



Planning Director Staff Report – Hearing on February 25, 2021

County of Ventura • Resource Management Agency • Planning Division

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TENTATIVE PARCEL MAP NOS. 6046 THROUGH 6052, CASE NOS. PL20-0113 THROUGH PL20-0119

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of seven Tentative Parcel Maps, Nos. 6046 through 6052 (Case Nos. PL20-0113 through PL20-0119) for condominium purposes on Lots 29, 30, 39, 40, 52, 60, and 66 of Tract 5553.
2. **Applicant/Property Owner:** Tataviam LP, Don Jensen and Tim Cohen, c/o Jensen Design & Survey Inc., 1672 Donlon Street, Ventura, CA 93003
3. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Ordinance (VCSO) (Section 8205-6.2.2 et seq.), the Planning Director is the decision-maker for the requested Tentative Parcel Map.
4. **Project Site Size, Location, and Parcel Number:** The seven lots within Tract Map 5553 range in size from 0.15 acres (6,534 square feet (sq. ft.)) to 0.25 acres (10,890 sq. ft.). The addresses and Tax Assessor's parcel numbers (APN) for the parcels that constitute the project site are as follows: Lot 29: 118, 120, and 122 Main Street (APN 056-0-241-015), Lot 30: 3993, 3995, and 3997 Savannah Lane (APN 056-0-242-015), Lot 39: 3953, 3955, and 3957 Savannah Lane (APN 056-0-242-105), Lot 40: 4030, 4032, and 4034 Aurora Way (APN 056-0-242-115), Lot 52: 4075, 4077, and 4079 Aurora Way (APN 056-0-243-025), Lot 60: 4043, 4045, and 4047 Aurora Way (APN 056-0-243-105), and Lot 66: 112, 114, and 116 Main Street (APN 056-0-243-165). Tract 5553 is northeast of the intersection of Main Street and Telegraph Road (State Route 126), in the community of Piru, in the unincorporated area of Ventura County (Exhibit 2).
5. **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: Main Street Promenade
 - c. Zoning Designation: RPD-6 du/ac (Residential Planned Development, 6 dwelling units per acre)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	R-1 6000 sq ft (Single-Family Residential, 6,000 square foot minimum lot size)	Single-family residences
East	OS-80 ac (Open Space, 80-acre minimum lot size)	Undeveloped open space (owned by United Water Conservation District)
South	N/A	State Route 126 (Telegraph Road)
West	RPD-6 du/ac and CPD/CBD (Commercial Planned Development, Community Business District Overlay Zone)	Main Street, undeveloped vacant residential tract (Tract Map 5683), and single-family residences

7. History: On December 16, 2008, the Board of Supervisors approved the Focused Update to the Piru Area Plan, and privately initiated General Plan amendments, zone changes, Planned Residential Development Permits and Tract Maps filed by John Rieder (Tentative Tract Map 5479), James Finch (Tentative Tract Map 5683), and Dana Levy (Tentative Tract Map 5553). Tract Map 5553 authorized 53 single-family detached units, four duplex units, and 10 triplex units, for a total of 91 new residential dwelling units.

On August 1, 2017, the Board of Supervisors approved the Final Map and Subdivision Improvements Agreements for Tract 5553. On August 14, 2017, Tract Map 5553 (165 MR 20) was recorded.

On January 18, 2017, construction of tract improvements for the subdivision commenced. Currently, Lots 1, through 4, 15 through 28, 31 through 38, 41 through 51, 53 through 59, 61 through 65, and 67 are developed and have been sold (with the exception of Lots 3 and 4). Lots 5 through 14, 29, 30, 39, 40, 52, 60 and 66 are under construction.

8. Project Description: The Applicant is requesting the approval of seven Tentative Parcel Maps for condominium purposes, Parcel Map Nos. 6046 through 6052, on Lots 29, 30, 39, 40, 52, 60, and 66 (located within Tract 5553 known as Piru Gateway).¹

¹ A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded parcel map or condominium plan in sufficient detail to locate all boundaries thereof (California Civil Code Section 4125).

