



Planning Director Staff Report Hearing on October 27, 2022

County of Ventura • Resource Management Agency

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

HOTEL AND RESTAURANT PLANNED DEVELOPMENT PERMIT, CASE NO. PL22-0070

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for a proposed hotel use and restaurant use within an existing historic hotel structure (Case No. PL22-0070).
2. **Applicant:** Ken Wiseman, PO Box 313, Piru, CA 93040
3. **Property Owner:** CBNH Investments, LLC, PO Box 313, Piru, CA 93040
4. **Applicant's Representative:** Nichole Garner, Jensen Design & Survey, Inc., 1672 Donlon Street, Ventura, CA 93003
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
6. **Project Site Size, Location, and Parcel Number:** The 0.62-acre project site is located at 691 Main Street, near the intersection of Main Street and Center Street, in the community of Piru, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 056-0-093-135 and -145 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Urban
 - b. Piru Area Plan Land Use Map Designation: Commercial
 - c. Zoning Designation: CPD/CBD (Commercial Planned Development, Community Business District Overlay Zone)
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	R1-6,000 sq. ft. (Single-Family Residential Zone, 6,000 sq. ft. minimum parcel size)	Center Street, residential dwellings
East	R1-6,000 sq. ft.	Alley, residential dwellings

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	R1-6,000 sq. ft.	Residential dwelling
West	CPD/CBD	Commercial business, residential dwelling

9. History: The proposed hotel and restaurant would replace the residential care facility use (Conditional Use Permit Case No. PL19-0035) currently operating within the existing historic Piru Hotel structure on the subject property. The historic structure was built in 1888 as a hotel and designated a Historic Landmark (No. 124) in April 1989. The historic structure has operated with various uses over the years.

10. Project Description: The applicant requests a PD Permit for a proposed hotel use within an existing two-story structure (designated as a Cultural Heritage Landmark). The proposed hotel use would replace the Intermediate Residential Care Facility use (which was approved by the County) currently operating within the existing structure. The existing structure would include 10 guest lodging rooms with bathrooms, one manager’s quarters with bathroom (total of 11 occupant rooms), lobby, living room, kitchen, and dining rooms. The hotel would operate twenty-four hours per day, seven days a week (check in 3:00 p.m. - 8:00 p.m., check out 11:00 a.m.). Lodging would be available to guests for short-term stays. Separate existing on-site structures/areas include a storage/laundry structure and trash enclosure.

The applicant also proposes a restaurant that would be open to the public (not limited to lodging guests). Dining would occur inside (max. 8 seats within a 300 sq. ft. area) and outside in the outdoor patio area (max. 16 seats within a 674 sq. ft. area). Initially the restaurant food would be prepared off site by an outside catering firm. Later, restaurant food would be prepared on site within the existing kitchen of the existing hotel structure. Meals would be served according to the following schedule:

- Breakfast daily: 7:00 a.m. – 8:30 a.m.
- Lunch daily: 11:30 a.m. – 2:00 p.m.
- Dinner Thursday through Saturday: 5:00 p.m. – 9:00 p.m. indoors and 9:00 p.m. –10:00 p.m. outdoors on the patio.

No exterior building alterations, construction or grading are proposed. No changes to exterior lighting fixtures or new lighting are proposed. Proposed changes to signage would be limited to lettering changes of the existing, freestanding Piru sign (located within the northeastern portion of the property) and a new, small sign near or at the entrance of the historic hotel structure. Two short-term bicycle racks (or design) must be installed (pursuant to NCZO Sections 8108-4.7 and 8108-6.1) in a manner that would not degrade or obstruct the exterior appearance of the historic hotel. Minor interior upgrades may be required for essential services (for instance, fire sprinkler improvements may be required by the County Fire Department).

The total number of employees for both the hotel and the restaurant would be five. One of the employees would reside in one of the occupant rooms and act as the manager (who would also provide on-site security). A maximum average of twenty hotel guests are anticipated.

No changes to the current Warring Water Service would occur. There would be no increase in water usage and no changes would be made to the existing water meter. Sewer service is provided by Ventura County Waterworks District 16. An existing driveway provides access to Center Street. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project is exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines because the project involves existing structures, a change of use within the existing structures, and minor interior changes related to service upgrades (e.g., improvement to fire sprinklers). Further, the project would 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 15301 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (page 1-1) states:

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

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

Staff evaluation for consistency of the proposed project with the applicable policies of the General Plan Goals, Policies and Programs and Piru Area Plan is provided in Exhibit 4. This analysis concludes the project is consistent.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the CPD zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project would comply with this requirement.

The proposed project includes the use of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.2). 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)	No requirement	Yes
Maximum Percentage of Building Coverage	60%	Yes
Street Setback	5 feet	Yes
Interior Yard Setback	5 feet	Yes
Maximum Building Height	35 feet	Yes

The proposed hotel and restaurant use is subject to the specific zone standards of the Ventura County NCZO (Article 9). Table 2 lists the applicable specific zone standards and a description of whether the proposed project complies with the standards.

Table 2 – Specific Zone Standards Consistency Analysis

Special Use Standard	Complies?
Sec. 8109-0.6.3 - CPD Zone <i>Discretionary developments in the CPD zone shall require landscaping on at least ten percent of the total permit area...</i>	Yes
Sec. 8109-2.1.2 – Lighting <i>There shall be no illumination or glare from commercial sites onto adjacent properties or streets which may be considered either objectionable by adjacent residents or hazardous to motorists. Flashing lights are strictly prohibited.</i>	Yes. The Planning Division applied the requirements of Section 8109-2.1.2 to the PD Permit as a condition requirement.

The proposed project is located within the CBD Overlay Zone. However, the proposed project is not subject to the CBD Overlay Zone standards of the Ventura County NCZO (Section 8109-4.5.3). Sections 8109-4.5.3a. and 8109-4.5.3b. contain requirements for projects involving the alteration or construction of a building, structure or feature. The proposed project does not involve any exterior building alterations, new exterior construction, alterations to existing light fixtures, or grading of land. Therefore, Sections 8109-4.5.3a. and 8109-4.5.3b. of the CBD Overlay Zone are not applicable.

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

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

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

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

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

The applicant proposes to replace the current residential treatment facility use with hotel and restaurant uses. If approved, the proposed hotel operation would return the historic hotel (a designated Ventura County Landmark) to its original use as a hotel. The applicant does not propose any exterior alterations or façade changes to the existing historic hotel, and does not propose new exterior construction. The Cultural Heritage Board Staff determined that the proposed project would not adversely affect the historical landmark's values and approved a Certificate of Appropriateness. Also, the Cultural Heritage Program Planner applied conditions of approval requiring the retention and preservation of the historic character of the structure and property. In addition, Planning intends to include a condition which requires retention of existing healthy, mature trees to be retained (where feasible).

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

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

As mentioned above, the applicant proposes to replace the residential treatment facility currently operating within the existing historic hotel structure with hotel and restaurant uses. The applicant does not propose any exterior alterations or façade changes to the existing historic hotel, and does not propose new exterior construction. Also, no new lighting is proposed and no changes to the existing exterior lighting on the project site are proposed. The applicant confirmed that none of the existing lighting glares off-property into neighboring windows or toward vehicles traveling on adjacent streets or the alley. In addition, the Ventura County Air Pollution Control District applied a condition of approval prohibiting the discharge of air contaminants which cause injury, detriment, or nuisance to the other persons, businesses, or properties.

A total of 11 existing parking spaces are available on site. The applicant does not propose installing any additional parking spaces. In accordance with Section 8108-4.7 of the NCZO, the 11 vehicle parking spaces would be available on site for the proposed hotel use. Pursuant to Section 8108-4.7, ten parking spaces are required for the proposed restaurant use. Rather than providing ten additional parking spaces, the applicant requested a total reduction of the required number of parking spaces (in accordance with Section 8108-4.8.1a.). The applicant cited several reasons that their parking space reduction request would not cause adverse effects to neighboring properties or uses. Planning staff has summarized the following applicable reasons (provided by the applicant) that reducing the parking space requirements for the restaurant would not result in adverse effects:

- The restaurant would cater primarily to hotel guests who would have on-site parking spaces available to them.
- There is approximately 340 linear feet (combined total) of on-street parking available on the Market Street and Center Street segments adjacent to the project site. The 340 linear feet could accommodate approximately 16 vehicles.
- The restaurant is relatively small (24 seats maximum) and marketed mostly toward hotel guests and Piru locals. The hotel is centrally located in the most residentially dense area of Piru, less than a half mile walk from most residences.

In accordance with Section 8108-2 of the NCZO, parking design standards of NCZO Section 8108-5 have been modified because the modification is consistent with the purposes of Article 8. By modifying the parking design standards, no additional impervious surfaces would be constructed, less land would be consumed to address parking-related infrastructure, and the visual impact of additional pavement would be reduced. Also, the existing on-site parking area is largely screened from the views of travelers along Market Street and Center Street. In addition, modification of additional parking design standards helps to retain the existing historic character of the Piru hotel.

