205-5.2.7</p> | <p>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.</p> | <p>Not applicable. The proposed subdivision is not within a County Service Area that is providing street lighting.</p> |
| <p>Supplemental Facilities Section 8205-5.2.8</p> | <p>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.</p> | <p>The subject lot is surrounded by developed residential lots, no capital improvements or new utility improvements will be required. Parcel 2 will require connection to existing sewer and water line on Orange Drive, the lines will run from orange drive underground within the 20 ft flag lot strip. Additionally, a 5 foot right of way dedication of street frontage is proposed to comply with Condition of Approval No. 16 Exhibit 5).</p> |

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed subdivision is consistent with the State Subdivision Map Act, Government Code, and County Subdivision Ordinance (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, VCSO, or other County ordinance [Section 8205-6.6(a)].**

As discussed in Section A.9 of this staff report, the project is for a two-lot subdivision of a 21,788 sq. ft. lot. The TPM will create a 10,387 sq. ft. (10,136 net sq. ft.) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Following the recording of the final map, the existing parcel will be subdivided into two lots. The project does not include an expansion of the existing residential use or residential density, the number of dwellings (units) will not increase. However, prior to recordation, the subdivider will be required to demolish the existing garage located within the flag lot portion of Parcel 2 and construct a new two-car garage within Parcel 1 as shown in the TPM (Exhibit 3). The proposed subdivision does not violate any standards, requirements or conditions of the Subdivision Map Act, VCSO, or other County ordinances.

Based on the discussion above, 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)) [Section 8205-6.6(b)].**

As discussed in Section C of this staff report, the project is consistent with the Ventura County General Plan and El Rio/Del Norte Area Plan.

Based on the discussion above, 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 [Section 8205-6.6(c)].**

As discussed in Sections A.8 and A.9 of the staff report, the project site is developed with two Single-Family homes. The residence addressed as 3565 Orange Drive was constructed in 1959 and the residence addressed as 3563 Orange Drive was constructed in 2008. The project site is located within a mapped liquefaction zone, if a building permit is required the geological hazards will be addressed as part of the building permit review and approval. The TPM was reviewed the VCFD, after map recordation the subdivider will need to comply with VCFD Private Roads/Driveways, Turnarounds, Fire-Flow Verification and Fire Department Clearance standards (Exhibit 5, Condition No.19, 20 and 21).

Based on the discussion above, this finding 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 site is physically suitable for the proposed density of development. The existing residences were constructed in 1959 and 2008. As discussed in Section D of this staff report, both parcels will be consistent with the development standards in the RE-10,000 sq. ft. zone. The project does not include an expansion of the existing residential use or residential density, the number of dwellings (units) will not increase.

Based on the discussion above, 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 proposed project is a two-lot subdivision and is not located near fish or wildlife habitat. The project site is located within a residential neighborhood. The project does not have the potential to cause environmental damage or injury to fish or wildlife or their habitat.

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

6. The design of the subdivision or type of improvements is not likely to cause serious public health problems (See Gov. Code § 66474(f)) [Section 8205-6.6(f)].

The design of the subdivision is not likely to cause serious public health problems. The project site is within an area of the county that has existing and adequate utilities and access roads.

Based on the discussion above, 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)].

The proposed project is a two-lot subdivision, Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a 364 sq. ft. garage, Parcel 2 will be developed with the existing 1239 sq. ft. Single Family Dwelling and existing 378 sq. ft. carport. The design of the subdivision will not conflict with the recorded easements (Exhibit 3). Access to the subject lot is via Orange Drive, a county road right-of-way.

Based on the discussion above, 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 project site does not front any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

Based on the discussion above, 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)].**

The project site is not located in an area where oil and gas leases exist.

Based on the discussion above, 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 project site is not encumbered by a contract under the California Land Conservation Act, an open-space easement pursuant to the Open-Space Easement Act of 1974, an agricultural conservation easement, or a conservation easement.

Based on the discussion above, 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)].**

The project site has street frontage on Orange Drive, a county road right-of-way. Both Parcels will have access from Orange Drive, Parcel 1 will have direct access from the street and Parcel 2 will have access via the flag lot 20 ft strip. No secondary access is required, Parcel 2 will provide a dedicated Fire Department Turnaround (Exhibit 3).

Based on the discussion above, 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)].**

The project site is not located within an Earthquake Fault Zone pursuant to the Alquist-Priolo Earthquake Fault Zoning Act.

Based on the discussion above, 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)].**

The project site is currently developed; with two single family homes. No new residential development is proposed.

Based on the discussion above, 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)].**

The project site is located within a residential neighborhood that has existing and adequate cable television and communication systems.

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

- 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)].**

The proposed subdivision is not a “housing development project” as defined in Government Code section 65589.5.

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

- 16. 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(p)].**

The project site is not located within a “state responsibility area” or a “very high fire hazards severity zone” as defined in Government Code Section 51177.

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

- 17. 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)].**

No other laws that require a specific finding be made to approve the TPM have been enacted after the adoption of the Ventura Subdivision Ordinance. Thus, this finding can be made.

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with Government Code Section 65091, VCSO Section 8215-1. On May 15, 2026, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On May 15, 2026, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Oxnard's Sphere of Influence. Therefore, on February 2, 2024, the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the city might have on the proposed project. A comment from the City of Oxnard was received via email on February 21, 2024, asking if there would be enough water supply for a possible ADU or Junior ADU. On March 27, 2024, the Planning Division responded via email, stating that the Garden Acres Mutual Water Company, the water purveyor for this area, has a Water Availability Letter (WAL) and has provided a 'will serve' letter, which confirms that water is available for the proposed project.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15315 (Minor Land Division), Section 15301 (Existing Facilities) subsection (i)(4) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines;
3. **FIND** that Tentative Parcel Map No. 6094 (Case No. PL23-0011) complies with the Tentative Parcel Map approval standards of the Ventura County Subdivision Ordinance, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **APPROVE** Tentative Parcel Map No. 6094 (Case No. PL23-0011), subject to the conditions of approval (Exhibit 3);
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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 Noe Torres at (805) 654-3635 or Noe.Torres@venturacounty.gov.