Case No.	Parcel Map No.	APN	Lot No.	Acreage
PL20-0119	6046	056-0-241-015	29	0.25
PL20-0113	6047	056-0-242-015	30	0.19
PL20-0114	6048	056-0-242-105	39	0.23
PL20-0115	6049	056-0-242-115	40	0.22
PL20-0116	6050	056-0-243-025	52	0.15
PL20-0117	6051	056-0-243-105	60	0.18
PL20-0118	6052	056-0-243-165	66	0.16
			Total	1.38

Lots 29, 30, 39, 40, 52, 60, and 66 are currently under construction with one triplex for each lot (seven triplexes, 21 units). No new development or construction is proposed as part of this project. The proposed project will comply with the Subdivision Map Act and VCSO Section 8205-1, Subdivisions Requiring Tentative and Parcel Maps.

Access to the project site is provided by paved roads via Main Street and two on-site roads, Savannah Lane and Shannon Lane via Main Street. Water is provided by Warring Water and wastewater is provided by Waterworks District No. 16.

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.

On December 16, 2008, the County certified the Final Environmental Impact Report (EIR) for the Focused Update to the Piru Area Plan, and privately initiated General Plan amendments, zone changes, Planned Residential Development Permits and Tract Maps filed by John Rieder (Tract 5479), James Finch (Tract 5683), and Dana Levy (Tentative Tract 5553).² The Final EIR concluded that, even with the implementation of all feasible mitigation measures, significant project specific adverse impacts to agricultural resources, scenic resources, noise and community character, could not be mitigated to a less than significant level, and a Statement of Overriding Considerations would be necessary if the amendments/projects were to be approved. The Final EIR also concluded that air quality, biological resources, flooding, erosion and drainage facilities, transportation and circulation, groundwater and water supply, sewage treatment, law enforcement, education, library services, recreation, and utilities/gas safety would result in significant environmental impacts, but with mitigation measures identified in the EIR, would reduce these impacts to a less-than-significant level.

The CEQA Guidelines [Section 15164(a)] state that the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in the CEQA Guidelines (Section 15162) calling for the

² Tract 5553 is owned by Tataviam LP, Don Jensen and Tim Cohen.

preparation of a subsequent EIR have occurred. Exhibit 4 includes a: description of the changes or additions that are necessary to the EIR; and, a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of a subsequent EIR.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of a subsequent EIR and the addendum to the EIR (Exhibit 4) reflects the County's independent judgment and analysis.

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 VCSO [Section 8205-5(a) and Section 8205-6.6(b)] 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, Policies and Programs* and Piru Area Plan.

Land Use and Community Character Element (LU)

- 1. General Plan Land Use Designations and Standards Policy LU-4.3:** *Minimum Parcel Size – The County shall require subdivisions of land to meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A.*

The subject lots are located within the RPD-6 du/ac zoning. The RPD-6 du/ac zone allows up to six dwelling units per acre. The Area Plan land use designation for the lots is Main Street Promenade (MSP). The MSP designation is characterized by duplex and triplex homes, which are meant to appear like one larger home. Each lot includes a triplex (three residential dwelling units) and meets the intent and purpose of the RPD zone and MSP Area Plan land use designation.

Based on the discussion above, the proposed project is consistent with General Plan Land Use Designations and Standards Policy LU-4.3.

- 2. General Plan Character and Design Policy LU-16.1:** *Community Character and Quality of Life – The County shall encourage discretionary development to*

be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.

The proposed project is part of Tract 5553, which was intended to serve as the gateway to the unincorporated community of Piru, promoting pedestrian connectivity and offering a public park with amenities. As discussed in Section B (above) and in the certified Final EIR for the Focused Update to the Piru Area Plan Project and the EIR Addendum (Exhibit 4) prepared for the proposed project, the EIR evaluated the project's individual impacts and contribution to cumulative impacts on resources.

Mitigation measures identified in the Final EIR were included as conditions of approval of Tract 5553 and the RPD Permit. As discussed in the EIR Addendum (Exhibit 4), the proposed project will not result in any new significant impacts on the environment or result in the increased severity of these previously identified impacts.

Based on the discussion above, the proposed project is consistent with General Plan Character and Design Policy LU-16.1.

