



Planning Director Staff Report – Hearing on June 3, 2021

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/divisions/planning

SWIFT BARN CONDITIONAL USE PERMIT (CUP),

CASE NO. PL20-0100

A. PROJECT INFORMATION

1. **Request:** The Applicant requests approval of a Conditional Use Permit (CUP) (Case No. PL20-0100) for accessory structures related to agricultural and animal husbandry/keeping.
2. **Applicant's Representative:** Erik Nagy, Jensen Design and Survey, Inc., 1672 Donlon Street, Ventura, CA 93003
3. **Applicant/Property Owner:** John Swift, 2690 Duval Road, Camarillo, CA 93012
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The .32-acre project site is located on a 3.27-acre property at 2690 Duval Road, in Camarillo, approximately 460 feet east of the intersection of East Los Posas Road and North Escollera Avenue, in the community of Santa Rosa Valley, in the unincorporated area of Ventura County. The Tax Assessor's number for the parcel that constitutes the project site is 520-0-111-565 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Very Low Density Residential
 - b. Zoning Designation: RE-1 du/ac (Residential Exclusive, 1-acre minimum lot size)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	Rural Agricultural-1-acre minimum	Single-Family Residence

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	Residential Exclusive-1-acre minimum	Single-Family Residence with Accessory Agricultural Structures
South	Residential Exclusive-1-acre minimum	Single-Family Residence
West	Residential Exclusive-1-acre minimum	Single-Family Residence

8. History: On September 19, 1986, the Planning Division issued a Zoning Clearance (ZC44057) for the construction of a single-family residence. Zoning clearances were issued for an addition expanding the residence to 5,500 square feet (ZC14-0844), the construction of a 1,000-square-foot detached garage (ZC14-0478), and the installation of a pool and spa (ZC16-0053). On November 15, 2019 the Planning Division issued a Zoning Clearance (ZC19-1255) for the construction of a 2,000-square-foot barn (for agricultural equipment) related to agricultural and animal keeping/husbandry.

On April 15, 2002, the Planning Division approved a lot line adjustment (Parcel Map Waiver No. 1147) for the subject property (APN 520-0-111-425) and APN 520-0-111-435. The subject property is identified as Parcel 2 in the lot line adjustment, which was recorded in the Ventura County Recorder's Office on August 12, 2002 as Document No. 2002-0189400. To date, there are no open violations for this project site.

9. Project Description: The Applicant requests a CUP to authorize construction of a new 2,000-square-foot accessory structure (equine barn) related to agricultural and animal keeping/husbandry for the shelter of equines, including two horse stalls, and the storage of agricultural equipment for a period of 10 years. The proposed barn will include electricity, but it will not include any plumbing. The CUP boundary will include the new equine barn and the existing 2,000 sq. ft. agricultural barn.¹ No alterations to existing structures are proposed. No grading or landscaping is proposed.

Access to the project site is provided by a private driveway via Duval Road. Camrosa Water District will continue to provide water for the project site, and an existing on-site wastewater treatment system (OWTS) will continue to provide wastewater disposal services for the residential use of the property.

¹ Pursuant to NCZO Section 8105-4, in the RE zone, a CUP is required for agricultural structures over 2,000 sq. ft. to 5,000 sq. ft.

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. Pursuant to Section 15303 (New Construction or Conversion of Small Structures), the proposed project is considered an accessory structure to an existing single-family dwelling and will be located in a previously disturbed area that will not have any environmental impacts. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2 and no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

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

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

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

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

- 1. New Incompatible Land Uses Policy LU17.4:** *The County shall not approve new discretionary projects within or in the immediate vicinity of existing residential areas, especially designated disadvantaged communities, introducing a new incompatible land use that could have substantial adverse health impacts on an area's residents.*

The proposed project includes the construction of an agricultural accessory structure in a residential neighborhood. Surrounding properties include similar agricultural structures for animal husbandry uses (such as barns and stables for horses). The zoning in this residential community is Residential Exclusive, which

allows for both the construction of agricultural accessory structures and the allowance of animal husbandry. This project will not introduce a new incompatible use that could have adverse health impacts on area's residents.

Based on this discussion above, the proposed project is consistent with General Plan Policy New Incompatible Land Uses Policy LU17.4.

- 2. Public Facilities, Services, and Infrastructure Availability Policy PFS-1.7:**
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.

This project site contains an existing single-family residence, residential accessory structures, and an agricultural accessory structure (equine barn). Water service is provided by Camrosa Water District. An existing OWTS provides wastewater disposal service to the project site. The proposed project includes a new agricultural accessory structure (equine barn), which will not include plumbing (e.g. no hookup to water or sewer). The proposed barn will have electricity provided by Southern California Edison. The proposed project will not require an extension of public facilities, services, or infrastructure. Therefore, this project will have adequate public facilities available prior to occupancy.

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-1.7.