While one, on-site space for materials loading is required in accordance with Section 8108-8.2 of the NCZO, the Planning Director may waive this requirement if it can be demonstrated that off-street loading spaces are unnecessary or infeasible (pursuant to Section 8108-8.2.1). As mentioned above, approximately 340 linear feet (total) of on-street parking area is available on Center and Market Streets and could be used for materials loading. It is not anticipated that the eleven room hotel and 24-seat restaurant would generate frequent materials loading visits. Also, adding an additional on-site space is not consistent with the purposes of Article 8 (mentioned above). Planning staff recommend that this requirement be waived.

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

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

Warring Water Service currently provides water to the existing structure and has indicated that water is available for the proposed project. Warring Water indicated that it has no concerns about supplying water to the proposed project. The applicant provided information indicating that the proposed project would not increase the use of water when compared to current water use. The Ventura County Public Works Agency – Water Resources Division determined that it has no concerns regarding the quantity of groundwater usage from the proposed project.

The Ventura County Fire Protection District (VCFPD) determined that the proposed project would not require additional fire stations or personnel given the nearest full-time paid fire station (Ventura County Fire Station No. 28) is located approximately 0.2 miles from the project site. Fire-Flow verification by VCFPD would be required after PD Permit approval and before the operation of the hotel and restaurant would commence. The VCFPD has applied a fire sprinklers condition to the PD Permit.

Also, the applicant would be required to pay the County's Traffic Impact Mitigation Fee to address the project's cumulative traffic impacts to the Regional Road Network. In addition, views of the surrounding hills would not be obscured or degraded by the proposed project because no new exterior structural alterations or new structures are proposed.

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

5. The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].

The two lots on which the proposed project would occur (Assessor Parcel Numbers 056-0-093-135 and -145) were created legally by Parcel Map Waiver-Lot Line Adjustment Case No. SD10-0017 which was recorded on April 27, 2010 (recordation no. 20100427-00063445-0).

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

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

As indicated in Section B of this staff report and the entirety of the record for the subject application, the proposed project has been reviewed in accordance with CEQA and other applicable laws. The Planning Division has made the determination that the project is exempt from CEQA environmental review per Section 15301 of the CEQA Guidelines.

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

7. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].

As discussed in Section D (above), the CBD Overlay Zone standards of the Ventura County NCZO (Section 8109-4.5.3) do not apply because the proposed project does not involve any exterior building alterations, new exterior construction, alterations to existing light fixtures, or grading of land.

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

8. Where a proposed project requiring a discretionary permit is located on the same lot as a designated Cultural Heritage site, a Certificate of Appropriateness shall have been issued pursuant to the Ventura County Cultural Heritage Ordinance for the project in question prior to its approval [Section 8111-1.2.1.7].

As mentioned above, the historic Piru hotel in which the proposed hotel and restaurant uses would operate is a designated Historic Landmark (and Cultural Heritage Site). Section 1366 of Ventura County Ordinance No. 4225 requires approval of a Certificate of Appropriateness for any project involving a change to the existing use that does not include grading or exterior construction or alterations. On August 26, 2022, the Cultural Heritage Board Staff determined that the proposed project (change of use) would not adversely affect the historical landmark's values and administratively approved the COA.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On October 17, 2022, the Planning Division mailed notice to owners of property within 900 feet of the property on which the project site is located. Also, on October 17, 2022, the Planning Division mailed Spanish-language notices to property owners within 900 feet of the property on which the project site is located. On October 14, 2022, the Planning Division placed a legal ad in the *Ventura County Star*.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD Permit (Case No. PL22-0070), subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3683 or Charles.Anthony@ventura.org.

Prepared by:



Charles Anthony, Case Planner
Commercial & Industrial Permit Section
Ventura County Planning Division

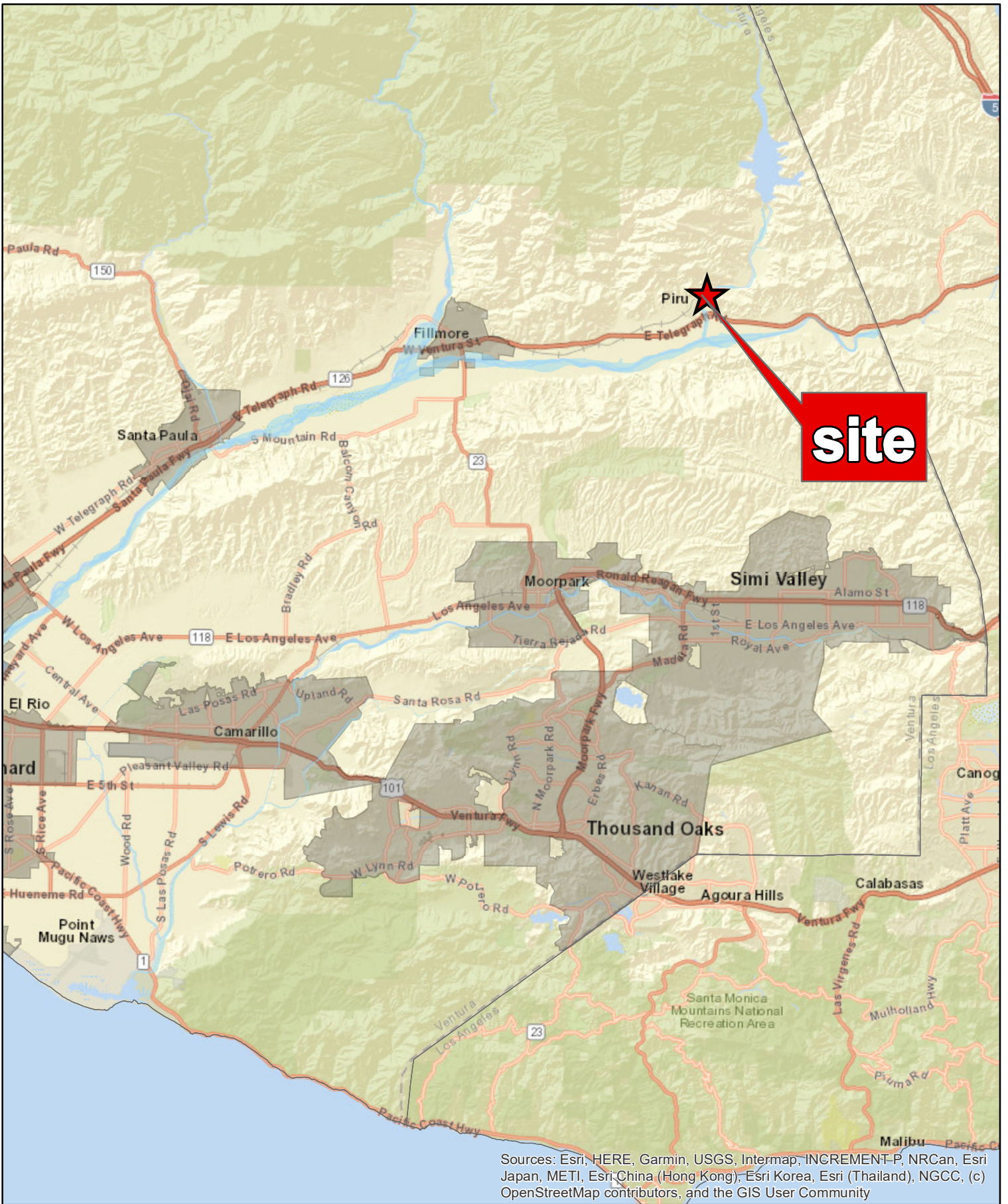
Reviewed by:



Mindy Fogg, Manager
Commercial & Industrial Permit Section
Ventura County Planning Division

EXHIBITS

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



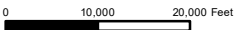
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT-P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-30-2022



**County of Ventura
Planning Director Hearing
Case No. PL22-0070
Exhibit 2 - Maps
Location 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 not warrant the accuracy of this map nor does it make any decision involving a risk of economic loss or physical injury should be made in reliance thereon.