- 3. General Plan Character and Design Character Policy LU-16.9:** *Building Orientation and Landscaping – The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

No new development, grading, or ground disturbance is proposed as part of this project. Seven triplexes are under construction. The local area is currently served by existing electrical facilities that have been extended to the project site. Residential development was conditioned to comply with the California Energy Commission's adopted Building Energy Efficient Standards that require the inclusion of energy conservation features in residential development, and to incorporate energy-saving design solutions to reduce energy consumption by at least 10 percent below the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California Energy Efficiency Standards for Residential and Non-Residential Buildings) (Exhibit 5, Condition No. RPD-12 of Tract 5553 (Case No. SD06-0071) and Residential Planned Development (RPD) Permit Case No. LU08-0024). The Building and Safety Division determined that the project satisfied Condition No. RPD-12.

Based on the discussion above, the proposed project is consistent with General Plan Character and Design Policy LU-16.9.

Housing Element

- 4. General Plan Population and Housing Policy 10.5:** *Housing Opportunities and Diversity Policies – As Area Plans are developed or updated, the County shall attempt to accomplish the following to encourage greater housing opportunities as well as safe and livable residential neighborhoods:*

- (1) *Ensure a mix of residential densities (i.e., single family attached and multi-family as well as single-family detached).*

The proposed project includes seven tentative parcel maps for condominium purposes. The seven triplexes are dispersed between single-family detached dwellings and duplexes located within Tract 5553 and provide a mix of residential density.

Based on the discussion above, the proposed project is consistent with General Plan Population and Housing Policy 10.5.

Public Facilities, Services, and Infrastructure Element (PFS)

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

The proposed project includes seven tentative parcel maps for condominium purposes. Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-00024 have been conditioned to place utility services lines underground (Exhibit 5, Condition No. RPD-8 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024). All utilities have been installed underground, including lateral connections from the triplexes to the street.

Based on the discussion above, the proposed project is consistent with General Plan Public Facilities, Services, and Infrastructure Policy PFS-7.4.

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

Existing development on the project site complies with the Fire Apparatus Access Standard 501. Conditions of approval for Tract Map 5553 and RPD Permit Case

No. LU08-0024 required the project site to comply with all applicable federal and state regulations and the requirements of the Ventura County Building Code and the Fire Code prior to recordation of the final map and issuance of zoning clearances for construction (Exhibit 5, Condition Nos. TT-33, TT-34, and TT-37 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024).

Based on the discussion above, the proposed project is consistent with General Plan Law Enforcement and Emergency Services Policy PFS-11.4.

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

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

Prior to recordation of the final map (Tract 5553), the water purveyor (Warring Water) demonstrated that they could provide the required fire flow in accordance with the Ventura County Water Works Manual (VCWWM) and the Ventura County Fire Protection District (VCFPD) Fire Code (Exhibit 5, Condition Nos. TT-36 and RPD-51 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024). Savannah Lane and Shannon Lane were designed in accordance with the Fire Apparatus Access Standard 501. Existing development complies with all applicable federal and state regulations and the requirements of the Ventura County Building Code and the Fire Code (Exhibit 5, Condition Nos. TT-33 through TT-37 and RPD-48 through RPD-60 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024).

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

Conservation and Open Space Element (COS)

- 8. General Plan Biological Resources Policy COS 1.12:** *Discretionary Development and Landscaping – The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.*

The proposed project, located within Tract 5553, includes seven tentative parcel maps for condominium purposes. Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024 required review of landscaping plans prior to issuance of a zoning clearance for construction. Planning Division and Building and Safety Division staff have reviewed and approved landscaping plans and determined the plans were in compliance with California WELO requirements. Prior to occupancy of Phase 4 (the last phase of residential development), a final inspection of landscaping improvements will be conducted to ensure the plantings have been installed in accordance with the approved landscape plan.

Based on the discussion above, the proposed project is consistent with General Plan Biological Resources Policy COS 1.12.

Piru Area Plan

9. Piru Area Plan Circulation, Transportation, and Mobility Policy P-21.2: *Roadways - Street Improvements within Urban and Existing Community - For street improvements within Urban and Existing Community designated areas (Figures P-2, P-3 and P-4), the following apply...*

c) *Main Street, South of the Railroad Tracks (Figures P-16, P-17, P-18, and P-19):*

Between SR 126 and the first intersection north of SR 126, the County shall require Main Street to be developed with an 8-foot wide multi-purpose pathway, an 8-foot wide landscaped parkway and a landscaped median.