- 3. Discretionary Development Utility Service Line Placement Policy PFS-7.4:**
The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.

The proposed project to construct an agricultural accessory structure (equine barn) will include the installation of electricity provided by Southern California Edison. The electricity service line will be placed underground to minimize visual impacts. (Exhibit 4 Condition No. 19)

Based on this discussion above, the proposed project is consistent with General Plan Discretionary Development Utility Service Line Placement Policy PFS-7.4.

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

Adequate Water Supply, Access, and Response Times for Firefighting Purposes Policy PFS-12.3: *The County shall prohibit discretionary development*

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

Consistent Fire Protection Standards for New Development Policy PFS-12.4: *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.*

The project site is not located within a high fire hazard area. Fire Station 52 is located at 5353 Santa Rosa Road, approximately 5.4 miles north of the project site. Given the station's proximity to the project site, there will be adequate response time to provide fire protection services. The proposed project will comply with all applicable Federal and State regulations, as well as the requirements of the Ventura County Building Code and the Ventura County Fire Code. The Ventura County Fire Protection District (VCFPD) has reviewed the proposed project and has recommended conditions of approval to ensure that the proposed project is consistent with VCFPD's access standards (Exhibit 4, Condition Nos. 26 and 27).

Based on the discussion above, the proposed project is consistent with General Policies PFS-11.1, PFS-12.3, and PFS-12.4.

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

The project site is not located within the Scenic Resource Protection (SRP) Overlay Zone and is not visible from any lakes, reservoirs, or Eligible Scenic Highways. The nearest Eligible Scenic Highway is Santa Rosa Road, located approximately 2,265 feet southeast of the project site; however, the project site will not be visible from Santa Rosa Road.

Based on the discussion above, the proposed project is consistent with General Plan Policy Scenic Roadways Policy COS 3.1.

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

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

standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.

The existing single-family residence on the project site has water services provided by the Camrosa Water District. The proposed project will not include any plumbing. The construction of the proposed barn will be required to comply with the Los Angeles Regional Water Quality Control Board's requirements for surface water quality and stormwater runoff (Exhibit 4, Condition No. 22).

Based on the discussion above, the proposed project is consistent with General Plan Resources Policies WR1.11 and WR 3.2.

7. Noise Compatibility Standards Policy HAZ-9.2: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

- 1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
- 2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
- 3. New noise sensitive uses proposed to be located near airports:*
 - a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
 - b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
- 4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The proposed project includes the construction of a 2,000-square-foot agricultural accessory structure (equine barn). The project site is located within an established residential neighborhood, and thus considered a noise-sensitive use; however, the proposed project is not located near highways, truck routes, heavy industrial activities, or other relatively continuous noise sources, such as railroads or airports.

The new barn and the existing residential use of the property is not considered a noise generator that will adversely affect any nearby noise sensitive uses (e.g. surrounding residences). The proposed project will involve noise-generating construction activities that could have the potential to adversely affect surrounding residential uses. Therefore, pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, the proposed project will be subject to a condition of approval to limit noise-generating activities to the surrounding residential uses (Exhibit 4, Condition No. 18).

Based on the above discussion above, the proposed project is consistent with General Plan Noise Compatibility Standards Policy HAZ 9.2.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the Residential Exclusive (RE) zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a structure that is subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	1 acre	Yes, the parcel is 3.27 acres.
Maximum Percentage of Building Coverage	25 percent	Yes, with the addition of the proposed project, the building coverage will be 7.37 percent.
Front Setback	20 feet	Yes, the closest existing structure to the front property line is the detached garage, which is set back 25.58 feet from the property line.
Side Setback	5 feet	Yes, the closest structure to the side property line is the existing residence, which is set back 6.31 feet.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Rear Setback	15 feet	Yes, the closest structure to the rear property line is the existing barn, which is set back 148.35 feet.
Maximum Building Height	35 feet	Yes, all existing structures are under 35 feet in height, and the proposed barn will be constructed at 17 feet in height.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

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

Based on the information and analysis presented in Sections C and D 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 project site is located in the Santa Rosa Valley, which is characterized by residential and agricultural land uses. The proposed project does not include a change of use that has the potential to create any land use conflicts with surrounding residential development, generate new traffic, or introduce physical development that is incompatible with the character of the surrounding residential and agricultural development. The proposed project includes the construction of an agricultural accessory structure (equine barn) for the shelter of equines and storage of agricultural equipment. Thus, the proposed project will continue to be compatible with the character of the surrounding development.

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

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

The proposed project includes the construction of an agricultural accessory structure (equine barn). As discussed in Section C of this staff report (above), the proposed project will not include a change in use of the subject property that may interfere with surrounding residential and agricultural uses on other properties

located within the vicinity of the subject property. The proposed project will not increase traffic, water demand, or demand for wastewater disposal services. Existing public services are adequate to serve the proposed project along with existing residential development on neighboring property. As discussed in Section C.7 of this staff report above, the continued residential use of the property is not considered a noise generator that will adversely affect any nearby noise sensitive uses (e.g. existing, surrounding residences). The proposed project would not adversely impact air quality in the vicinity of the project site and would not be unsightly or visually incompatible with the surrounding land uses. Therefore, the project would not be obnoxious or harmful or impair the utility of neighboring residential and agricultural land uses.