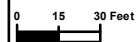




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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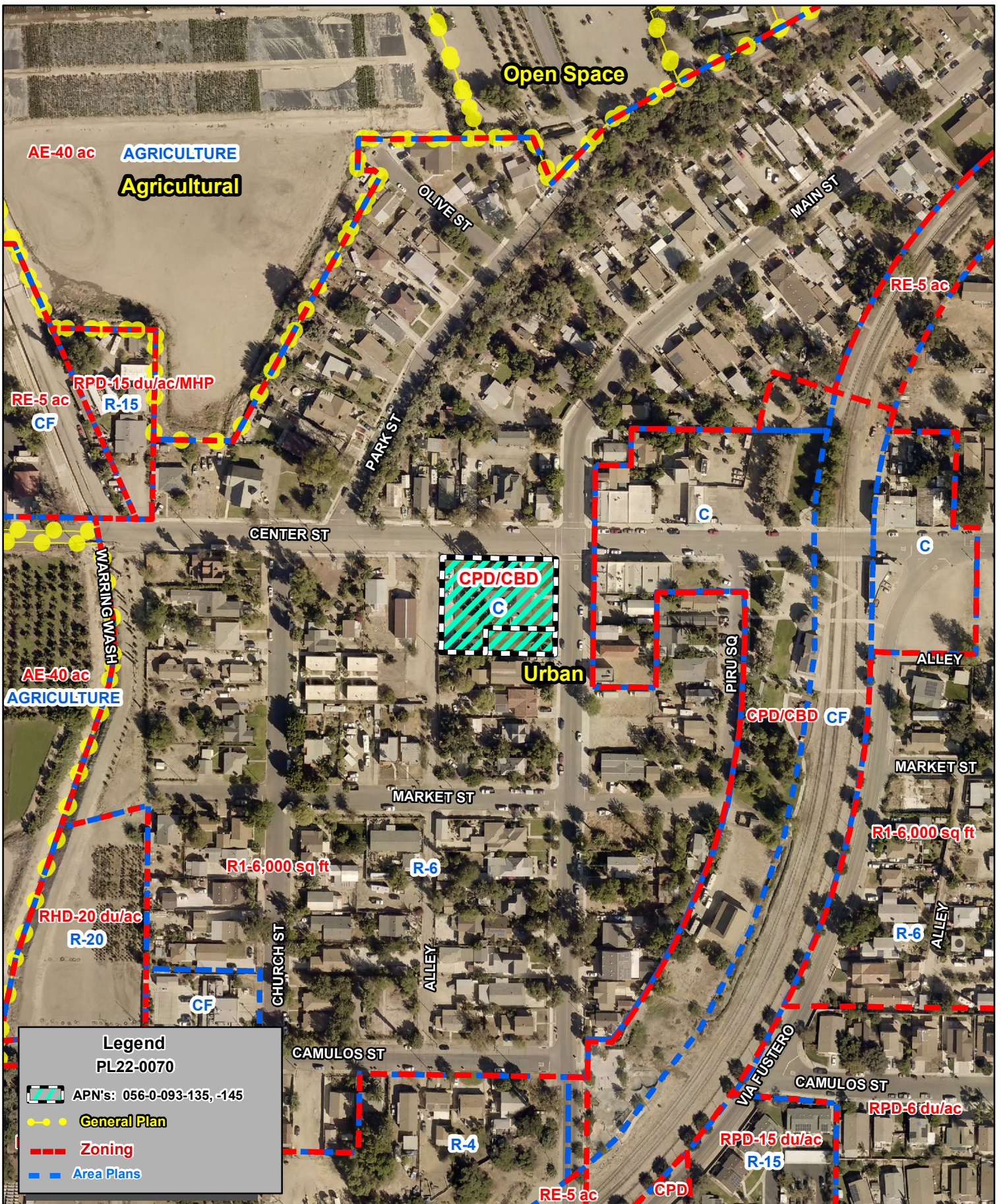


**County of Ventura
Planning Director Hearing
Case No. PL22-0070
Exhibit 2 - Maps
Aerial Photo**



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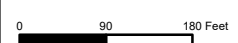




Ventura County California
Resource Management Agency
GIS Development & Mapping Services
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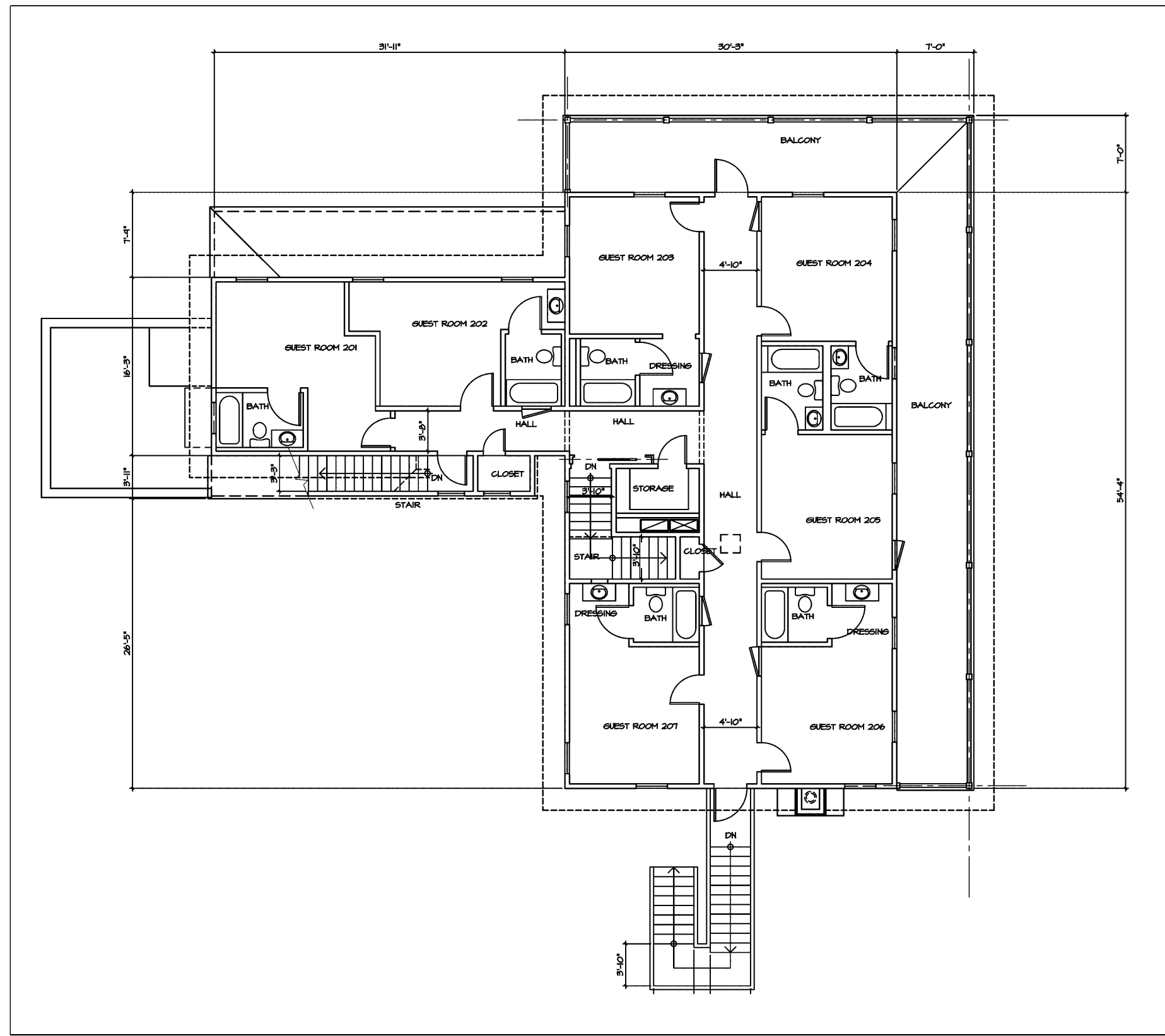