Prepared by:

Noe Torres

Noe Torres, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:

Susan Curtis

Susan Curtis
Assistant Planning Director
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Tentative Parcel Map No. 6094
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Conditions of Approval
- Exhibit 6 Water Will Server Letter
- Exhibit 7 Sewer Availability Letter



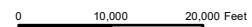
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 04-13-2026

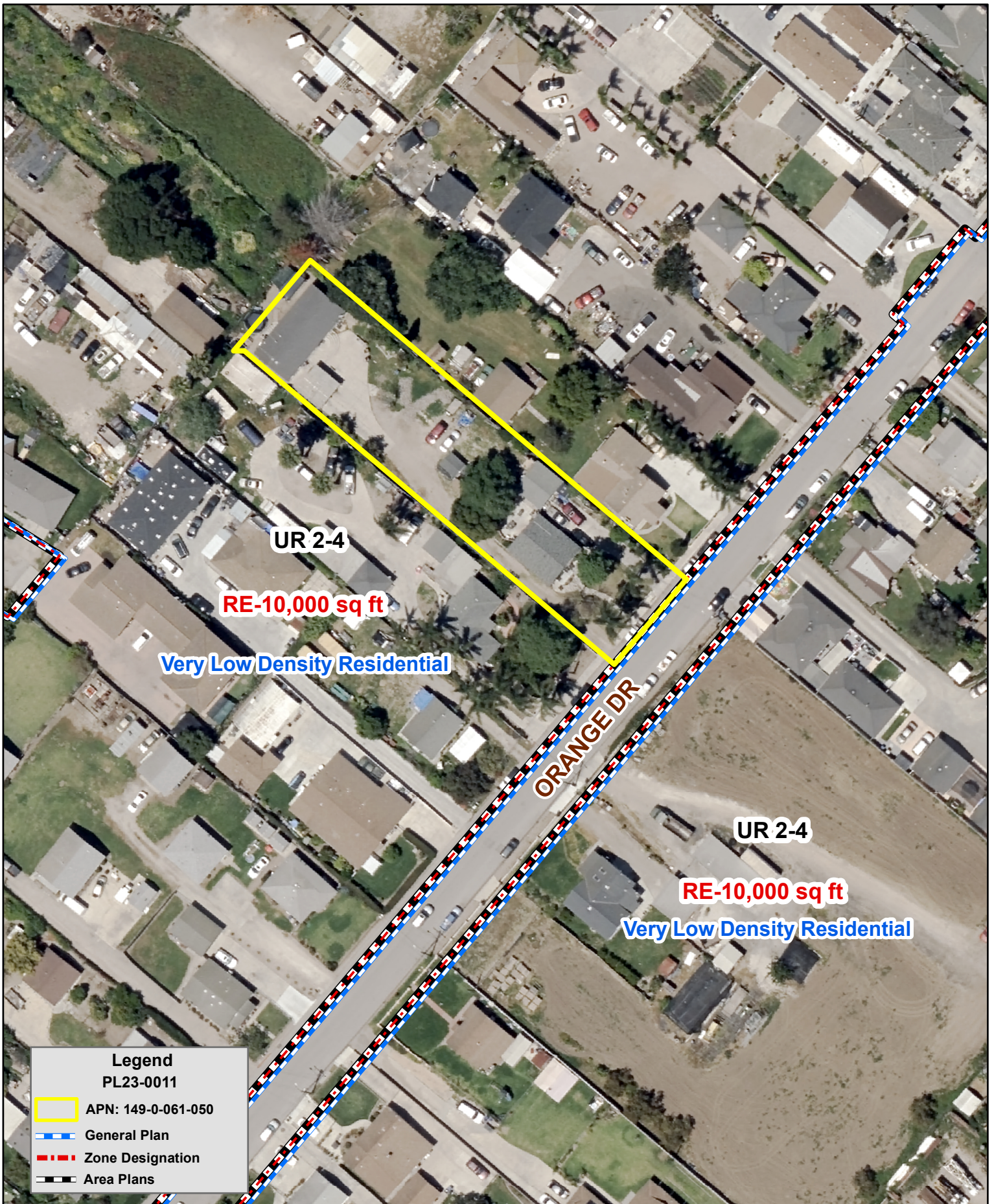


County of Ventura
Planning Director Hearing
05/30/2026
PL23-0011
Exhibit #2: Maps



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.





UR 2-4

RE-10,000 sq ft

Very Low Density Residential





ORANGE DR

UR 2-4

RE-10,000 sq ft

Very Low Density Residential

Legend
 PL23-0011

-  APN: 149-0-061-050
-  General Plan
-  Zone Designation
-  Area Plans



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 04-13-2026
 This aerial imagery is under the
 copyrights of Vexcel 2024



County of Ventura
 Planning Director Hearing
 3635 Orange Dr.
 Oxnard CA 93030
 APN: 149-0-061-050
 PL23-0011
 General Plan and Zoning Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





149-0-061-050

ORANGE DR

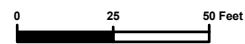
Legend
 PL23-0011
 APN 149-0-061-050



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 04-13-2026
This aerial imagery is under the
copyrights of Vexcel 2024



County of Ventura
Planning Director Hearing
3635 Orange Dr.
Oxnard CA 93030
APN: 149-0-061-050
PL23-0011
Aerial Photography



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH



Site

LEGEND
PL23-0011
 **APN: 149-0-061-050**

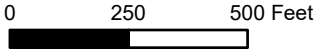
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed



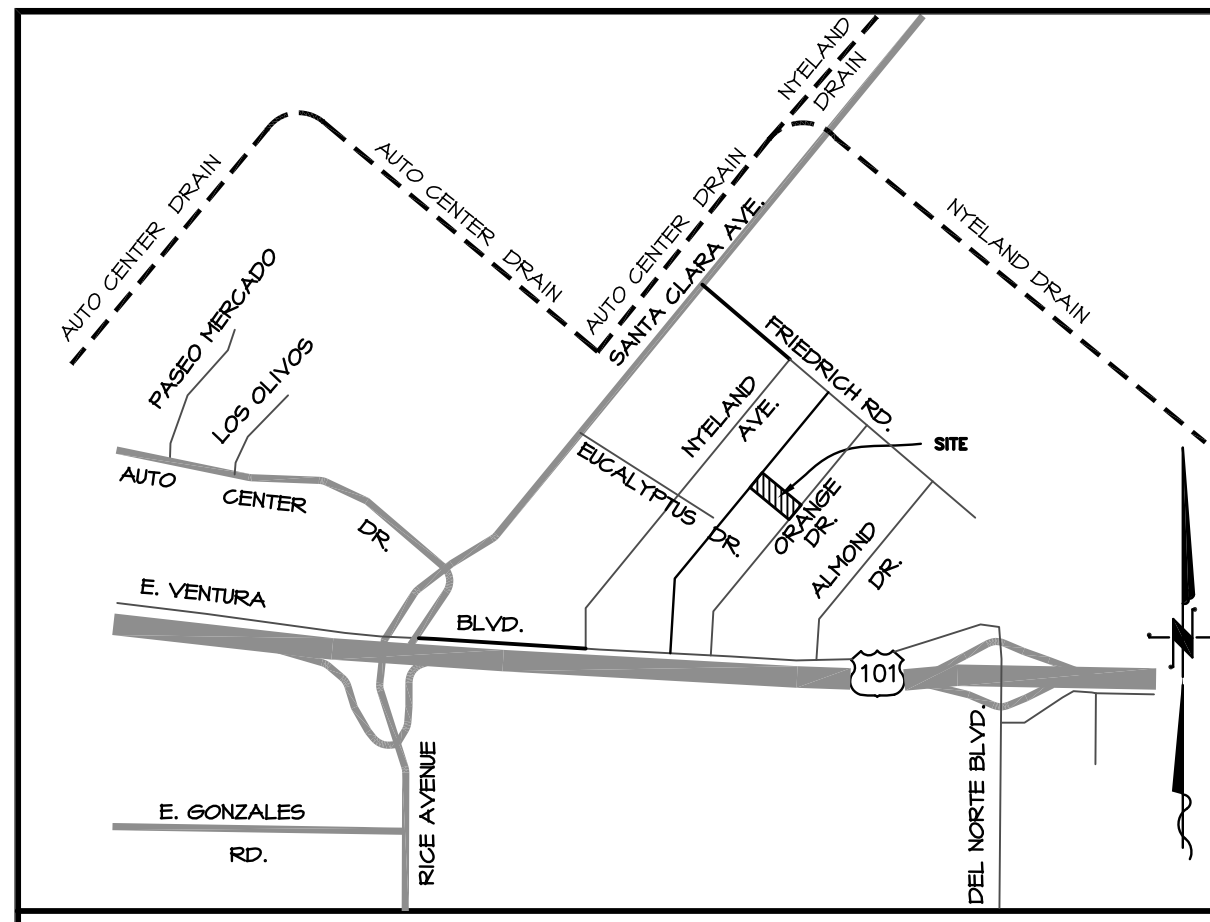
County of Ventura
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 4-13-2026
 Source: Oxnard U.S.G.S.
 7.5 Minutes Quadrangle
 Contour Interval = 20 ft



County of Ventura
Planning Director Hearing
3635 Orange Dr.
Oxnard CA 93030
APN: 149-0-061-050
PL23-0011
Topo Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



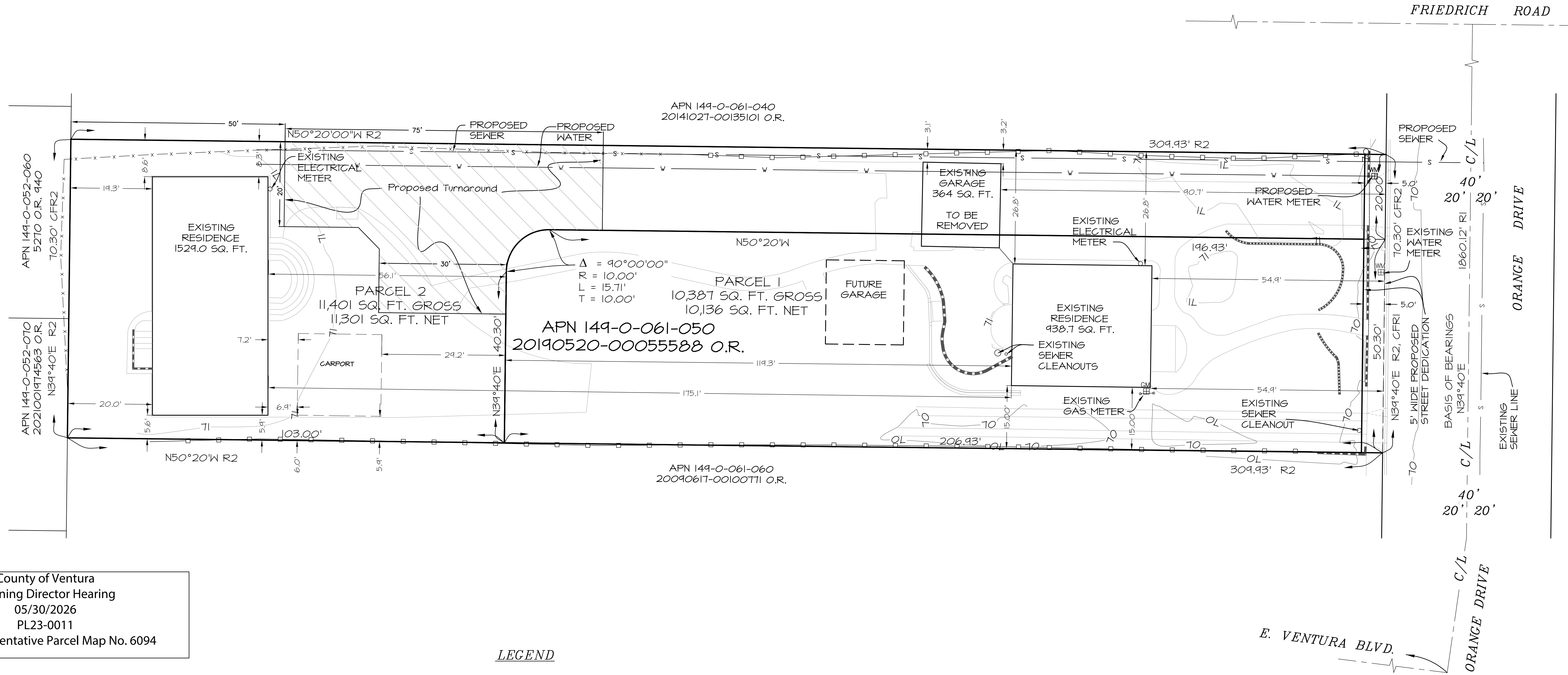
VICINITY MAP
N.T.S.