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

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

The proposed project is a request for a CUP for an accessory structure as the additional proposed barn results in over 2,000 square feet and less than 5,000 square feet of accessory agricultural structures. The project site will continue its primary use as a residence with an accessory use for agriculture and animal husbandry/keeping which is allowed in the Residential Exclusive (RE) zone district. To date, there are no open violations for this property. As discussed in Section C of this staff report (above), electricity will be extended to the barn, however no plumbing (water or wastewater service) will be provided. The Camrosa Water District will continue to provide water to the subject property, and the Environmental Health Division reviewed the proposed project and found that the existing OWTS will comply with all applicable requirements and will continue to serve the existing single-family dwelling. Furthermore, the proposed project will not generate new traffic, and would not result in potential traffic or circulation impacts to East Los Posas Road or Duval Road and the surrounding public road network. Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

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

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

The project site is zoned RE, and surrounding land uses are also zoned RE and RA. In accordance with NCZO Section 8105-4, agricultural barns (accessory structures related to agriculture and animal husbandry/keeping) of the collectively are between 2,000 square feet and 5,000 square feet are permitted in the RE zone with a Planning Director-approved CUP. Surrounding land uses to the north, east, south, and west are developed with residential and agricultural land

uses. Lots range in size from approximately one acre to 10 acres. As discussed in Sections C and E.2 of this staff report (above), the proposed project will not involve a change in use of the subject property. The proposed project will not have the potential to create any land use conflicts with surrounding residential uses, generate new traffic, or introduce physical development that is incompatible with existing and potential land uses in the general area surrounding the subject property. Furthermore, as discussed in Section C.7 of this staff report (above), the proposed project will not generate noise that is incompatible with surrounding residential uses. Therefore, the new accessory structure related to agriculture and animal husbandry/keeping and the continued use of the existing accessory structure will be compatible with existing and potential land uses where the proposed project is located.

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

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

The subject property consists of a legal lot that gained its current configuration (identified as Parcel 2) as part of a lot line adjustment (Parcel Map Waiver No. 1147), recorded in the Ventura County Recorder's Office on August 12, 2002 as Document No. 2002-0189400. Prior to the lot line adjustment, Parcel 2 was a single discrete parcel that was legalized by land deed on February 28, 1966.

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

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

The proposed project was analyzed and evaluated in accordance with CEQA. Based on the continuous use of the existing single-family residence and barn, along with the proposed new barn, the Planning Division has made the determination that this project is exempt from CEQA. The proposed project is eligible for a Class 3 Categorical Exemption, New Construction or Conversion of Small Structures, pursuant to CEQA Section 15303. As discussed in Section B (above) the proposed project is considered an accessory structure to an existing single-family dwelling and will be located in a previously disturbed area that will not have any environmental impacts. The project includes a new equine barn, and no alterations to existing structures are proposed. The proposed project will not change the existing residential use of the subject property. The proposed project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, the proposed project will be approved in accordance with CEQA.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On May 19, 2021, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On May 24, 2021, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
3. **MAKE** the required findings to grant a CUP 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** CUP Case No. PL20-0100, subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

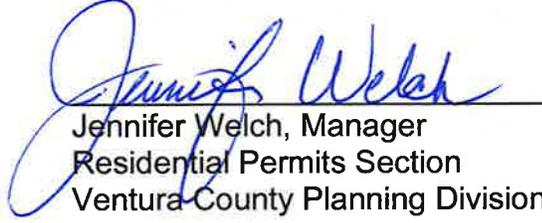
If you have any questions concerning the information presented above, please contact Angela Georgeff at (805) 654-5097 or angela.georgeff@ventura.org.

Prepared by:



Angela Georgeff, Case Planner
Residential Permits Section
Ventura County Planning Division