**County of Ventura
Planning Director Hearing
Case No. PL22-0070
Exhibit 2 - Maps
General Plan, Area Plan & Zoning**

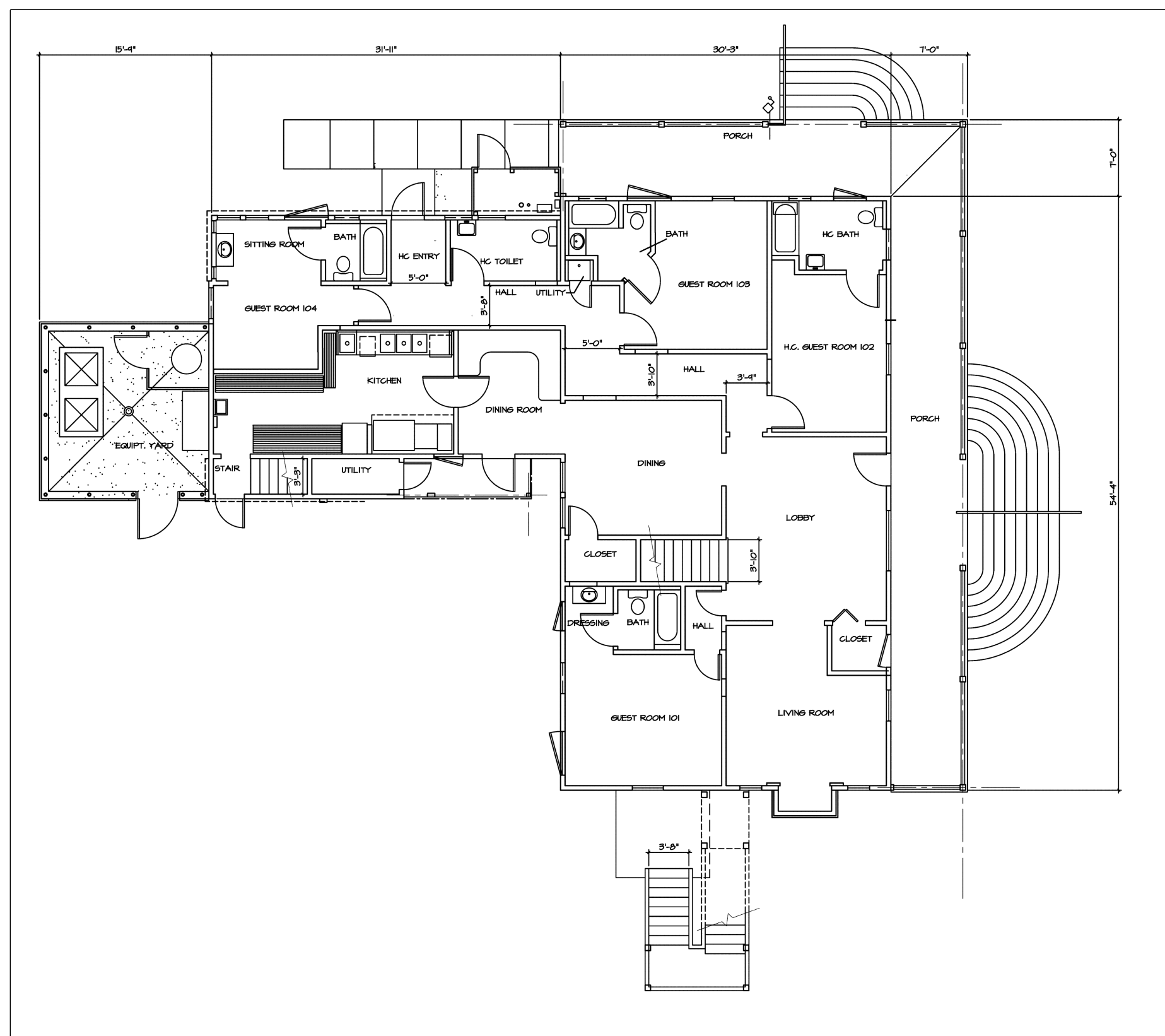


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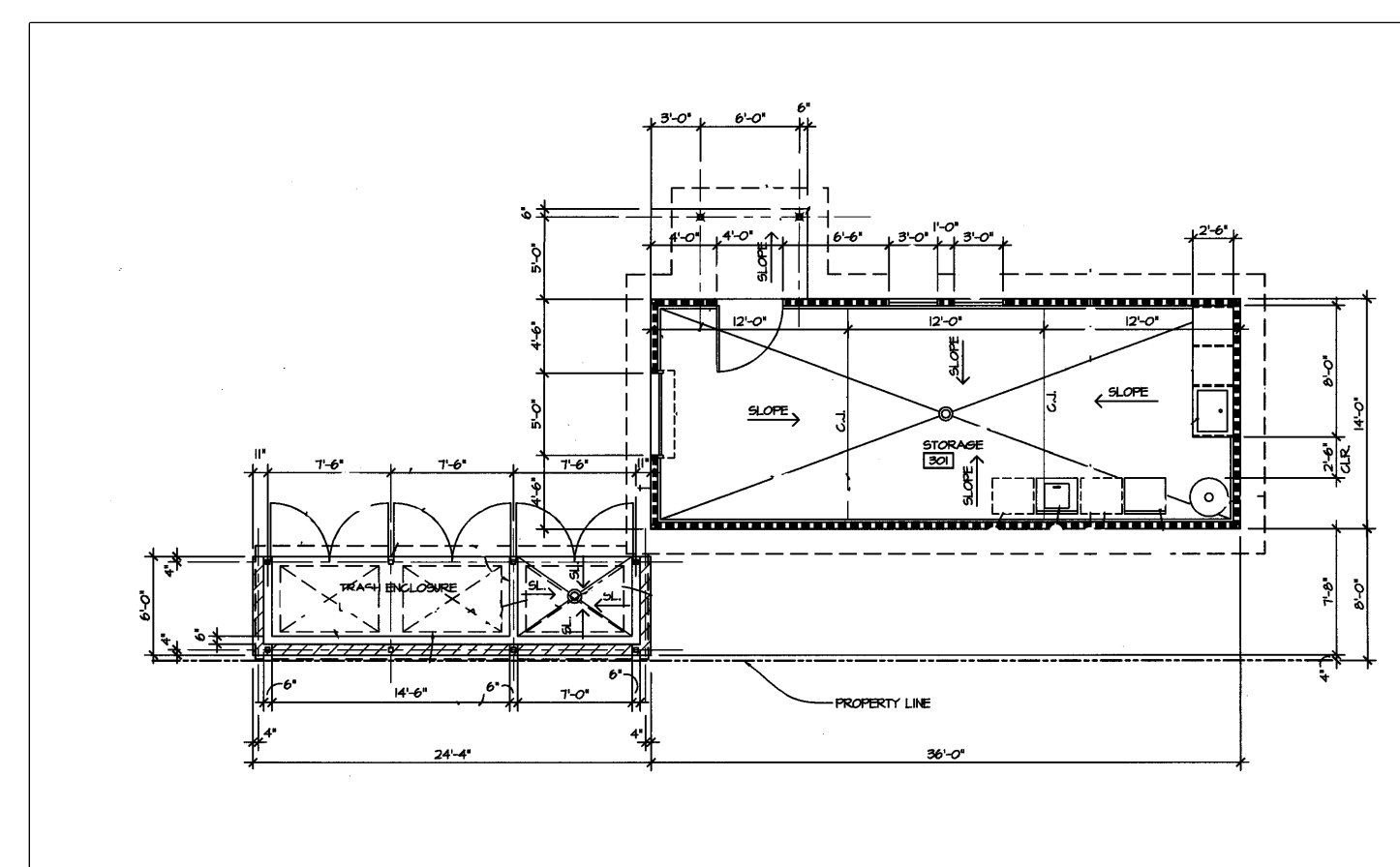
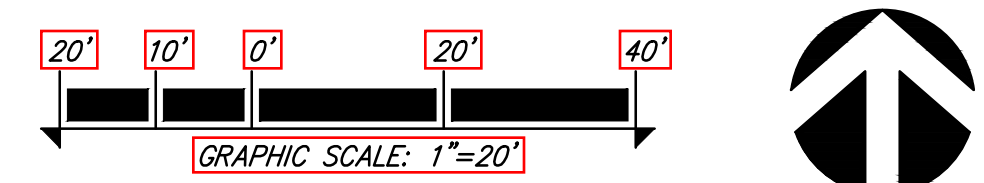
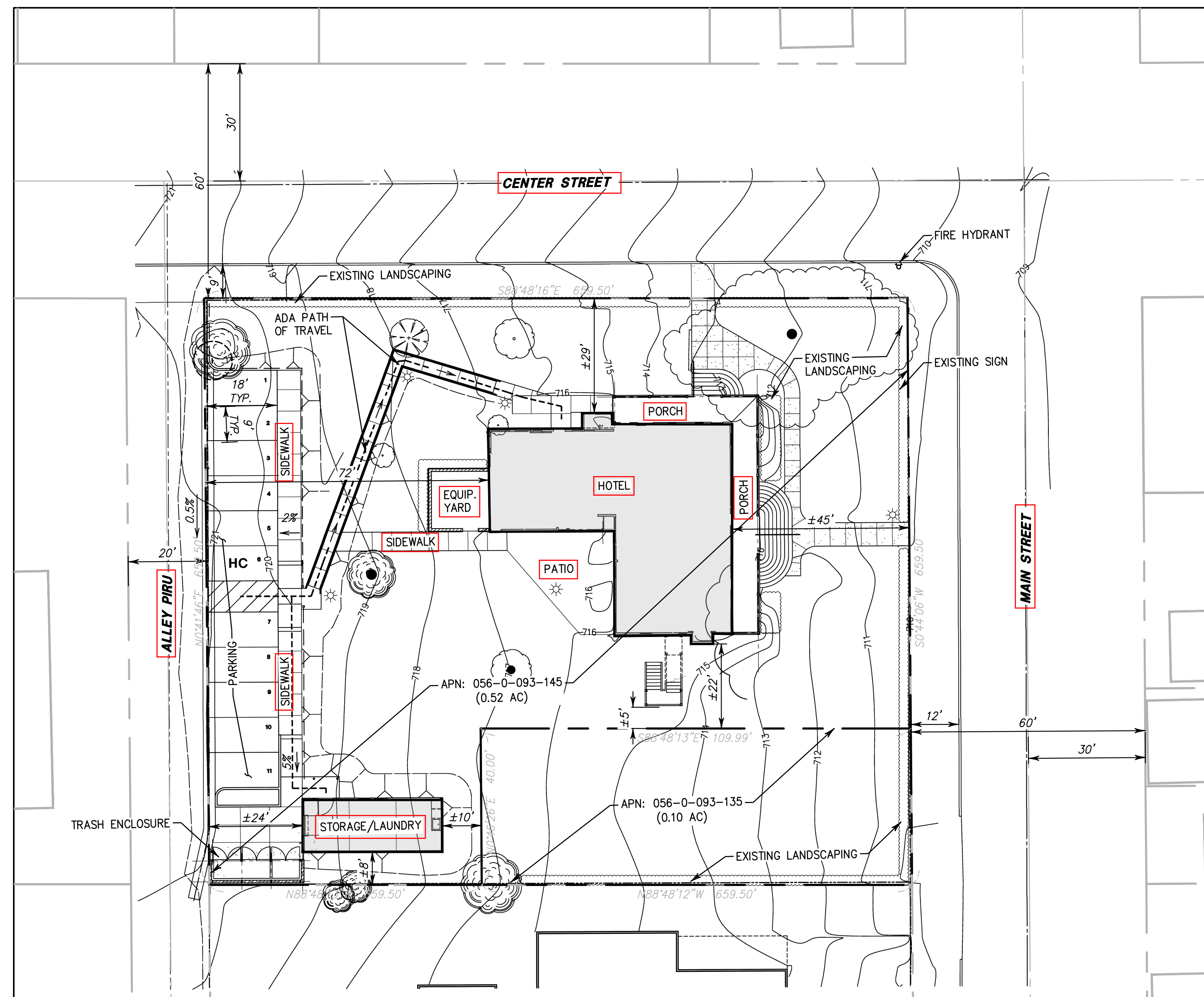