UTILITIES:

| | |
|-------------|---------------------------------------|
| WATER | NYELAND AGRES MUTUAL WATER CO. |
| SEWER | NYELAND AGRES COUNTY SERVICE AREA #30 |
| ELECTRICITY | SO. CAL EDISON |
| GAS | SO. CAL GAS COMPANY |
| TELEPHONE | VERIZON |
| CABLE | SPECTRUM |
| SCHOOLS | EL RIO SCHOOL DISTRICT |

VENTURA COUNTY BENCH MARK NO. 35-2 (VCPID 580)
 0.35 OF A MILE NORTHEASTERLY ALONG SANTA CLARA AVENUE FROM THE INTERSECTION OF SANTA CLARA AVENUE AND HIGHWAY 101, 156 FEET SOUTHWESTERLY FROM THE INTERSECTION OF SANTA CLARA AVENUE AND EUCALYPTUS DRIVE, 18.7 FEET NORTHWESTERLY FROM THE CENTER OF SANTA CLARA AVENUE, 20.5 FEET EAST FROM POWER POLE #1604631E, 1 FOOT FROM THE SOUTHWESTERLY END AND ON A 9-INCH X 21 FT. CONCRETE HEADWALL, A STANDARD BENCH MARK MONUMENT SET FLUSH IN CONCRETE HEADWALL STAMPED 35-2 1965 WITH A METAL GUARD POST 1 FOOT NORTHWEST.
 DATED 1990 ELEVATION = 78.21 FEET

BASIS OF BEARINGS:
 THE BEARING N34°40'E ALONG THE CENTERLINE OF ORANGE DRIVE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 26, PAGE 13 OF RECORD OF SURVEYS, RECORDS OF VENTURA COUNTY, HAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

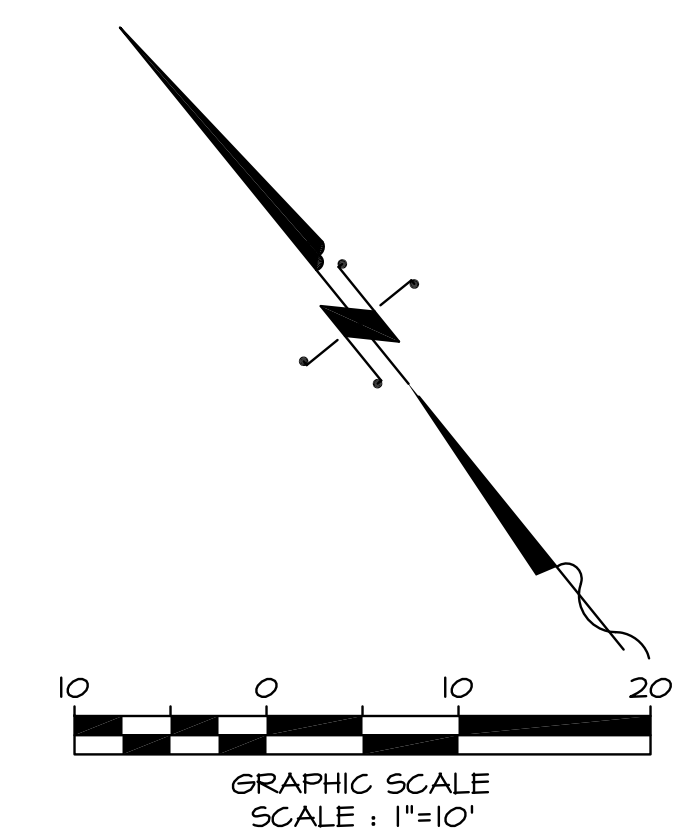


County of Ventura
 Planning Director Hearing
 05/30/2026
 PL23-0011
 Exhibit #3: Tentative Parcel Map No. 6094

LEGEND

| | |
|-----------------------------|-------|
| PROPOSED SEWER LINE | — S — |
| PROPOSED WATER LINE | — W — |
| 2' HI BLOCK WALL | — ■ — |
| WOODEN FENCE | — □ — |
| CHAIN LINK FENCE | — x — |
| CENTERLINE | C/L |
| GAS METER | GM |
| WATER METER | WM |
| CF = CALCULATED FROM | |
| RI = 26 RS 13 | |
| R2 = 20190520-00055588 O.R. | |