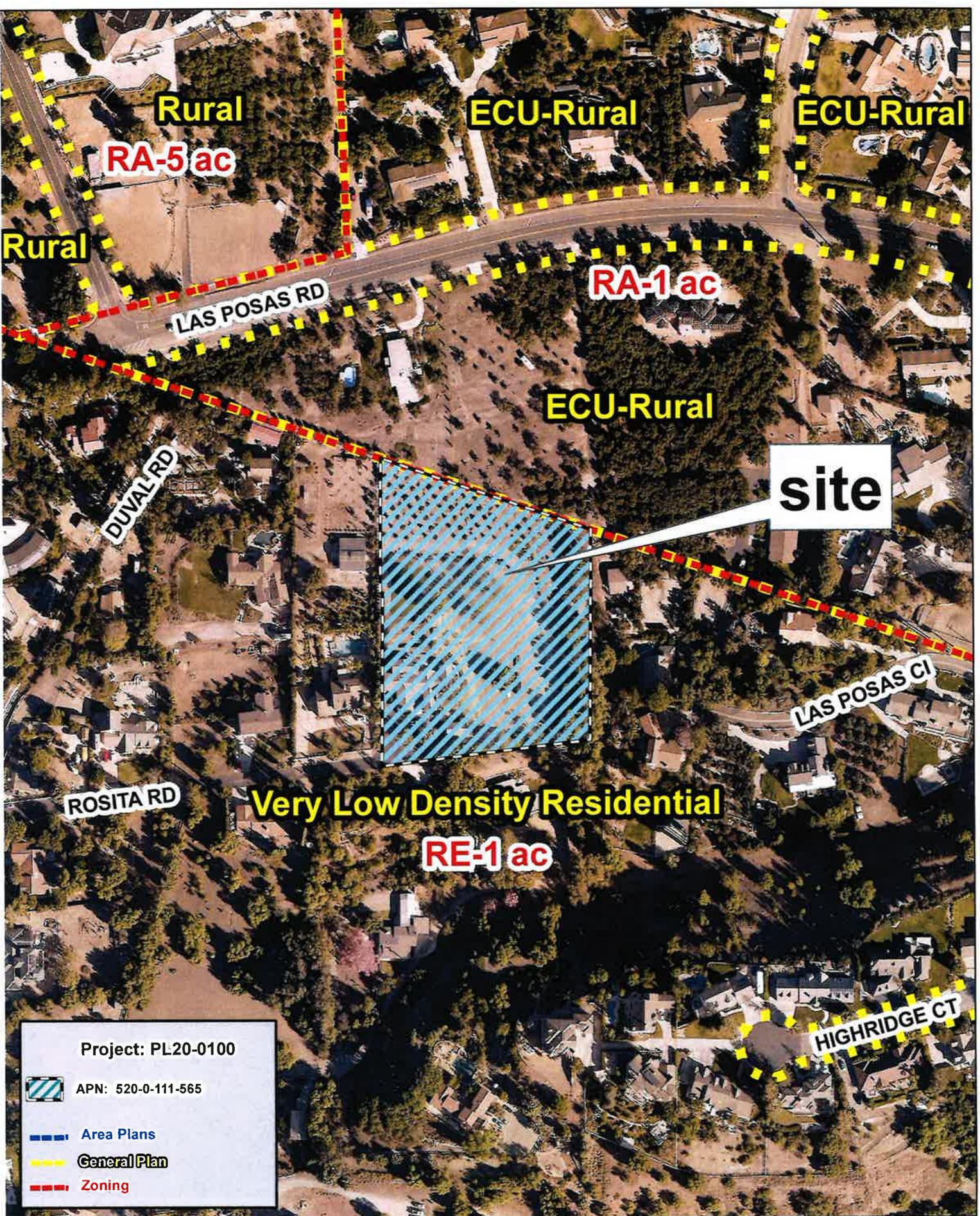
Reviewed by:



Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Draft Conditions of Approval



Project: PL20-0100

 **APN: 520-0-111-565**

 **Area Plans**

 **General Plan**

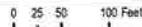
 **Zoning**



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 1-15-2021
Source: Pictometry: 2018