SECOND STORY FLOORPLAN
NOT TO SCALE



FIRST STORY FLOORPLAN
NOT TO SCALE



STORAGE/LAUNDRY FLOORPLAN
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- * POST LIGHT (GLOBE)
- - -> ADA PATH OF TRAVEL
- ⊕ FIRE HYDRANT



VICINITY MAP
NOT TO SCALE

LAND USE INFORMATION

APPLICANT / PROPERTY OWNER:	KEN WISEMAN PO BOX 313 PIRU, CA 93040
CONSULTANT:	JENSEN DESIGN & SURVEY, INC 1672 DONLON STREET VENTURA, CA 93003
APN:	056-0-093-145 & -135 (PER PMW SD 10-0017)
ADDRESS:	691 N. MAIN STREET, PIRU CA
PARCEL SIZE:	27,007 SF (0.62 AC)
ZONING:	C-P-D
PIRU AREA PLAN DESIGNATION:	C (COMMERCIAL)
EXISTING USE:	CARE FACILITY - INTERMEDIATE AND RESIDENTIAL CARE OF 7 OR MORE PERSONS
PROPOSED USE:	11 ROOM HOTEL (10 GUEST ROOMS AND 1 MANAGERS ROOM)

EXISTING STRUCTURES (NO CHANGES PROPOSED)

STRUCTURE	SQUARE FOOTAGE
HOTEL:	
1ST FLOOR	2,500± SF
(INDOOR DINING 300± SF)	
2ND FLOOR	2,110± SF
TOTAL:	4,610 SF
STORAGE/LAUNDRY:	504 SF

County of Ventura
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Exhibit 3 - Plans

NOTE:
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

JENSEN DESIGN & SURVEY, INC
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VENTURA, CALIF. 93003
PHONE: 805/654-6977
FAX: 805/654-6979

SCALE: 1"=20'
DATE: 7/20/2022
J.N.: WS02.6428
DWG. NAME: 6428 CUP SITE PLAN.dwg

PLANNED DEVELOPMENT SITE PLAN
FOR
PIRU HOTEL
619 N. Main Street
Piru

SHEET
1
OF 1

COUNTY OF VENTURA STATE OF CALIFORNIA

HOTEL PLANNED DEVELOPMENT PERMIT | SITE PHOTOS

691 N. Main Street



Front of Primary Structure (East Side)



South Side of Primary Structure

HOTEL PLANNED DEVELOPMENT PERMIT | SITE PHOTOS

691 N. Main Street



West Side of Primary Structure



North Side of Primary Structure

HOTEL PLANNED DEVELOPMENT PERMIT | SITE PHOTOS

691 N. Main Street



Front of Laundry Structure



Side of Laundry Structure

HOTEL PLANNED DEVELOPMENT PERMIT | SITE PHOTOS

691 N. Main Street



View of Parking Area from Alley Entry



Sign in Northeast Corner of Property

HOTEL PLANNED DEVELOPMENT PERMIT | SITE PHOTOS

691 N. Main Street



View of Patio (Facing North)

EXHIBIT 4
General Plan and Piru Area Plan Consistency Analysis

The 2040 Ventura County General Plan Goals, Policies and Programs (2020, page 1-1) states:

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

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

This exhibit provides an evaluation of the consistency of the proposed Project with the applicable policies of the General Plan Goals, Policies and Programs and Piru Area Plan.

P-13.1 Conformity with Piru Community Design Guidelines: *The County shall require discretionary development or redevelopment to employ the Piru Community Design Guidelines (see Appendix) which are intended to complement and maintain the community's unique early 1900's small town identity.*

P-16.2 Building Intensity/Population Density Summary Table Conformance: *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are in conformance with the Building Intensity/Population Density Summary Table (Table P-3).*

Staff Analysis: According to the Piru Community Design Guidelines, "All proposed structural or façade changes as well as new public or private construction in the Plan Area that require the issuance of a discretionary permit, should be designed consistent with the Design Guidelines" (p. A-5 and A-6). The proposed project involves a change of use only. The applicant does not propose any exterior alterations or façade changes to the historic hotel, and does not propose new exterior construction. The County would condition the project to ensure that the historic integrity of the Landmark hotel is preserved.

The proposed project would not result in an exceedance of the average number of employees per acre (two) per 1,000 square feet of commercial structure and would not exceed the maximum building coverage standard (60%). Thus, the proposed project conforms with the Building Intensity/Population Density Summary Table (Table P-3) in the Piru Area Plan.

Based on the above discussion, the proposed project is consistent with these policies.

County of Ventura
Planning Director Hearing
Case No. PL22-0070
Exhibit 4 - General Plan and Area Plan
Consistency Analysis

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

PFS-3.2 Fair Share of Improvement Costs: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

LU-11.1 Location: *The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development.*

P-1 Growth Management: *To ensure that growth occurs in a manner consistent with the ability of service agencies to provide quality services.*

P-2.1 Land Use Map Conformance: *The County shall require commercial development to be located in conformance with the Land Use Map which has been developed in accordance with...[applicable] goals and objectives...*

P-26.1 Sewer Availability: *The County shall require all discretionary development within the Urban and Existing Community areas to be connected to the sewer system. All discretionary development shall obtain a sewer availability letter from Waterworks District #16 prior to project application.*

Staff Analysis: The proposed commercial hotel and restaurant project would be located within an existing historic hotel structure which is within a designated Existing Community (identified in the 2040 General Plan) and a designated Commercial area (identified in the Land Use Map of the Piru Area Plan). Warring Water Service currently provides water to the existing structure and has indicated that water is available for the proposed project. Ventura County Public Works Agency—Water and Sanitation currently provides sewer service to the existing structure and has indicated that sewer service is currently available for the proposed project. Also, the applicant would be required to pay the County's Traffic Impact Mitigation Fee to address the project's cumulative traffic impacts to the Regional Road Network. Access to the project site would continue to be provided by an adjacent alley which is connected to Center Street. Existing public sidewalks provide pedestrian access to and from the project site. In addition, because no new exterior construction or alterations are proposed, the historic hotel structure would retain its historic character.

Based on the above discussion, the proposed project is consistent with these policies.

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.

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

P-3 Land Use and Community Character: *To provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.*

P-4 Land Use and Community Character: *To locate and design commercial land uses so as to minimize land use incompatibility with surrounding land uses, as much as is practical.*

Staff Analysis: The historic hotel structure has existed at the project site for more than a 100 years. Historically it has often operated as a hotel. Previously the Planning Division has reviewed discretionary permit applications and determined that hotel uses (and other uses) within the historic hotel have been compatible with surrounding land uses. Currently, the structure is used as a residential treatment facility. The applicant proposes to replace the current residential treatment use with hotel and restaurant uses. If approved, the proposed hotel operation would return the historic hotel to its original use. The applicant does not propose any new exterior construction or structural changes. In addition, the proposed restaurant would provide additional food services to the Piru residents.

While Main Street and Center Street are not State or County designated scenic roadways, these streets are designated as Local Scenic Roads by the Piru Area Plan. The segments of Main Street and Center Street adjacent to the project site provide travelers with views of the nearby tall hills surrounding the Piru community. However, as no new exterior construction is proposed, views of the surrounding hills would not be obscured or degraded by the proposed project.

Based on the above discussion, the proposed project is consistent with these policies.

P-4.3 Exterior Lighting: *The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.*

P-36.2 Adequate Security Lighting for Projects: *The County shall condition discretionary development projects to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum one foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).*

P-36.3 Landscaping Interfere with Police Surveillance: *The County shall condition discretionary development permits to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).*

P-43.2 Local Scenic Roads: *The County shall designate State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road as Local Scenic Roads (Figure P-23). The County shall require discretionary permits located within view of a Local Scenic Road to be reviewed for compliance with the following criteria:*

- (a) The County shall require a sign program to be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.*
- (c) The County shall require existing healthy, mature trees to be retained, where feasible.*

Staff Analysis: No new lighting is proposed and no changes to the existing exterior lighting on the project site are proposed. The applicant confirmed that none of the existing lighting glares off-property into neighboring windows or toward vehicles traveling on adjacent streets or the alley. Existing lighting illuminates the parking area and other areas of the property, and light fixtures appear to be located high enough to discourage anyone on the ground from tampering with the lights.

Planning intends to include a condition in the permit which prevents landscaping from interfering with police surveillance (e.g., landscaping must not cover any exterior door or window, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level) and which requires retention of existing healthy, mature trees to be retained (where feasible). An existing, freestanding "Piru Established 1887" sign (approx. five feet tall) is located within the project site. The applicant intends to make minor changes to the lettering of the sign but does not intend on changing its size, height, or basic design. Planning would impose a condition requiring the applicant to comply with NCZO Ordinance requirements and Area Plan policies.

Based on the above discussion, the proposed project is consistent with these policies.

LU-16.2 Urban Design Standards for Commercial and Industrial Development: *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

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

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

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

c. Could cause future roads planned for addition to the Regional Road Network or County-maintained roadways to function below an acceptable LOS.

d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.