North of the first intersection north of SR 126, the County shall require Main Street to be developed as above except that the center median would be eliminated.

At the intersection nearest the public park, the County shall employ bulb-outs and pedestrian-activated signals to facilitate safe pedestrian movement across Main Street.

At the Fillmore-Piru Citrus Association packing house, the County shall provide a left-turn lane to facilitate truck access to the packing house. The County should eliminate onstreet parking at the packing plant and carefully design the multi-purpose pathway with signage and pavement markings to minimize potential safety conflicts with packing house truck traffic.

South of the intersection with Via Fustero, the County shall provide a landscaped median island (Figure P-20).

Piru Area Plan Circulation, Transportation, and Mobility Policy P-22.1:
Roadways - Driveway and Access Point Consolidation - The County shall require

discretionary development adjacent to State Highway 126 to be designed to consolidate driveways and access points, wherever possible, in order to minimize traffic disruption on this major arterial.

Piru Area Plan Circulation, Transportation, and Mobility Policy P-22.2:
Design Plans Requirement Along Main Street Corridor - Prior to recordation of any tract maps along Main Street, south of the railroad tracts [tracks], the County shall require a detailed design plan to be prepared for the Main Street corridor from Highway 126 to the railroad tracts [tracks] that will include drainage, landscaping, irrigation, street lighting, a community entrance monument, pedestrian/bicycle pathways and street crossing elements. The County shall require such design plan be reviewed by the Piru Neighborhood Council and approved by the Public Works Agency, the Fire Department, and the Planning Division and include a detailed funding program for construction and long-term maintenance.

Piru Area Plan Circulation, Transportation, and Mobility Policy P-23.1:
Regional Multimodal System - Multimodal Access - The County shall plan discretionary development to facilitate pedestrian, bicycle, transit, as well as automobile access, both within and outside the development.

Piru Area Plan Circulation, Transportation, and Mobility Policy P-23.2:
Regional Multimodal System - Street and Sidewalk Improvements - The County shall condition all discretionary development to provide street and sidewalk improvements as indicated in policy P-21.2, and in accordance with the Ventura County Design Criteria and Specifications for Landscape Plans and Recommended Street Tree List established by the Public Works Agency. With regard to those improvements indicated under policy P-21.2 the County shall require a landscape maintenance entity, subject to the approval of the Public Works Agency, to be established prior to Final Map Recordation or Zoning Clearance.

As stated in the staff report (above), the proposed project includes seven tentative parcel maps for condominium purposes. Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024 required improvements along Main Street that would maximize circulation and mobility around the project site, including sidewalk and landscaping improvements, safe bicycle pathways and safe pathway to Piru School (Exhibit 5, Condition Nos. TT-12, RPD-11, RPD-16, and RPD-38 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024).

Based on the discussion above, the proposed project is consistent with Piru Area Plan Circulation, Transportation, and Mobility Policies P-21.2, P-22.1, P-23.1, and P-23.2.