- NOTES:**
- PRESENT ZONING RE-10,000 SQ. FT.
 - PROPOSED ZONING RE-10,000 SQ. FT.
 - ASSESSOR PARCEL NO. 149-0-061-050
 - TOTAL GROSS AREA = 0.5 ACRES 21,788 SQ.FT.
TOTAL NET AREA = 0.49 ACRES 21,437 SQ.FT.
 - PROPOSED 2 SFD RESIDENTIAL LOTS
 - OAK TREES ON SITE - NONE
 - FLOOD ZONE "X" SHADED
 - COMMUNITY - VENTURA COUNTY NO. 060413
PANEL NO. 0910, SUFFIX E
MAP NUMBER 0611100910E
DATED JAN. 20, 2010
 - WELLS ON SITE - NONE
 - WATERCOURSES ON SITE - NONE
 - NO DRAINAGE DEVICE ON SITE.
 - PROPERTY IS NOT IN FIRE HAZARD ZONE
 - NO ENVIRONMENTALLY SENSITIVE AREAS ON SITE
 - NO OIL WELLS OR GAS PIPELINES ON SITE



2 PARCELS: 0.5 ACRES +/-
 21,788 SQ.FT. GROSS +/-

OWNERS:
 ADAN AND ESTELA AYALA
 3565 ORANGE DRIVE
 OXNARD, CA 93036
 805-343-7562
 E-Mail: adanayala2@gmail.com

PREPARED BY:
 DAVID L. COVARRUBIAS
 COVARRUBIAS CONSULTING & RESEARCH LLC
 2362 NO. OXNARD BLVD., SUITE 201
 OXNARD, CA 93036
 805-446-1928, 805-604-3382

EASEMENT NOTES:

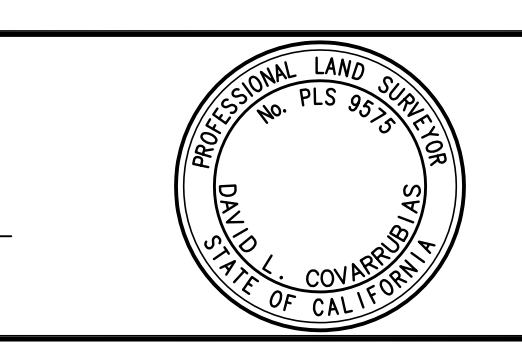
| | | |
|---|---|--|
| 1 | GRANTED TO: EASEMENT PURPOSES: RECORDED DATE: RECORDING NO. AFFECTS: | GARDEN ACRES MUTUAL WATER COMPANY LYING, REPAIRING, RENEWING AND MAINTAINING PIPE LINES JUNE 30, 1931 BOOK 354, PAGE 104 OF OFFICIAL RECORDS BLANKET EASEMENT OVER EXISTING PARCEL - NOT PLOTTED |
| 2 | RESERVED BY: EASEMENT PURPOSES: RECORDED DATE: RECORDING NO. AFFECTS: | GERTUDE M. ROUSSEY LYING, PLACING, CONSTRUCTING, REPAIRING AND RENEWING WATER AND GAS PIPE LINES, TELEPHONES AND ELECTRIC LINES, ETC. JUNE 27, 1939 BOOK 594, PAGE 337 OF OFFICIAL RECORDS BLANKET EASEMENT OVER EXISTING PARCEL - NOT PLOTTED |
| 3 | IN FAVOR OF: EASEMENT PURPOSES: RECORDED DATE: RECORDING NO. AFFECTS: | COUNTY OF VENTURA WASTE WATER FACILITIES SEPTEMBER 30, 1981 81-092596 OF OFFICIAL RECORDS BLANKET EASEMENT OVER EXISTING PARCEL - NOT PLOTTED |

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |

Subdivider:
 Adan Ayala and Estela Ayala
 3565 Orange Drive
 Oxnard, CA 93036
 805-343-7562
 E-Mail: adanayala2@gmail.com

COVARRUBIAS
 CONSULTING
 &
 RESEARCH

2362 No. Oxnard Blvd., Suite 201
 Oxnard, CA 93036
 Phone: 805-604-3382 OFFICE, 805-496-1928 DIRECT
 MAR. 10, 2026
 LICENSED LAND SURVEYOR, LS 9575 DATE
 DAVID L. COVARRUBIAS



PREPARED: September, 2023
TENTATIVE PARCEL MAP NO. 6094
 BEING A SUBDIVISION OF A PORTION OF LOT 64 OF THE RANCHO SANTA CLARA DE NORTE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 26, PAGE 13 OF MICHIGAN RECORDS (MAPS) JULY 2023 1 OF 1 SHEETS

EXHIBIT 4
CONSISTENCY WITH THE GENERAL PLAN AND EL RIO/DEL NORTE AREA PLAN
FOR TENTATIVE PARCEL MAP NO. 6094,
CASE NO. PL23-0011

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

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

The proposed project is a TPM for a two-lot subdivision, two lots from one parent parcel.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*, as well as the El Rio/Del Norte Area Plan *Goals and Policies*.

1. Land Use and Community Character

General Plan Policy LU-1.4 (Land Use Patterns): The County shall ensure that new land use patterns emphasize efficient use of land and infrastructure, walkable neighborhoods, contemporary development practices, and sense of place consistent with the Guidelines for Orderly Development.

General Plan Policy LU-4.3 (Minimum Parcel Size)

The County shall require subdivisions of land to meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A.

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

General Plan Policy 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.

ED-9.1 Discretionary Residential Development in El Rio/Del Norte

The County shall condition new discretionary residential development to be compatible with its surrounding land uses and to maintain the character of the El Rio/Del Norte area.

| |
|--|
| County of Ventura Planning Director Hearing 05/30/2026 PL23-0011 Exhibit # 4: General Plan Consistency Analysis |
|--|

ED-17.2 Review of All Discretionary Development

The County shall review and condition all discretionary development projects to ensure that they are in conformance with the Building Intensity, Population Density Summary Table (Table ED-3), compatible with their surroundings, are of highest quality and best design feasible, are consistent with the character of the El Rio/Del Norte area and are beneficial to the community as a whole.