CTM-1.7 Pro Rata Share of Improvements: *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

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

CTM-3.10 Bike Storage Facilities: *The County shall require adequate bicycle storage facilities (e.g., bicycle racks, lockers) for discretionary development as determined by allowable land uses at a given site.*

Staff Analysis: Ventura County Public Works Agency – Roads & Transportation (R&T) Department evaluated the proposed project's effects on the Regional Road Network and County-maintained roadways. According to the R&T Section, the proposed project would generate additional traffic trips on the roadways. To address the cumulative adverse impacts of traffic on the Regional Road Network, the applicant must pay a traffic impact mitigation fee to the County for the cost of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance. The R&T Department determined that the increase in average daily trips would not cause significant adverse effects to the level of service of Main Street, Center Street, or the Regional Road Network.

Pedestrians may access the project site by existing sidewalks. The project site has existing vehicular access to a County road (Center Street). The R&T Department did not identify any necessary access upgrades or improvements to comply with County standards. The applicant would provide two, short-term bicycle spaces and/or racks for the proposed hotel use.

Based on the above discussion, the proposed project is consistent with these policies.

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

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

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

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

P-37.1 Adequate Public Facilities and Services for Discretionary Development: *The County shall permit discretionary development only if adequate water supply, access, and response time for fire protection can be made available.*

Staff Analysis: The proposed project was reviewed and analyzed by the Ventura County Fire Protection District (VCFPD). The proposed project site is not located within a high fire hazard area. VCFPD determined that the proposed project would not require additional fire stations or personnel given the nearest full-time paid fire station (Ventura County Fire Station No. 28) is located approximately 0.2 miles from the project site. The project site can be accessed from Center Street and the VCFPD did not identify any concerns about fire access to the site. The VCFPD did not identify new, additional emergency access requirements. Fire-Flow verification by VCFPD would be required after PD Permit approval and before the operation of the hotel and restaurant would commence. The VCFPD has applied a fire sprinklers condition to the PD Permit.

Based on the above discussion, the proposed project is consistent with these policies.

WR-1.2 Watershed Planning: *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

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

Staff Analysis: Warring Water Service currently provides water to the existing structure and has indicated that water is available for the proposed project. Warring Water indicated that it has no concerns about supplying water to the proposed project. The Ventura County Public Works Agency – Water Resources Division (Water Resources Division) reviewed water service for the proposed project and determined that Warring Water Service is a long-term supply of water. The applicant provided information indicating that the proposed project would not increase the use of water when compared to current water use. The Water Resources Division determined that it has no concerns regarding the quantity of groundwater usage from the proposed project.

Based on the above discussion, the proposed project is consistent with these policies.

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

HAZ-2.6 Recordation of a Notice of Dam Inundation Hazard: *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

Staff Analysis: According to the Resource Management Agency Geographic Information System (RMA GIS) Viewer, the area of the proposed project is located within Piru Fault Hazard Zone. Construction of habitable structures within these zones would require geotechnical investigations or fault study to evaluate the potential for surface fault rupture. However, because the proposed project does not include construction of new habitable buildings or additions, the potential risk of fault rupture is considered to be less than significant and such an investigation or study is not required. (A geotechnical investigation/fault study would be necessary prior to future building permit issuance should habitable structures be proposed within the project site in the future.)

The project site is located within an area subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. The Planning Division would impose a condition requiring the applicant to record a Notice of Dam Inundation Hazard with the County Recorder to inform existing and future owners of the subject property that the site is subject to flooding from a dam breach.

Based on the above discussion, the proposed project is consistent with these policies.

HAZ-10.2 Air Quality Management Plan Consistency: *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

HAZ-10.9 Mitigation of Objectionable Odors: *The County shall require that discretionary development which will create objectionable odors that could affect a substantial number of people are appropriately mitigated. The project, pursuant to state law, shall be required to operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District (VCAPCD), with emphasis on Rule 51, Nuisance throughout the life of the permit.*

Staff Analysis: The VCAPCD analyzed the project's potential impacts on air quality. The APCD did not identify any adverse air quality effects that would be caused by the proposed project. With regard to air emissions, the existing hotel structure currently operates in a capacity that would be similar to the operation of the structure under the proposed uses. Also, the VCAPCD applied a condition of approval prohibiting the discharge of air contaminants which cause injury, detriment, or nuisance to the other persons, businesses, or properties.

Based on the above discussion, the proposed project is consistent with these policies.

COS-4.3 Historical Landmarks Preservation: The County shall require all structures and sites that are designated, or eligible for designation, as County Historical Landmarks to be preserved as a condition of discretionary development, in accordance with the Secretary of the Interior Standards, unless a structure is unsafe or deteriorated beyond repair. The property owner shall place an appropriate marker on the site to describe the historical significance of the structure, site or event.

COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources....*

Staff Analysis: According to historical analysis conducted by the Planning Division's Cultural Heritage Program Planner, the subject property (i.e., Piru Hotel) is a designated Ventura County Landmark (No. 124). An existing, appropriate marker (acceptable to the Cultural Heritage Program Planner) is placed on the existing, freestanding on-site "Piru" sign. The marker identifies the site and structure as a "Historical Landmark."

Section 1366 of Ventura County Ordinance No. 4225 requires approval of a Certificate of Appropriateness (COA) for any project involving a change to the existing use that does not include grading or exterior construction or alterations. The Cultural Heritage Board Staff determined that the proposed project (change of use) would not adversely affect the historical landmark's values and administratively approved the COA. In addition, the Cultural Heritage Program Planner applied a condition of approval requiring the retention and preservation of the historic character of the structure and property.

As mentioned above, the proposed project does not involve grading or exterior construction. Also, the project site has been developed and is not identified (by the RMA GIS Viewer) as archaeologically sensitive. For these reasons, assessments for potential tribal, cultural, archaeological, or paleontological resources were deemed unnecessary by Planning staff.

Based on the above discussion, the proposed project is consistent with these policies.

LU-18.3 Times and Locations of Public Engagement Opportunities: *Within designated disadvantaged communities, the County shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome.*

LU-18.4 Variety of Public Communications Methods: *Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community.*

Staff Analysis: The proposed project site is located within a designated disadvantaged community. The Planning Division scheduled the public hearing for the requested PD Permit at 5:00 p.m. to make the hearing more available for working stakeholders to attend. Also, the Planning Division mailed Spanish-language notices of the public hearing to property owners within 900 feet of the project site. For members of the public who request Spanish translation/interpretive services, the Planning Division will provide such services so that Spanish speakers may listen to and participate in the hearing.

Based on the above discussion, the proposed project is consistent with these policies.

P-20.1 Piru Neighborhood Council: *The Board of Supervisors shall continue to recognize the Piru Neighborhood Council as the 'public review group for the Piru Area of Interest. The County shall require all applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest be distributed to the Piru Neighborhood Council.*

Staff Analysis: Planning staff distributed the discretionary permit application and plans for the proposed project to the Vice President of the Piru Neighborhood Council (PNC) for review. The PNC Vice President indicated that the PNC had no concerns about the project and that a presentation of the project by Planning staff to the PNC was unnecessary.

Based on the above discussion, the proposed project is consistent with this policy.

**CONDITIONS OF APPROVAL FOR
PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL22-0070**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division (PL) Conditions

1. Project Description

The subject facility or use shall be maintained and operated in conformance with the following conditions of approval and approved project plans. Any change in the project must be reviewed by the County Planning Division for conformance with the terms of this permit. A change in the project may require a modification of this permit and additional environmental review in accordance with CEQA. A project change implemented without County approval may constitute a violation of this permit and applicable law.

The Project description is as follows:

This PD Permit authorizes hotel and restaurant uses within an existing two-story structure (designated as a Cultural Heritage Landmark). The proposed hotel use would replace the Intermediate Residential Care Facility use (which was approved by the County) that has operated within the existing structure. The existing structure would include 10 guest lodging rooms with bathrooms, one manager's quarters with bathroom (total of 11 occupant rooms), lobby, living room, kitchen, and dining rooms. Lodging would be available to guests for short-term stays. Separate existing on-site structures/areas include a storage/laundry structure and trash enclosure.

The applicant also proposes a restaurant that would be open to the public (not limited to lodging guests). Dining would occur inside (max. 8 seats within a 300 sq. ft. area) and outside in the outdoor patio area (max. 16 seats within a 674 sq. ft. area). Initially the restaurant food would be prepared off site by an outside catering firm. Later restaurant food would be prepared on site within the existing kitchen of the existing hotel structure.

No exterior building alterations, construction or grading are proposed. No changes to exterior lighting fixtures or new lighting are proposed. Pursuant to Ventura County Non-Coastal Zoning Ordinance Section 8109-2.1.2 (Lighting), there shall be no illumination or glare from commercial sites onto adjacent properties or streets which may be considered either objectionable by adjacent residents or hazardous to motorists. Flashing lights are strictly prohibited.

Proposed changes to signage would be limited to lettering changes of the existing, freestanding Piru sign (located within the northeastern portion of the property) and a new, small sign (hours of operations). Two short-term bicycle racks (or design) must be installed (pursuant to Ventura County Non-Coastal Zoning Ordinance Sections 8108-4.7 and 8108-6.1) in a manner that will not degrade or obstruct the exterior appearance of

the historic hotel. Minor interior upgrades may be required for essential services (for instance, fire sprinkler improvements may be required by the County Fire Department).