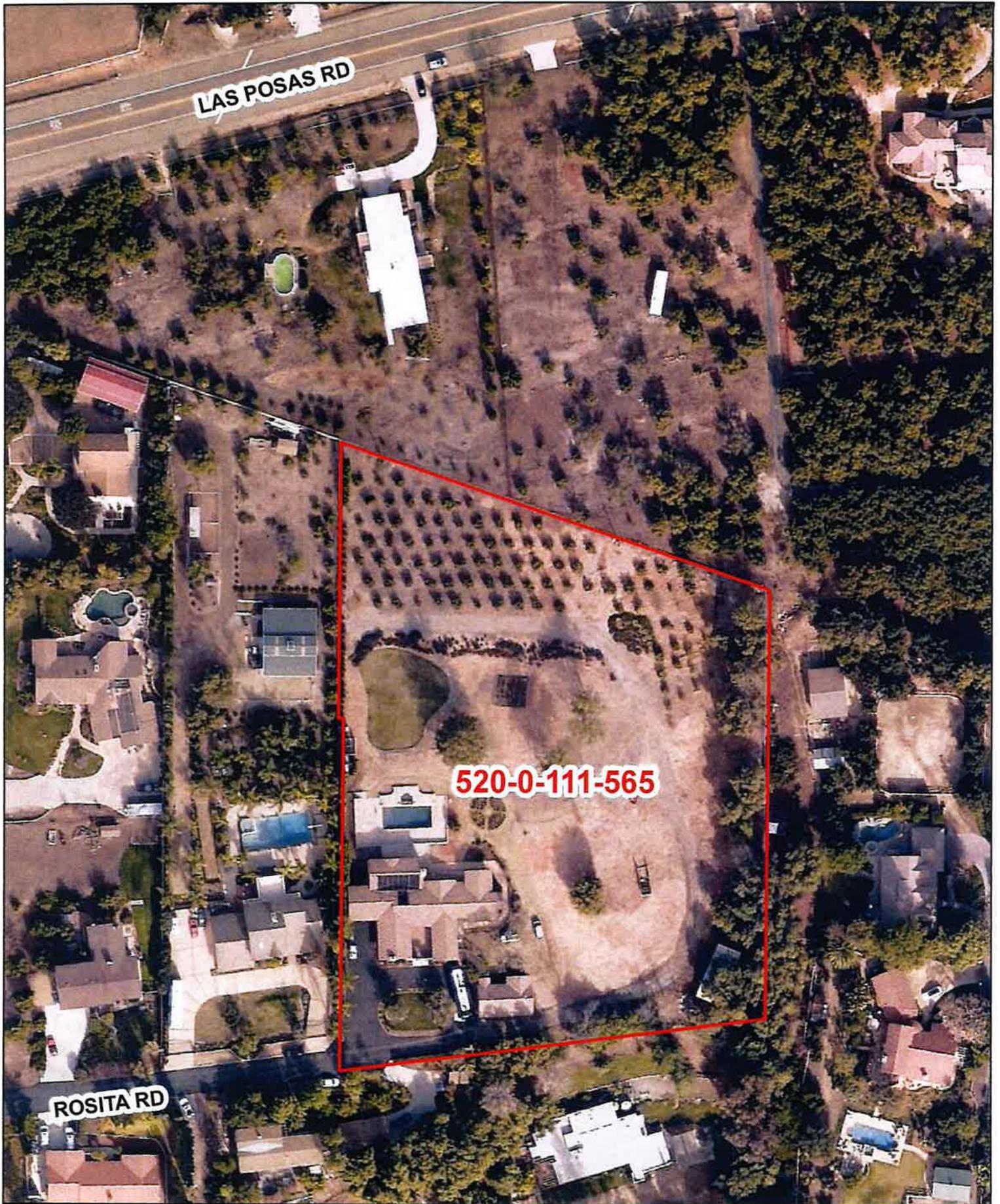


County of Ventura
Planning Director Hearing
Case No. PL20-0100
Exhibit 2 - Maps



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





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 01-18-2021
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Source: Pictometry, DEC 2019