D. SUBDIVISION ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the VCSO.

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

The proposed project involves a subdivision that is subject to the design requirements of the VCSO (Article 4). Table 1 lists the applicable design requirements and a description of whether the proposed project complies with the design requirements.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Lot Lines	<i>Sec. 8205-5.1.2, Lot Lines: Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the street as is practicable at the point at which the lot sideline terminates.</i>	Yes. The proposed side lot lines will be roughly perpendicular to the centerline of Aurora Way and Savannah Lane.
Lot Width	<i>Sec. 8205-5.1.3, Lot Width: All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 20 feet.</i>	Yes.
Lot Depth	<i>Sec. 8205-5.1.4, Lot Depth: For all proposed lots, the average lot depth shall not be greater than three times the average lot width unless the Planning Director, upon information presented by the applicant, determines that a greater depth is justified. The applicant shall use the following criteria to justify the modification of this requirement: a. Potential Amount of Grading - The amount and impact of on-site grading may be less with the provision of a greater lot depth. b. Usable Lot Area - the steepness of the topography of proposed lots, the configuration</i>	Yes. The proposed lot depths are not greater than three times the average lot width.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p><i>of the parent parcel, and the location of on-site natural features such as barrancas may necessitate a greater depth to provide usable lot areas.</i></p> <p><i>c. Flood Hazards - On-site and off-site flood hazards such as streams, tributaries and inundation areas subject to 100-year flood may create a need for a greater depth to provide usable lot areas and buildable sites.</i></p> <p><i>d. Sun and Wind Orientation - A greater lot depth may be necessary to provide for passive and active solar heating and natural cooling opportunities.</i></p> <p><i>e. Other - Other criteria relevant to unique or uncommon physical features of the property may necessitate a greater depth to provide usable lot areas and buildable sites or to mitigate adverse environmental effects.</i></p>	
Lot Area	<p><i>Sec. 8205-5.1.1 – Lot Area Unless otherwise excepted, all proposed lots shall conform to the minimum lot area requirements of the General Plan (Land Use Policies – Minimum Parcel Size), and zone designation in which the property is located. In determining whether a proposed lot having a gross area of less than 10 acres conforms to such minimum area requirements, only the net area of the lot shall be considered unless the General Plan or Zoning Ordinances provide otherwise.</i></p>	Yes. The lots meet the minimum lot area requirements.
Access	<p><i>Sec. 8205-5.1.7 – Access There shall be approved access to the subdivision and all lots within the subdivision shall have ingress and egress that meets the regulations regarding road standards for vehicles and fire equipment access pursuant to Section 4290 of the Public Resources Code, the Ventura</i></p>	Yes. The proposed lots have direct access to Aurora Way and Savannah Lane.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<i>County Fire Code, and the Ventura County Road Standards. Street layout shall be designed to provide for future access to, and not impose undue hardship upon, property adjoining the subdivision.</i>	
Buildable Site	<i>Sec. 8205-5.1.5 – Buildable Site Each proposed lot shall have at least one buildable site, except: a. Those parcels dedicated or offered for dedication to the County or some other public entity or reserved by recorded restrictions for flood control purposes, natural resource preservation (e.g., conservation parcels), common open space, or other similar purposes; and, b. Those lots created for such purposes as landfills, mining operations, or other similar, long-term uses which do not normally require a permanent, on-site principal structure and which lots are or will be subject to a discretionary permit issued by the County regulating their proposed use.</i>	Yes. The proposed lots will accommodate a buildable site.
Setbacks	<i>Sec. 8205-5.1.6 – Setbacks Each buildable site required by Section 8205-5.1.5 on a proposed lot shall be illustrated on the tentative map demonstrating that future and existing buildings can comply with the development standards of the zone designation pursuant to the applicable zoning ordinance and in accordance with Section J109, Ventura County Building Code, Appendix J. Whenever a subdivision results in a lot for which the only means of access is by way of an easement, that easement shall be considered a public road or street for purposes of determining setbacks for all lots over which the easement passes.</i>	No. On June 30, 2016, Planning Division requested review from the Piru Neighborhood Council on the proposed plans for RPD Permit Case No. LU08-0024. On July 20, 2016, the Planning Division presented the proposed site plans and designs with adjusted setbacks to the Piru Neighborhood Council for review. The Planning Division concurred that the overall design of the subdivision was in substantial conformance with the underlying approved RPD Permit Case No. LU08-0024 that was reviewed concurrently with Tract 5553.
Agricultural Viability	<i>8205-5.1.8 – Agricultural Viability</i>	Not applicable. The