ED-26.2 Visual Impacts from Utility Lines

The County shall require utility lines to use or parallel existing utility right-of-way's where feasible and avoid impacting the viewshed from U.S. 101 (Ventura Freeway), Highway 118 (Los Angeles Avenue), State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue (within the El Rio/Del Norte Area Plan Boundary) when not in conflict with the rules and regulations of the California Public Utilities Commission. When such viewsheds cannot be avoided, the County should require transmission lines to be designed and located in a manner to minimize their visual impact.

Staff Analysis: The proposed project is a TPM for a two-lot subdivision, the existing 21,788 sq. ft. lot will be subdivided to create a 10,387 sq. ft. (10,136 net sq. ft.) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a new 364 sq. ft. garage; Parcel 2 will be developed with an existing 1,239 sq. ft. Single Family Dwelling and the existing 378 sq. ft. carport. The project site is zoned RE-10,000 sq. ft. (Rural Exclusive 10,000 sq. ft. minimum lot area). The TPM will create two parcels that will be at least 10,000 sq. ft. in net acres. The community of Nyeland acres is developed with mostly residential development, neighboring parcels are developed with one or two units per parcel and residential accessory structures. The project site is developed with two residences, the unit at the front of the property is addressed as 3565 Orange Drive (938 sq. ft.), the unit at the rear of the property is addressed as 3563 Orange Drive (1,239 sq. ft.). The property is also developed with a 364 sq. ft. detached garage and a 380 sq. ft. carport. As part of the project, the existing 364 sq. ft. garage will be demolished, and a new 364 sq. ft. garage will be constructed prior to recordation of the Parcel Map. The project site is within an existing residential area that contains adequate roads and infrastructure to serve residential uses. The project has been conditioned the PWA County Stormwater, the 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" (Exhibit 5, Condition No. 18). Additionally, the project site is served by overhead electrical utilities, both water and sewer will continue to be underground.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-1.4, LU-4.3, LU-16.1, WR-3.3, El Rio/Del Norte Area Plan ED-9.1, ED-17.2 and ED-26.2

2. Public Facilities, Services and Infrastructure

General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure Availability): The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.

General Plan Policy PFS-4.1 (Wastewater Connections Requirement): The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.

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

General Plan Policy PFS-7.4 (Discretionary Development Utility Service Line Placement): 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.

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

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

Staff Analysis: The project site is located within the Nyeland Acres community, this area of the unincorporated area of Ventura County contains functional public facilities, services, and infrastructure. As part to the TPM, Parcel 2 will be required to connect directly to both existing water and sewer connections on Orange Drive. The Garden

Acres Mutual Water Company has an approved Water Availability Letter (WAL15-0006) and will continue to serve the property with domestic water. A new connection will be required for Parcel 2, a Water Will Serve Letter was provided by the subdivider (Exhibit 6). The Ventura County Service Area No. 30 will continue to provide sewer service, a Sewer Availability Letter from Ventura County Service Area was also provided by the subdivider (Exhibit 7). The project does not involve construction or expansion of the existing residential use or an increase in residential density. The project site is located within FEMA FIRM Panel No. 06111C0910E, the project has been conditioned by PWA Watershed Protection to require Flood Clearance prior to obtaining a building permit (Exhibit 5, Condition No. 17).

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-1.7, PFS-4.1, PFS-6.5, PFS-7.4, WR-1.11 and WR-2.2

3. Hazards and Safety

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

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

General Plan Policy 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.

General Plan Policy HAZ-12.1 (Access Points for New Subdivisions):

The County shall require new residential subdivisions to provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed if a single proposed access road conforms to the County Road Standards, Ventura County Fire Department Access Standards, and when the County Fire Chief approves the proposed deviation.

Staff Analysis: The project site is developed with two residences, a detached garage and a detached carport. No expansion of the residential use or residential density is proposed. The project site is located within a residential community that contains functional public facilities, services, and infrastructure. The Fire Department reviewed the project and conditioned the project to comply with VCFD Fire Access and Turnarounds Standards (Exhibit 5, Condition No. 19 and 20).

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-11.4, PFS-12.3, PFS-12.4 and HAZ-12.1.

ED-21.1 Public Review Authority

The El Rio/Del Norte Municipal Advisory Council shall continue to be the Board of Supervisors' recognized public review group for the El Rio/Del Norte area. All County and city applications for discretionary permits and all environmental documents for projects which would affect the El Rio/Del Norte area shall be sent to the Board of Supervisors' Office for transmittal to the El Rio/Del Norte Municipal Advisory Council as early in the process as possible.

ED-21.2 Notification of the El Rio/Del Norte Municipal Advisory Council

All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisors' Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters.

Staff Analysis: Board of Supervisors District No. 3 was notified of the proposed project on January 25, 2024.

Based on the discussion above, the proposed project is consistent with El Rio/Del Norte Area Plan Policies ED-21.1 and ED-21.2.

ED-27.3 School District Review of Discretionary Residential Development

The County shall provide the Oxnard Union High School District and Rio School District the opportunity to review discretionary residential development and public park and recreational facility proposals.

Staff Analysis: On February 2, 2024, Oxnard Union High School District and Rio School District were provided notification of the project, and no comments were received to date.

Based on the discussion above, the proposed project is consistent with El Rio/Del Norte Area Plan Policies ED-27.3.

EXHIBIT 5

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP NO. 6094, CASE NO. PL23-0011

Please note the following abbreviations are used throughout this document:

Ventura County Non-Coastal Zoning Ordinance – NCZO

Ventura County Subdivision Ordinance – VCSO

Tentative Parcel Map – TPM

California Environmental Quality Act – CEQA

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. 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 below, Exhibit 3 of the Planning Director hearing on May 28, 2026, and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The applicant requests the approval of a Tentative Parcel Map (TPM), for a two-lot subdivision of a 21,788 sq. ft. lot. The TPM will create a 10,387 sq. ft. (10,136 net sq. ft.) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a new 364 sq. ft. garage; Parcel 2 will be developed with the existing 1239 sq. ft. Single Family Dwelling and the existing 378 sq. ft. carport. The applicant will demolish the existing garage located within the flag lot portion of Parcel 2 and construct a new two-car garage or carport prior to recordation of the map. Water will be provided by the Garden Acres Mutual Water Company and sewer will be provided by the County of Ventura Service Area No. 30(CSA 30) (Exhibit 3).