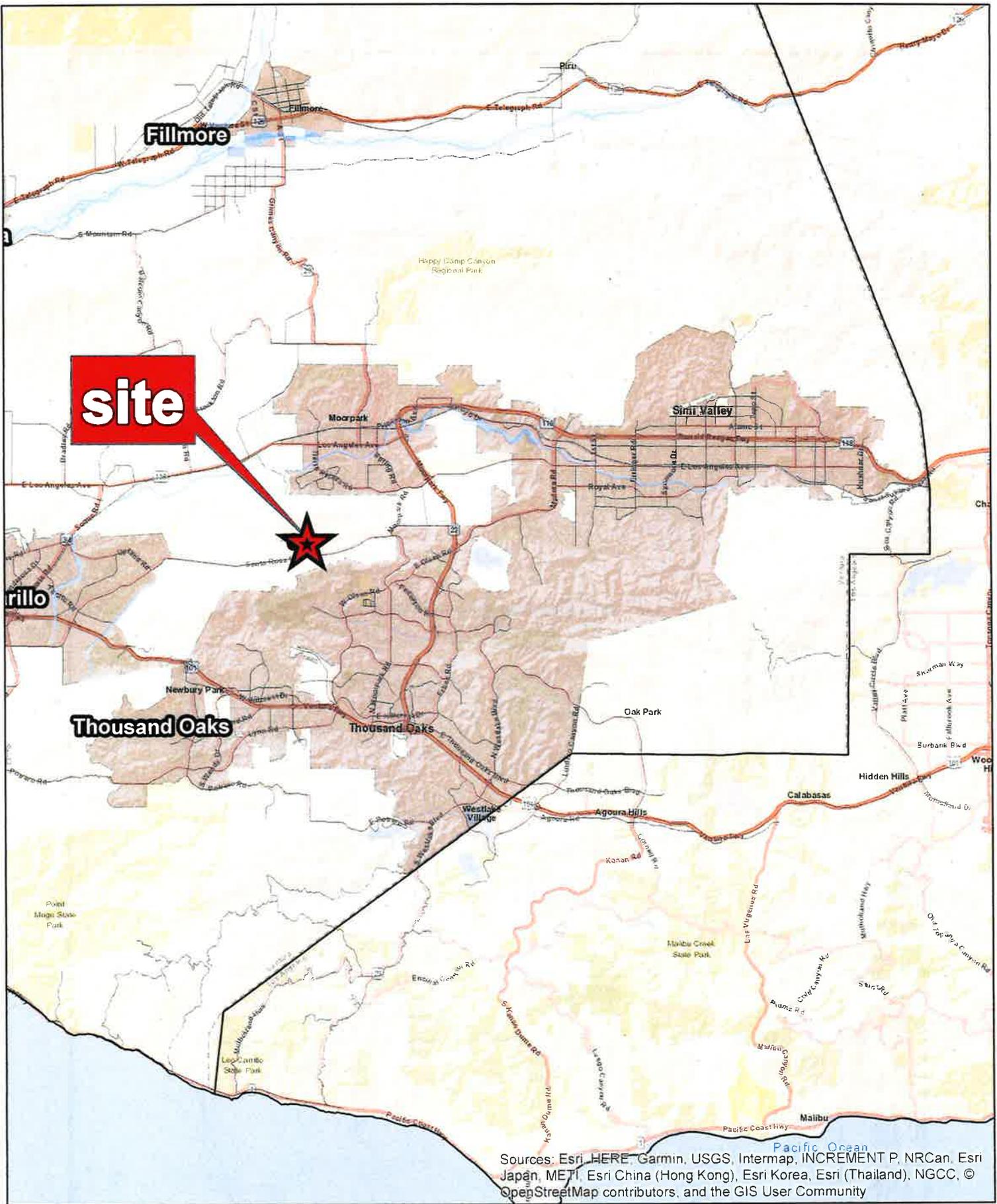


County of Ventura
Planning Director Hearing
Aerial Photography
PL20-0100



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





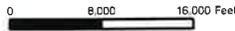
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 11-15-2021



County of Ventura
Planning Director Hearing
APN: 520-0-111-565
Location Map
PL20-0057



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



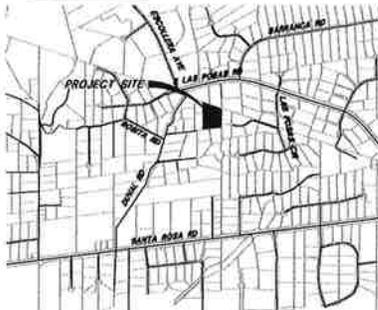
SCOPE OF WORK:

PROPOSED 2,000 SQUARE FOOT BARN FOR EQUESTRIAN USE.

LAND USE DATA

A.P.N.:	520-0-111-565
ADDRESS:	2690 DUVAL ROAD CARMELITE, CA 93022
PARCEL SIZE:	3.50 ACRES
STRUCTURES	
EXISTING STRUCTURES	
1. 1-STORY SR	5,500 S.F.
2. DETACHED GARAGE	1,000 S.F.
3. AG STORAGE BARN	2,000 S.F.
PROPOSED STRUCTURES	
1. EQUINE BARN	2,000 S.F.
TOTAL STRUCTURE S.F.:	10,500 S.F.
LOT COVERAGE:	7.28 %
GENERAL PLAN DESIGNATION:	EXISTING COMMUNITY
COUNTY ZONING:	RURAL EXCLUSIVE (1 ACRE)
CUP AREA:	0.32 AC
PRELIMINARY GRADING	CUT: 44 CY
QUANTITIES:	FILL: 0 CY
	NET: 44 CY CUT

VICINITY MAP



County of Ventura
 Planning Director Hearing
 Case No. PL20-0100
 Exhibit 3 - Plans