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p><i>Each proposed lot which is subject, in whole or in part, to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200, of Division 1 of Title 5 of the Government Code) shall be capable of sustaining, independently of any other lot, a viable commercial agricultural use.</i></p>	<p>proposed projects are not subject to a California Land Conservation Act contract. In addition, the project site consists of a residential tract and construction of 91 units that does not contain soil suitable for agricultural development.</p>
<p>Cultural Heritage Site</p>	<p><i>Sec. 8205-5.1.9 – Cultural Heritage Site The design of a subdivision shall not adversely affect the historical, architectural, or aesthetic interest or value of a potential or designated cultural heritage site as defined in the Ventura County Cultural Heritage Ordinance. When required by the Cultural Heritage Ordinance, the design must be reviewed by the Cultural Heritage Board and be granted a certificate of appropriateness or certificate of review.</i></p>	<p>Yes. The project site is not located within or immediately adjacent to a designated cultural heritage or historical site.</p>
<p>Street Rights-of-Way</p>	<p><i>Sec. 8205-5.2.1 - Street Rights-Of-Way The street layout of a proposed subdivision shall be consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the General Plan. All streets that are to be offered for dedication and used for vehicular traffic shall be designed to conform to the Ventura County Road Standards and the Ventura County Fire Protection District Fire Apparatus Access Code, subject to any deviations authorized by those standards or guidelines and duly approved by the Public Works Director and Fire Chief. All street design elements not dictated by those standards or guidelines shall conform to good engineering practices and be</i></p>	<p>Yes. The project site has direct access to Main Street via Aurora Way and Savannah Lane.</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
Utility Easements	<p><i>approved by the Public Works Director and the Fire Chief.</i></p> <p><i>Sec. 8205-5.2.2 - Utility Easements</i> <i>Whenever overhead utilities are allowed in a proposed subdivision by this Chapter, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of two abutting lots. This requirement may be modified or recommended for modification by the advisory agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be abutting and parallel to lot lines.</i></p>	<p>Yes. The proposed project will be served by electricity and natural gas. Southern California Edison will provide electricity, and the Southern California Gas Company will provide natural gas. The demand on energy resources would not be significant. Existing development is conditioned to place all utility service lines underground whenever feasible as discussed in Section C.4 (Exhibit 5, Condition No. RPD-8 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024).</p>
Drainage Facilities and Right-of-Way	<p><i>Sec. 8205-5.2.3 – Drainage Facilities and Rights-Of-Way</i> <i>The design of a subdivision drainage system shall conform to the Ventura County Flood Plain Management Ordinance, the Ventura County Building Code, Appendix J Grading, and Division 6, Chapter 9 of the Ventura County Ordinance No. 4450, as may be amended, relating to stormwater quality management for unincorporated areas, and shall provide for the proper drainage of the subdivision and all lots and improvements therein based on the runoff that can be anticipated from ultimate development of the watershed in accordance with the General Plan. The subdivision shall contain no undrained depressions. The subdivision and all lots and improvements therein shall be protected from off-site drainage or flood damage. All public facilities such as sewer, gas, electrical, and water systems</i></p>	<p>Yes. On August 1, 2017, the Board of Supervisors approved the Final Map and Subdivision Improvements Agreements for Tract 5553. A Grading Permit (Permit No. GP16-0007) authorized tract improvements and a drainage plan subject to the requirements of Appendix J of the Ventura County Building Code. Runoff from the project site is required to be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration ((Exhibit 5, Condition No. TT-23 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024).</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<p><i>shall be located and constructed to minimize flood intrusion. Any concentrations or increases of surface water resulting from the development of the subdivision must be conveyed by means of adequate facilities to a suitable natural watercourse in the area. If any channels included in the Ventura County Watershed Protection District Comprehensive Plan for Flood Control lie within the parent parcel, the design shall depict all those channels and all rights-of-way reasonably necessary for their improvements and maintenance. Such rights-of-way shall include, in addition to the channels themselves, an access route complying with the Ventura County Watershed Protection District Design Manual alongside the entire length of open channels and directly over the entire length of underground channels.</i></p>	
<p>State Highways</p>	<p><i>Sec. 8205-5.2.4 – State Highways If an existing or proposed state highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications and shall make the design of the proposed subdivision compatible with such state highway.</i></p>	<p>Yes. State Route (SR) 126 (Highway 126) is adjacent to the project site. Road improvements were required for Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024 (Exhibit 5, Condition No. RPD-11 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024) in order to ensure safe ingress and egress to and from Main Street with SR 126.</p>
<p>Public Water Agency</p>	<p><i>Sec. 8205-5.2.5 – Public Water Agency Whenever a proposed subdivision is located within the boundaries of a public water agency willing and able to provide water service to the lots, the public water agency shall be chosen as the water purveyor for the proposed subdivision. At the</i></p>	<p>Yes. The applicant was required to submit a water supply certificate from Warring Water, stating that it has sufficient capacity to serve the development of the project site (Exhibit 5, Condition No. TT-18 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No.</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<i>time of tentative map approval, the advisory agency may waive the requirements of this section for good cause shown.</i>	LU08-0024). A Water Supply Certificate For Subdivisions was approved on June 2, 2017. Ventura County Public Works Agency confirmed the Water Availability Letter (WAL16-0014 – Rev) for Waring Water Service (dated November 11, 2017).
Public Sewer Agency	<i>Sec. 8205-5.2.6 – Public Sewer Agency Whenever a proposed subdivision is located within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision. In all cases where sewage disposal is not to be by means of a sewer operated by a public sewer agency, it shall be by means of an on-site wastewater treatment system (OWTS) located entirely on the lot generating the sewage. At the time of tentative map approval, the advisory agency may waive the requirements of the first sentence of this section for good cause shown.</i>	Yes. The applicant was required to submit a sewer service certificate from Ventura County Waterworks District No. 16, stating that the County's wastewater system has sufficient capacity to serve the development of the project site (Exhibit 5, Condition No. TT-19 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024). A Sewer Service Certificate For Subdivisions was approved on June 2, 2017.
Street Lighting	<i>Sec. 8205-5.2.7 – Street Lighting Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting. At the time of tentative map approval, the advisory agency may waive this requirement if it finds that inclusion within such a service area or other special district is unnecessary because of the size or location of the proposed lots.</i>	Not applicable. The project site includes existing street lighting required for Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024 (Exhibit 5, Condition No. RPD-11 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024).
Supplemental Facilities	<i>Sec. 8205-5.2.7 – Street Lighting Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be</i>	Not applicable. Public dedication or improvements are in effect and are required for Tract 5553 (Case No. SD06-0071) and RPD