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

| |
|---|
| County of Ventura Planning Director Hearing 05/30/2026 PL23-0011 Exhibit #5: Conditions of Approval |
|---|

2. TPM Modification

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

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

3. Construction Activities

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

4. Conditions of Approval and Map Notations

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

5. Tentative Parcel Map Expiration

This Tentative Parcel Map shall expire on ____ (36 months from approval). Approval of a minor or major modification to this Tentative Parcel Map shall not affect the expiration date of this Tentative Parcel Map.

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

6. Acceptance of Conditions

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

7. Tentative Parcel Map Modification

Pursuant to the VCSO (Section 8205-7), the Planning Director or Planning Commission (as applicable) may change this Tentative Parcel Map, and the conditions of approval of this Tentative Parcel Map, with the approval of a map modification application. Pursuant to the VCSO (Section 8205-8.3), the Planning Director's or Planning Commission's approval of a minor or major modification (respectively) does not affect the expiration date of this Tentative Parcel Map.

8. Tentative Parcel 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 Parcel Map, the Subdivider must remit payment of any final processing fees within 30 days of the billing date.

9. Time Limits

- (1) The approval decision for this TPM becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, and prior to map recordation, the Permittee must obtain a Zoning Clearance for the demolition of the existing garage within the flag lot portion of Parcel 2 and Zoning Clearance for construction of a new garage in Parcel 1.
- (2) This TPM shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for the demolition of the existing garage within the flag lot portion of Parcel 2 and Zoning Clearance for construction of a new garage in Parcel 1 within one year from the date the approval decision of this TPM becomes effective. The Planning Director may grant a one year extension of time to the Subdivider in order to obtain the Zoning Clearance for demolition and construction, if the Subdivider can demonstrate to the satisfaction of the Planning Director that the Subdivider has made a diligent effort to implement the Project, and the Subdivider has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for the demolition of the existing garage within the flag lot portion of Parcel 2 and Zoning Clearance for construction of a new garage in Parcel 1, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for demolition and construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this TPM.

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

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

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

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

11. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this TPM in the chain of title for the subject property to describe the responsibilities of the permittee and property owner for compliance with permit conditions and to notify the current and future Property Owner(s), Permittee(s), lessees, and other users and occupants of the subject land of the conditions of this TPM, and to comply with NCZO Section 8111-8.3.

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

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

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

Monitoring and Reporting: The Permittee 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.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this TPM. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this TPM, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this TPM, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this TPM serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this 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 Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall

be required to fully comply with this 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, Planning Commission, 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.

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

The Subdivider 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 from any responsibility otherwise imposed by law for damage to persons or property.

15. Construction Noise

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

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

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required

signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

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

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

PUBLIC WORKS AGENCY (PWA)

Transportation Department Conditions

16. Dedication of Right-of-Way

Purpose: Right-of-way shall be required when the existing right-of-way adjacent to and along the Project parcel is less than the right-of-way required by the applicable and current County Road Standard Plate.

Requirement: Orange Drive has an existing right-of-way width of 40 feet. The minimum required right-of-way width is 49 feet per Road Standard Plate B-5[B]. Right-of-way is required in accordance with the County of Ventura Public Works Agency Road Standards; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development.

a. Dedicate 4.5 feet of right-of-way (half of minimum street right-of-way required) along the parcel's frontage on Orange Drive in accordance with Road Standard Plate B-5[B].

b. Submit to the Public Works Agency – Transportation Department a legal description describing the public right-of-way being dedicated as Exhibit "A" and a right-of-way dedication map as Exhibit "B" prepared by a Registered Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying.

c. Submit to the Public Works Agency – Transportation Department a processing fee for the costs incurred in processing the dedication. The Permittee must contact the agency for the deposit amount. Email any inquiries to pwa.transpermits@ventura.org. Upon approval of deposit amount, permittee will have option to pay fee with credit card through Accela Citizen Access (ACA).

Documentation: See “a”, “b”, and “c” above.

Timing: This condition shall be met prior to the recordation of the Parcel Map.

Monitoring and Reporting: The Public Works Agency – Transportation Department will review the documentation for conformance with the project conditions. The Public Works Agency – Real Estate Services will prepare the dedication and file the document with the County Recorder. The Public Works Agency – Transportation Department will notify Resource Management Agency when the document has been filed.

Watershed Protection District (WPD) Conditions

Advanced Planning Section

17. Flood Zone Clearance

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: The Applicant shall obtain a Flood Zone Clearance from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Flood Zone Clearance issued by the Public Works Agency Floodplain Manager.

Timing: The Flood Zone Clearance shall be obtained by the Applicant prior to obtaining a building permit.

Monitoring and Reporting: A copy of the approved Flood Zone Clearance 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

18. Compliance with Stormwater Development Construction Program

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

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

Documentation: The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

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

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSP-3)

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

19. Private Access Road Design

Purpose: To ensure that adequate fire department access is provided and to comply with current California State Law and Ventura County Fire Protection District Ordinance (VCFPD).

Requirement: The Permittee shall design all new private roads in accordance with Public Road Standards and any additional design requirements outlined in the conditions of approval for the project below, unless modified by the VCFPD. All required Fire Access Roads and Driveways, along with cross section(s), shall be shown on the final map or parcel map.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit a copy of the proposed access plan to the VCFPD for approval before issuance of building permits. All required access shall be installed before the start of combustible construction.