The total number of employees for both the hotel and the restaurant would be five. One of the employees would reside in one of the occupant rooms and act as the manager (who would also provide on-site security). A maximum average of twenty hotel guests are anticipated.

No changes to the current Warring Water Service would occur. There would be no increase in water usage and no changes would be made to the existing water meter. Sewer service is provided by Ventura County Waterworks District 16. An existing driveway provides access to Center Street.

The use and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, shall conform to the project description above, all County-approved plans and exhibits, and the other conditions of approval below.

2. Days and Hours of Operation

Purpose: In order to ensure compatibility of the project with surrounding development and reduce project noise in the evening hours, the days and hours of operation of the facility shall be limited.

Requirement: The operation of the hotel use shall be limited to the following days and hours:

- The hotel would operate twenty-four hours per day, seven days a week (check in 3:00 p.m. - 8:00 p.m., check out 11:00 a.m.).

The operation of the restaurant use shall be limited to the following days and hours:

- Breakfast daily: 7:00 a.m. – 8:30 a.m.
- Lunch daily: 11:30 a.m. – 2:00 p.m.
- Dinner Thursday through Saturday: 5:00 p.m. – 9:00 p.m. indoors and 9:00 p.m. – 10:00 p.m. outdoors on the patio.

The Permittee shall post the hours of operation at or near the entrance of the historic hotel structure. If the signage will be placed outside, it must be made of weatherproof and permanent material, and be designed in conformance with the (Ventura County Non-Coastal Zoning Ordinance (Article 10)).

Documentation: The Permittee shall submit to the Planning Division for review and approval photographic documentation that the required signage of the hours of operation has been installed.

Timing: The Permittee shall obtain the approval of the photo-documentation by the Planning Division prior to the issuance of Zoning Clearance for Use Inauguration. The Permittee shall maintain the required signage for the term of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

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

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, in conformance with the Project description set forth in Condition No. 1 and the approved site plan. Only equipment and/or materials which the Planning Director determines to be substantially consistent with the Project description shall be stored on the Project site. Equipment and furniture used for outdoor dining for the restaurant use shall be restricted to the outside patio area adjacent to the historic hotel structure.

Documentation: No documentation is required from the Permittee. Periodic inspection reports prepared by County staff will document the conditions on the project site.

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

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff have the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly authorized by this permit, the Permittee shall contact the Planning Director to request a determination of whether a modification of this PD is required. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written project description (including any necessary diagrams) to the Planning Division for review. If the Planning Director determines that a PD modification is required, the modification application shall be processed in accordance with:

- a. The permit 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, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time. (PL-5)

5. Construction Activities

Prior to any interior construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division (if required).

6. Acceptance of Conditions and Schedule of Enforcement Responses

Acceptance of this PD, or commencement of construction or operations authorized by this PD, shall constitute the Permittee's formal agreement to comply with all conditions of approval of this PD. Failure of the Permittee to comply with any condition of this PD shall constitute grounds for enforcement action in accordance with Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

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

The Permittee is responsible for knowledge of, and compliance with, the PD conditions of approval and all applicable federal, state, and local laws and regulations.

7. Time Limits

- a. Use inauguration:

(1) The decision to grant this PD becomes effective upon the expiration of the 10-day appeal period following the decision date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the decision to grant the PD becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the authorized land uses set forth in Condition No. 1.

(2) This PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the decision to grant this PD becomes effective. The Planning Director may grant a one-year extension of the deadline to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project,

and the Permittee has requested the time extension in writing prior to the one-year expiration date.

- (3) The Permittee shall obtain a Certificate of Occupancy or Change of Occupancy from the Ventura County Resource Management Agency - Building and Safety Division. This PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration prior to receiving an approved Certificate of Occupancy or Change of Occupancy from the Building and Safety Division.
- (4) Prior to the issuance of the Zoning Clearance for use inauguration, any required surety must be posted, and all outstanding fees, charges, fines, and penalties owed or due to any County agency, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any remaining processing fees must be paid within 30 days of the billing date. Failure to pay required fees and charges may cause the County to seek revocation of this PD.

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

Purpose: In order to ensure that the project is constructed or operated in compliance with the regulatory requirements of other local, State and Federal agencies, the Permittee shall maintain adequate records and demonstrate compliance.

Requirement: Upon the request of the Planning Director, the Permittee shall submit to the Planning Division copies of permits, agreements and correspondence issued by other agencies that are relevant to the uses authorized by this CUP/PD. This documentation shall verify that the Permittee has satisfied all applicable federal, state, and local requirements that pertain to the Project.

Documentation: The Permittee shall submit the required documentation to the Planning Division staff for review and approval (i.e., a determination of adequacy to demonstrate compliance).

Timing: The required documentation shall be submitted to the Planning Division within 30 days upon request. In the event that a 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.

Monitoring and Reporting: The Planning Division shall retain the submitted documentation in the Project file.

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

Purpose: In order to ensure that operations are conducted as authorized, all parties associated with the authorized facility shall be notified of the terms of this permit.

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

Documentation: The Permittee shall provide copies of notification letters to the Planning Division and shall maintain a current set of the PD conditions of approval and approved plans at the project site.

Timing: The Permittee shall submit the notification letters and evidence that the PD conditions are on the project site prior to issuance of a Zoning Clearance for use inauguration. The PD conditions shall remain on the site during the effective term of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

10. Recorded Notice of Land Use Entitlement

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

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this PD, with the deed of the property that is subject to this PD.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this PD.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this PD, prior to issuance of the Zoning Clearance for use inauguration.

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

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes

conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this PD. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

b. Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision to grant this PD, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

- (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

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

12. Defense and Indemnification

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

enforcement of this PD. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

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

13. Invalidation of Condition(s)

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

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition,

and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD may be revoked.

14. Consultant Review of Information and Consultant Work

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

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

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

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

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

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

The Permittee shall obtain a business tax certificate (and any applicable regulatory license) for the operation of the hotel and restaurant uses.

16. Contact Person

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

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

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

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

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information (i.e., confirm compliance with this condition) pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Change of Permittee

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

Requirement: The Permittee shall notify the Planning Director of a change in the Permittee or facility operator.

Documentation: The Permittee shall submit to the Planning Director an **Initial Notice** that discloses the new Permittee's contact information.

The Permittee shall provide the Planning Director a **Final Notice** once the transfer of ownership or change in operational control has been finalized. This notice shall list the name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the facilities and uses authorized by this permit. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), or operator(s) (New Permittee) that acknowledges and agrees to operate in compliance with all terms and conditions this PD.

Timing: The Permittee shall provide the **Initial Notice** to the Planning Director at least 10 calendar days prior to the change of ownership or change of Permittee. The new

Permittee shall provide the **Final Notice** to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information pursuant to the provisions of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Landscaping

Purpose: To ensure landscaping on the subject property complies with Piru Area Plan Policy 36.3 and Policy P-43.2.

Requirement: The Permittee shall maintain the existing landscaping in substantial conformance with the approved plans, approved elevations, and site photos (taken by Planning staff in 2022). Landscaping must not cover any exterior door or window and trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level. Existing healthy, mature trees shall be retained (where feasible). Any necessary changes to landscaping or trees (including the replacement of existing trees with new trees) shall be approved by the Planning Division prior to making such changes.

Documentation: If requested by the Planning Division staff, the Permittee shall furnish photo (or other) documentation to demonstrate that the landscaping substantially conforms to the approved plans, approved elevations, and site photos (taken by Planning staff in 2022). Any necessary changes to existing landscaping or trees approved by the Planning Division may require additional documentation including but not limited to information from a qualified individual as approved by the Planning Director.

Timing: Existing landscaping shall be maintained for the life of the PD. Any changes to existing landscaping must comply with the requirements identified in the Requirement and Documentation sections of this condition.

Monitoring and Reporting: The Planning Division has the authority to conduct site inspections to ensure that the Permittee maintains the landscaping in substantial conformance with the approved plans, approved elevations, and site photos (taken by Planning staff in 2022) consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

19. Sign Plan

Purpose: To ensure signage on the property is designed in conformance with Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance and Piru Areal Plan Policy P-43.2.

Requirement: Regarding the two signs identified in Conditions 1 and 2 of this PD, the Permittee shall prepare a sign plan for the project site. The plan shall describe the size,

colors, materials, location and lighting details of each proposed sign. Allowed signage shall be limited to the signage provisions and requirements in Conditions 1 and 2, shall be minimal, and shall be consistent with the character of the historic hotel structure.

Documentation: The Permittee shall submit a sign plan to the Planning Division for review. It is not required that the sign plan be prepared by a licensed or industry professional.

Timing: The Permittee shall obtain the Planning Division approval of the sign plan prior to the issuance of a Zoning Clearance for use inauguration. After approval from Planning, the Permittee shall submit photo-documentation of the installed signs prior to the issuance of the Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Planning Division shall maintain a copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Availability of Parking Spaces (vehicle and bicycle)

Purpose: To ensure that the project is implemented in conformance with County parking regulations set forth in § 8108-3, § 8108-4.7 and § 8108-6.1 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall maintain the parking area on the project site as depicted on the approved site plan. The 11 motor vehicle parking spaces (including accessible spaces) and two bicycle spaces/racks depicted on the approved plans and/or identified in Condition 1 shall remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. Maintenance of the parking area(s) includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: The Permittee shall submit photo-documentation to the Planning Division upon request to demonstrate conformance of the existing parking facilities with the approved plan.