BUILDING CODE DATA

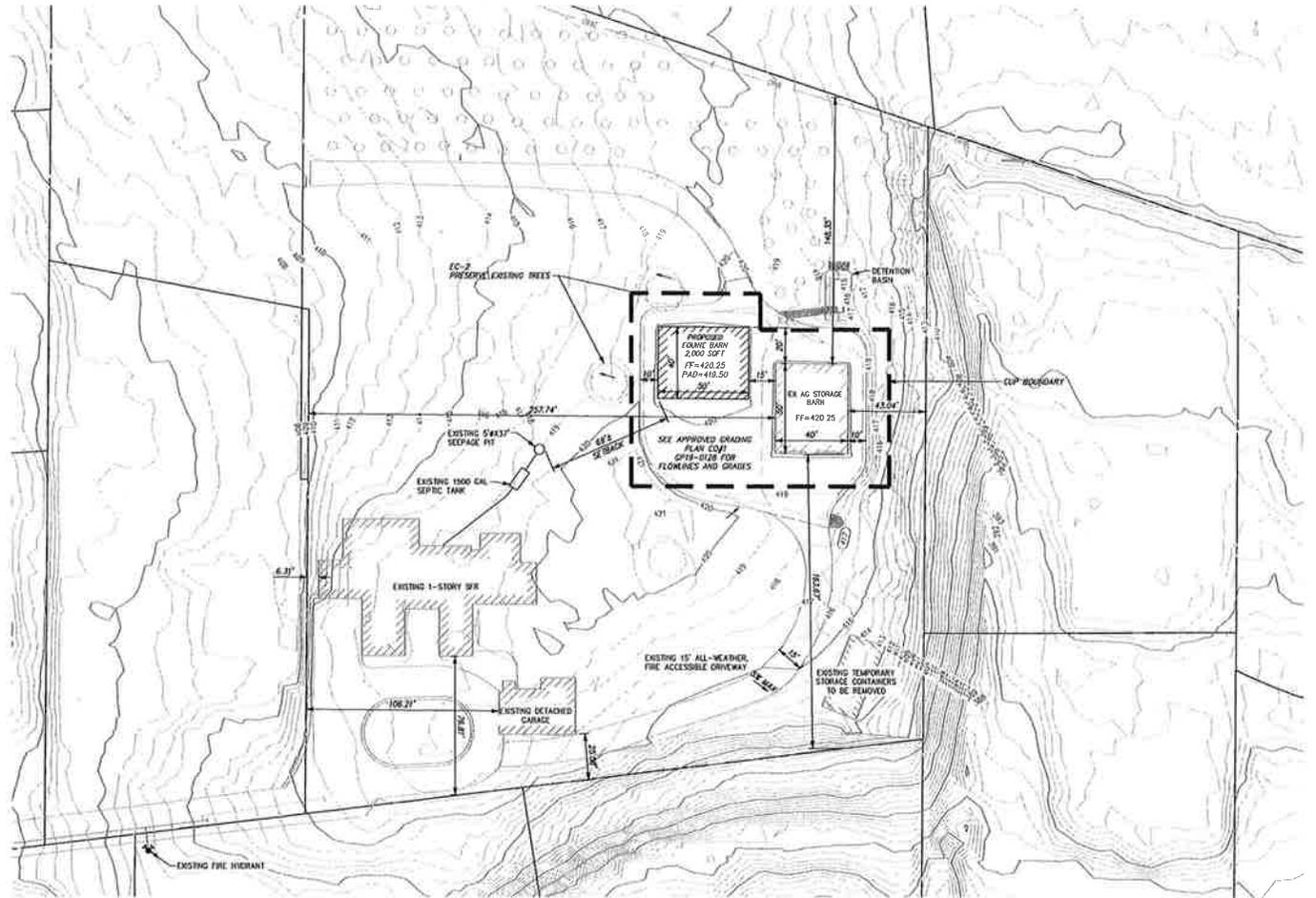
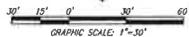
A. BUILDING CLASSIFICATION:	GROUP U
B. DESCRIPTION OF USE:	EQUINE STORAGE
C. TYPE OF CONSTRUCTION:	1B
D. FLOOR AREA:	2,000 SQ FT
E. NUMBER OF STORIES:	1
F. BUILDING HEIGHT:	
G. FIRE HAZARD SEVERITY ZONE:	LOCAL RESPONSIBILITY AREA (LRA)
H. SPRINKLERS:	N/A

SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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 CASHERMENTS 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 ENGINEERING & SURVEY, INC.
 1878 DORLON STREET
 VENTURA, CALIF 93003
 PHONE 805/284-0877
 FAX 805/654-0878

SCALE: 1" = 30'
 DATE: 4/14/2021
 DWG. NAME: 0120 Site Plan - 3rd Rev.dwg

SITE PLAN FOR SWIFT RANCH EQUINE BARN

2690 DUVAL ROAD, SANTA ROSA VALLEY
 COUNTY OF VENTURA

SHEET 1 OF 1

COUNTY OF VENTURA STATE OF CALIFORNIA

**DRAFT CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP)
CASE NO. PL20-0100**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on June 3, 2021, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Applicant requests a CUP to authorize construction of a new 2,000-square-foot accessory structure (equine barn) related to agricultural and animal keeping/husbandry for the shelter of equines, including two horse stalls, and the storage of agricultural equipment for a period of 10 years. The proposed barn will include electricity, but it will not include any plumbing. The CUP boundary will include the new equine barn and the existing 2,000 sq. ft. agricultural barn.¹ No alterations to existing structures are proposed. No grading or landscaping is proposed.

Access to the project site is provided by a private driveway via Duval Road. Camrosa Water District will continue to provide water for the project site, and an existing on-site wastewater treatment system (OWTS) will continue to provide wastewater disposal services for the residential use of the property.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structure and driveway, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

¹ Pursuant to NCZO Section 8105-4, in the RE zone, a CUP is required for agricultural structures over 2,000 sq. ft. to 5,000 sq. ft.

2. Required Improvements for CUP

Purpose: To ensure the Project site conforms to the plans approved at the Planning Director hearing in support of the Project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including the structure, are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for construction and Use Inauguration, the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 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, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

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

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

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

4. CUP Modification

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

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

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP Permit and/or commencement of construction and/or operations under this CUP Permit shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

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

h. Revocation of this CUP.