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

20. Turnarounds

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

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

- i. Does not exceed a 5% cross-slope in any direction.
- ii. Located within 150 feet of the end of the access road / driveway
- iii. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- iv. Kept free of obstructions at all times.
- v. If located within a common lot or easement that is 5 feet wider than the required driveway and turnaround area widths (2 ½ feet on each side).

Documentation: A stamped copy of the approved access plan.

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

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

21. Fire Department Clearance

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

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

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

**Conditions for Tentative Parcel Map No.
6094 Case No PL23-001
Date of Public Hearing: May 28, 2026
Date of Approval:**

Subdivider: Adan Ayala

**Location: 3565 Orange Drive, Oxnard
Page 11 of 11**

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

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

DRAFT

county of ventura

**PUBLIC
WORKS**

April 26, 2018

Garden Acres Mutual Water Company
Attention: Michael L. Barber, President
720 N. Ventura Road, Suite 3
Port Hueneme, CA 93041-3008

**Re: ACCEPTANCE OF WATER AVAILABILITY LETTER, WAL15-0006
GARDEN ACRES MUTUAL WATER COMPANY**

JEFF PRATT
Agency Director

Central Services Department
J. Tabin Cosio, Director

Engineering Services Department
Christopher Cooper, Director

Transportation Department
David Fleisch, Director

Water & Sanitation Department
Michaela Brown, Director

Watershed Protection District
Glenn Shephard, Director

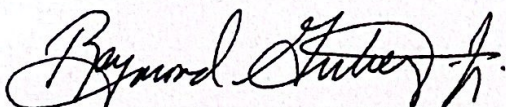
Dear Mr. Barber:

This letter is to advise you that the "Engineering Analysis and Information for Water Availability Letter (WAL)," dated April 25, 2018, by Civil Engineer Louis M. Nagy for Garden Acres Mutual Water Company has been accepted by the County of Ventura.

The WAL has been completed in accordance with the County of Ventura Waterworks Manual, 2nd edition. The WAL identifies the *Maximum Service Connections (N)* within the service area boundary at 369 where the *Actual Service Connections* issued is 273. The current *Connections Available* as of the date of this letter is 96. In accordance with section 1.3.8 of the VCWWM, the County will accept Will Serve Letters issued by Garden Acres Mutual Water Company only if there is existing additional capacity shown in the WAL that is not dependent on future improvements to the Water Purveyor's system. The Will Serve Letter must be signed by a member of the purveyor's Board of Directors or General Manager and include a copy of the most recent WAL accepted by the County. The submission shall include an accounting of Will Serve Letters issued compared to number of unused services remaining the WAL.

If you have any questions, please call me at 805-654-2059.

Sincerely,



Raymond Gutierrez, Jr., PE, CFM, Manager
Development and Inspection Services Division
Engineering Services Department

cc: Ryan Kraai, Ventura County Fire District
Louis M. Nagy, Water Resource Engineering Associates



Hall of Administration L #1600
800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2018 • FAX (805) 654-3952 • <http://www.ventura.org/pwa>



County of Ventura
Planning Director Hearing
05/30/2026
PL23-0011
Exhibit #6: Water Will Server Letter

Scanned with CamScanner

GARDEN ACRES MUTUAL WATER COMPANY

3701 Orange Drive, Oxnard, CA 93036

(805) 415-2787

WILL SERVE LETTER #11 of 95

This letter certifies that Garden Acres Mutual Water Company ("Garden Acres"), water purveyor, issues its approval to:

Adan and Estela Ayala

For the purposes of **one** new structure over 1,000 square feet at an existing location of 3563 Orange Drive, Oxnard, CA 93036, APN: 149-0-061-050.

Garden Acres holds an unrevoked permit to operate a public water system issued by the State of California Department of Health Services. As of this date, the water system conforms with:

- a. State Primary Drinking Water Standards as described in the California Code of Regulations (CCR), Title 22, Section 64421 et seq; AND
- b. CCR, Title 22, Section 64560; AND
- c. The proposed parcel will be served through an existing connection provided by Garden Acres; AND
- d. 1 inch water meter.

We have conducted the appropriate accounting and Garden Acres certifies that this Will Serve Letter is number 11 of 95 currently available for issuance, as certified by the Water Availability Letter on file with the County of Ventura Public Works Agency Development & Inspection Services Division.

Dated: September 22, 2022

Issued by:



Michael L. Barber, General Manager



Central Services
Joan Araujo, Director

Engineering Services
James O'Tousa, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

November 17, 2023

County of Ventura
Resource Management Agency
Building & Safety
800 South Victoria Avenue, L#1700
Ventura, CA 93009

Subject: 3565 Orange Drive
Oxnard, CA 93036
APN: 149-0-061-050
Sewer Availability Letter

The subject property is within the service area of County Service Area No. 30 (CSA 30) for sewer service. CSA 30 has sanitary sewer service facilities available for the existing parcel and can issue a Sewer Will Serve Letter for the official recorded parcel provided that fees are paid, and certain conditions are met.

Presently, an existing dwelling is located on the existing parcel of land which is to undergo a lot split. There is an 8" sewer main within Orange Drive. The recorded lot shall connect to the CSA 30 sewer main per 9-6 of the Rules and Regulations for County Service Areas.

The applicant shall submit a set of stamped "Planning Approved" plans for review along with a completed and signed Will Serve Letter application which includes a fixture unit calculation worksheet.

A construction permit shall be issued by our office upon submittal and approval of required documents. A pre-construction meeting shall be conducted prior to the beginning of the subject construction.

This letter is not to be construed as a "Will Serve" Letter. Final approval by CSA 30 shall be required prior to issuance of Certificate of Occupancy.

County of Ventura
Planning Director Hearing
05/30/2026
PL23-0011
Exhibit #7: Sewer Availability Letter



Sincerely,

Homer Arredondo
Engineer IV
Water and Sanitation Department

For W&S use only:

- Final approval by Water and Sanitation is required prior to Certificate of Occupancy
- Final approval by Water and Sanitation is not required prior to Certificate of Occupancy