Timing: The Permittee shall maintain and install the required parking facilities as indicated on the approved site plans and/or Condition 1 prior to Zoning Clearance for use inauguration. The required parking facilities shall be maintained for the life of the Project.

Monitoring and Reporting: The Planning Division shall maintain a copy of the approved site plan in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections

to ensure ongoing compliance with this condition pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Trash and Recycling Storage Area

Purpose: In order to comply with § 8106-8.7 and § 8108-5.13 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall maintain the existing trash and waste diversion (e.g., recyclables and yard waste) enclosures in substantial conformance with the approved plans and approved elevations. Any necessary changes to trash and waste diversion enclosures shall be approved by the Planning Division prior to making such changes.

Documentation: If requested by the Planning Division staff, the Permittee shall furnish photo (or other) documentation to demonstrate that the trash and waste diversion enclosures substantially conforms to the approved plans and elevations. Any necessary changes to the existing trash and waste diversion enclosures approved by the Planning Division may require additional documentation including but not limited to information from a qualified individual as approved by the Planning Director.

Timing: Existing trash and waste diversion enclosures shall be maintained for the life of the PD. Any changes to existing enclosures must comply with the requirements identified in the Requirement and Documentation sections of this condition.

Monitoring and Reporting: The Planning Division has the authority to inspect the site to ensure that the Permittee maintains the trash and waste diversion enclosures in substantial conformance with the approved plans and elevations consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

22. Notice of Dam Inundation Hazard

Purpose: To comply with the *2040 Ventura County General Plan Policy HAZ-2.6* to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard (<https://fmds.water.ca.gov/maps/damim/>).

Requirement: The Permittee shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division, record a Notice of Dam Inundation Hazard with the County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Permittee. The Permittee shall record the Notice with the County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to Zoning Clearance.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

23. Certificate of Appropriateness and Preservation

Purpose: In order to comply with Section 1371 of Ventura County Ordinance No. 4604.

Requirement: Any changes to the site, including the addition, removal, or modification of any structures or uses, shall require another Certificate of Appropriateness from the Cultural Heritage Board (CHB) and/or CHB Staff. The Design and Development Standards approved by the Secretary of the Interior are cited below and shall stand as Conditions for review:

- a. The historic character of this property designated a County Landmark shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the County Landmark shall be avoided.
- b. The property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- c. Changes to the property that have acquired historic significance in their own right shall be retained and preserved.
- d. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
- e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- f. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- g. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
- h. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Documentation: An application and all materials required by the CHB or CHB Staff.

Timing: Submission and approval of a Certificate of Appropriateness application by the CHB or CHB Staff prior to commencement of work or receipt of necessary permits for

maintenance, alterations, restoration, rehabilitation, remodeling, addition, change of use, demolition, subdivision, or relocation of a designated or potentially eligible Cultural Heritage Site. This includes: additions, walls, fences, light fixtures, sidewalks, steps, solar collectors, roof changes, parking lots, trees, or other associated features on the exterior of a property.

Environmental Health Division (EHD) Conditions

24. Food Facility (New)

Purpose: To ensure that food facilities are designed, constructed and operated in compliance with all applicable State and local Environmental Health Division (EHD) requirements.

Requirement: The Permittee shall have a plan review and/or obtain a Permit to Operate from Ventura County EHD, Community Services Section for the food service operations.

Documentation: Submit the required applications and plans to Ventura County EHD, Community Services Section for food facility plan review and approval.

Timing: Prior to the issuance of building permits for any food facilities included in the project, the Permittee shall obtain a Permit to Construct a Food Facility from Ventura County EHD, Community Services Section. Prior to operation of any food facilities included in the project, the Permittee shall obtain a Permit to Operate a Food Facility from Ventura County EHD, Community Services Section.

Monitoring: Plan review and construction inspections, as well as routine site inspections to ensure ongoing compliance with regulations related to food facilities, shall be conducted by Ventura County EHD, Community Services staff.

PUBLIC WORKS AGENCY (PWA) CONDITIONS

Integrated Waste Management Division (IWMD) Conditions

25. Waste Diversion and Recycling Requirement

Purpose: To ensure the project complies with Ventura County Ordinance Code (VCOC) Section 4770 et seq. VCOC Section 4770 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage.

Requirement: VCOC Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to:

<https://www.vcpbublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

26. Construction and Demolition Debris Recycling Plan (Form B)

Purpose: VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65 percent of the recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: <https://www.vcpbublicworks.org/wsd/iwmd/construction/#Debris-Management>

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <https://www.vcpbublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

A list of local facilities permitted to recycle soil, wood, and green waste is available at: <https://www.vcpbublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

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

27. Construction and Demolition Debris Reporting Form (Form C)

Purpose: VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at <https://www.vcpbublicworks.org/wsd/iwmd/construction/#Debris-Management>

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division’s issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit.

28. Collection and Loading Areas for Refuse and Recyclables

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900-42901).

Requirement: The Permittee shall adhere to the County’s Space Allocation Guidelines which include minimum space requirements for refuse, recycling, and organic waste bins and recommend aesthetic, gated, trash enclosures. Please review the County’s Space Allocation Guidelines at: <http://onestop.vcpbublicworks.org/integrated-waste-management-guidelines-standards>[For projects with special events with <2,000 attendees (e.g., weddings, bar mitzvahs, and receptions), the Permittee must provide adequate refuse, recycling, and organics waste containers for all special events. The Permittee must ensure all food, trash, and recyclables are removed from the property following each event.]

Documentation: The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure or a designated area with sufficient space to accommodate refuse, recycling, and organic waste bins necessary to meet the needs of the project.

Timing: Prior to Issuance of a Zoning Clearance for Construction or Use Inauguration, the Permittee must submit a site plan to the IWMD for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins. [For projects with special events with <2,000 attendees (e.g., weddings, bar mitzvahs, and receptions), the Permittee shall arrange for temporary trash and recycling containers.]

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify a trash enclosure area has been constructed on the premises. [For projects with special events with <2,000 attendees (e.g., weddings, bar mitzvahs, and receptions), the Permittee shall, upon request, provide evidence that temporary trash and recycling containers were provided at special events hosted on the property (i.e., dated catering receipts, dated solid waste collection bills.)]

Roads & Transportation (R&T) Department Conditions

29. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals and Policies, and Ventura County Ordinance Code, Division 8, Chapter 6 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The applicant/permittee shall deposit with the VCPWA-RT a TIMF. The TIMF is calculated based on the information provide on the project. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information and County records:

a) The TIMF due to the County of Ventura will be:

$$\$1,290.92 = 59 \text{ ADT} \times \$21.88^{(1)} / \text{ADT}$$

b) The TIMF due to the Piru Area County Augmentation Fee will be:

$$\$6,065.79 = 59 \text{ ADT} \times \$102.81^{(2)} / \text{ADT}$$

Difference Between Existing Paid and Proposed Use

Total TIMF ADT to Pay

$$59 \text{ ADT} = 207.4 \text{ ADT} - 148.4 \text{ ADT}$$

Proposed Use

$$\text{Total Proposed} = 110 \text{ ADT} + 97.4 \text{ ADT} = 207.4 \text{ ADT}^{(3)}$$

Hotel with 11 rooms: Land Use Hotel – SANDAG

11 Room x 10 ADT / Room = 110 ADT

Restaurant: Land Use Quality – SANDAG

974 SF x 100 AD / 1000 SF = 97.4 ADT

Existing Paid TIMF from PD 1911 and PD 1911 Modification:

Total Existing = 81 ADT + 67.4 ADT = 148.4 ADT

PD 1911 – 81 ADT

PD 1911 Modification – 67.4 ADT

Notes:

1. County of Ventura TIMF for Average Daily Trips (ADT) in the Piru Area District #14.
2. The Piru Augmentation Fee TIMF for ADT.
3. The baseline ADT for the purpose of paying TIMF at this location shall be 207.4 ADT. Any increase to this amount will require payment of TIMF

Documentation: The applicant/permittee shall either come to the VCPWA-RT counter or contact the VCPWA-RT Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Condition

30. Nuisance

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

Requirement: Facility operations shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as described below.

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

Documentation: There is no documentation required for this condition.

Timing: Throughout the lifetime of the CUP.

Reporting and Monitoring: Monitoring and Enforcement of the APCD Nuisance Rule shall be conducted by APCD inspectors on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

31. Fire Sprinklers

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

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

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

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

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

32. Fire Alarm

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

Requirement: The Permittee shall be responsible to have a fire alarm system installed in accordance with 2019 CFC Section 907.2.8. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

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

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

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

33. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

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

Requirement: The Permittee shall install a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches (4") in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

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

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

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

34. Building Plan Review

Purpose: To comply with California Building Code requirements.

Requirement: The Permittee shall submit building plans of all A, E, I, H, R-1, R-2 or R-4 occupancies.

Documentation: A stamped copy of the approved building plans.

Timing: The Permittee shall submit a full set of building plans (architectural, electrical, mechanical and plumbing) to the Fire Prevention Bureau for approval before the issuance of building permits.

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

35. 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 #610 "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 #610 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #610A Application to the Fire Prevention Bureau for approval before issuance of building permits.

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