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

7. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision on the Project or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction and use inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction and 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 at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for construction and use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction and use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on [10 years after approval date]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to [§ 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [expiration date]; and
- (2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

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

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

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

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

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

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

9. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

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

Documentation: The Permittee shall maintain a current set of CUP Permit conditions and exhibits at the Project site.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 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 CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

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 CUP, with the deed of the property that is subject to this CUP.

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

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this CUP 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 CUP. 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.

Establishment of Revolving Compliance Account: Within 10 calendar days of the effective date of the final decision approving this CUP, 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.
- b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. 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 CUP. 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 respects to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from

and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP Permit 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 CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director, may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director, cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP 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 CUP, 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 CUP Conditions, Laws, and Other Entitlements

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

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

16. Contact Person

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for construction and 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 consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Change of Permittee

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

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

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

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

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

18. Construction Noise

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

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

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

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

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

19. Utilities

Purpose: To ensure compliance with Ventura County General Plan Public Utilities Policy PFS-7.4.

Requirement: New utility service lines shall be placed underground unless a written determination of infeasibility is obtained from the Planning Director.

Documentation: The Permittee shall indicate on the grading and construction plans the location of utilities and point of connection(s), and a note stating the utilities will be undergrounded.

Timing: Prior to issuance of Zoning Clearance for construction of the project, the Permittee shall submit grading and construction plans for review and approval to the Planning Division.

Monitoring and Reporting: The Planning Division reviews and maintains the project plans. The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure the Permittee conducts ground disturbance, grading, and construction activities in compliance with this condition, pursuant to § 8114-3 of the *Non-Coastal Zoning Ordinance*.

Environmental Health Division (EHD) Conditions

20. General Vector Control – Animal Waste and Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease or create a public nuisance.

Requirement: The storage, handling and disposal of animal wastes shall be in a manner that will not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. Ensure animal waste is stored properly and removed as often as needed to prevent fly breeding. Manage standing water onsite, including any stormwater management structures, so it will not create mosquito breeding sources.

Timing: The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of potential vectors of disease, nor the creation of a public nuisance throughout the life of the Project.

Monitoring: Ventura County Environmental Health Division (EHD) staff will receive and respond to vector related complaints at the site. EHD will maintain a record of vector related complaints reported to EHD.

21. OWTS Certification – Setback to Structures

Purpose: To verify the appropriate setbacks to the septic tank(s) and disposal area(s) are met. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall obtain setback certification approval of the Ventura County Environmental Health Division (EHD) prior to the addition of structures that do not contain bedroom equivalents and/or plumbing fixtures (structures which contain plumbing fixtures and/or will add bedroom equivalents are required to complete a full certification).

Documentation: Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System (OWTS) application, plot plan, floor plan, etc., to EHD for review and approval.

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

Monitoring: EHD shall review and approve the OWTS setback certification application

and conduct site inspections as needed to assure compliance with this condition.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

22. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: <http://onestop.vcpublishworks.org/integrated-waste-management-laws-ordinances>.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the Integrated Waste Management (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: <http://onestop.vcpublishworks.org/integrated-waste-management-forms>.

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at:

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

<https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

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

Monitoring & 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.

23. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: <http://onestop.vcpublishworks.org/integrated-waste-management-laws-ordinances>.

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 <http://onestop.vcpublishworks.org/integrated-waste-management-forms>

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Date of Public Hearing: June 3, 2021
Date of Approval:

Permittee: John Swift
Location: 2690 Duval Road, Camarillo
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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 percent 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 prior to 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.

Watershed Protection District (WPD) Conditions

County Stormwater Program (CSP) Section

24. **Compliance with Stormwater Development Construction Program**

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

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. “Development Construction Program” of the Permit through the inclusion of effective implementation of the Construction Best Management Practices during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) which can be found at <http://onestop.vcpublishworks.org/stormwater-forms>.

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

Monitoring and Reporting: CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required Best Management Practices.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

25. Nuisance

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

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

Documentation: The Permittee shall ensure compliance with the following provision:

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

Timing: Throughout the life of the permit.

Reporting and Monitoring: Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD staff during compliance inspections and on a complaint-basis.

26. Fugitive Dust

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

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

Documentation: The Permittee shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities.
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.

- IV. Fugitive dust throughout the site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the Project.

Reporting and Monitoring: Construction permits are issued by Public Works Agency and the Public Works Agency inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related provisions shall also be conducted by APCD staff on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

27. Private Driveway Widths, Single-Family Dwellings (Up to Four Parcels)

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

Requirement: The Permittee shall design all private driveways in accordance with Ventura County Fire Protection District access standards. Driveways shall be a minimum paved width of 15 feet.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of combustible construction.

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Date of Public Hearing: June 3, 2021
Date of Approval:

Permittee: John Swift
Location: 2690 Duval Road, Camarillo
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Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

28. 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 #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #610 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.