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	Complies?
	<i>included in a County Service Area or other special district providing street lighting. At the time of tentative map approval, the advisory agency may waive this requirement if it finds that inclusion within such a service area or other special district is unnecessary because of the size or location of the proposed lots.</i>	Permit Case No. LU08-0024 (Exhibit 5, Condition Nos. TT-11 and RPD-11).

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

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

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

As discussed in Section C of this staff report, the proposed project will be consistent with the applicable standards and requirements of the Subdivision Map Act, VCSO, and other County ordinances. Thus, this finding can be made.

- 2. The proposed map, together with its provisions for design and improvement of the proposed subdivision, is consistent with the General Plan and any applicable area and specific plans [Section 8205-6.6(b)].**

As discussed in Section C of this staff report, the proposed project will be consistent with the applicable policies of the Ventura County General Plan and the Piru Area Plan. Thus, this finding can be made.

- 3. The site is physically suitable for the type and proposed density of development [Section 8205-6.6(c) and -(d)].**

As discussed in Sections B, C, and D of this staff report (above) and in the EIR Addendum prepared for the proposed project (Exhibit 4), the proposed project will not have a significant, adverse impact on the physical environment. The lots on the project site meet the minimum parcel size requirements for the RPD-6 du/ac. Existing development of the subject lots complies with the maximum building density requirements and building coverage as described in the Piru Area Plan.

Based on the discussion above, the finding that the site is physically suitable for the type and proposed density of development can be made.

- 4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat [Section 8205-6.6(e)].**

As discussed in the EIR Addendum that was prepared for the proposed project (Exhibit 4), the proposed project will not result in a significant impact to biological resources.

Based on the discussion above, the finding that the design of the proposed project is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat can be made.

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

As discussed in Sections C and E of this staff report (above), the proposed project will not cause serious public health problems. Development complies with all federal, state, and County regulations that apply to water supply and sewage treatment facilities, and the development standards and regulations of the Uniform Building Code, Grading Code, and Fire Code.

Based on the discussion above, the finding that the design of the subdivision or type of improvements is not likely to cause serious public health problems can be made.

- 6. The design of the subdivision or the type of improvements will not conflict with easements, which are of record or are established by judgement of a court of competent jurisdiction and which have been acquired by the public at large, for access through or use of, property within the proposed subdivision [Section 8205-6.6(g)].**

There are no existing easements that have been acquired by the public at large for access through or use of the property that is the subject of the proposed project.

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

- 7. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code [Section 8205-6.6.1].**

Wastewater for the proposed project will be provided by Ventura County Waterworks District No. 16. The proposed project will not adversely affect existing requirements prescribed by a California Regional Water Quality Control Board.

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

- 8. The property does not front on any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir for which reasonable public access is not available or dedication of public easement is necessary to ensure reasonable public use [Section 8205-6.6(h)].**

The subject property does not front on any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir. In addition, the proposed project site does not front a public body of water. The closest body of water to the project site is Lake Piru, approximately 8.8 miles northeast of the project site.

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

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

There are no existing conditionally permitted oil/gas leases or wells located within the property. Therefore, the requirements of this finding do not apply to the proposed project.

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

- 10. The parent parcel or portion thereof is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 [Section 8205-6.6(j)].**

Tract 5553 is not subject to a contract entered into pursuant to the California Land Conservation ("Williamson") Act of 1965.

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

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

The proposed project will gain access from Main Street to Shannon Lane and Savannah Lane. Therefore, the proposed project will not require record title to, or contractual right to acquire title to, any rights-of-way necessary to provide access from the project site to a public road.

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

12. The proposed subdivision is located within an Earthquake Fault Zone established pursuant to the Alquist-Priolo Earthquake Fault Zone Act, and is in accordance with the policies and criteria established by the California Geologic Survey pursuant to that Act [Section 8205-6.6(l)].

The proposed project is not located within an Earthquake Fault Zone established pursuant to the Alquist-Priolo Earthquake Fault Zone Act; and, therefore, the requirement of this finding does not apply to the proposed project.

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

13. The proposed design of the subdivision provides for future passive or natural heating or cooling opportunities, to the extent feasible [Section 8205-6.6(m)].

Residential development for Tract 5553 was conditioned to comply with the California Energy Commission's adopted Building Energy Efficient Standards that require the inclusion of energy conservation features in residential development, and to incorporate energy-saving design solutions to reduce energy consumption by at least 10 percent below the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California Energy Efficiency Standards for Residential and Non-Residential Buildings) (Exhibit 5, Condition No. RPD-12 of Tract 5553 (Case No. SD06-0071) and RPD Permit Case No. LU08-0024). The proposed design of the subdivision provides for future passive or natural heating or cooling opportunities, to the extent feasible.

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

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

The proposed design of the subdivision provides for appropriate cable television systems and communication systems, including, but not limited to, telephone and Internet services.

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

15. If the proposed subdivision is a “housing development project” as defined in Government Code section 65589.5 and is consistent with the statutory requirements [Section 8205-6.6(o)].

Seven triplexes were approved in accordance with RPD Permit Case No. LU08-0024 on Lots 29, 30, 39, 40, 52, 60, and 66 (located within Tract 5553). The proposed project includes seven tentative parcel maps on the seven triplex lots for condominium purposes. The proposed project does not include a new housing development, and, therefore, the requirement of this finding does not apply to the proposed project.

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

16. The proposed subdivision is created from the conversion of a mobilehome park to another use and is consistent with the requirements of Government Code section 66427.4, Article 13 of the Ventura County Subdivision Ordinance, and Article 17 of the NCZO [Section 8205-6.6(p)].

Not applicable. The proposed parcel maps would not be created from the conversion of a mobile home park; and, therefore, the requirement of this finding does not apply to the proposed project.

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 in accordance with the Government Code (Section 65091), VCSO (Section 8215-1.1). On February 10, 2021, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On February 12, 2021, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, the Planning Division has not received any comments from this noticing.

The project site is located with the Piru Neighborhood Council’s boundary. On October 23, 2020, the Planning Division notified the Piru Neighborhood Council of the proposed project and requested the Piru Neighborhood Council to submit any comments that they might have on the proposed project. The Piru Neighborhood Council considered the proposed project and stated that they supported the proposed project (Exhibit 7).

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, including the proposed EIR and Addendum to the EIR (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND** that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred;
3. **ADOPT** the Addendum to the EIR (Exhibit 4);
4. **FIND** that the Tentative Parcel Map Nos. 6046 through 6052 complies with the Tentative Parcel Map approval standards of the Ventura County Subdivision Ordinance, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **APPROVE** Tentative Parcel Map Nos. 6046 through 6052 (Case Nos. PL20-0113 through PL20-0119), subject to the conditions of approval (Exhibit 6);
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the Tentative Parcel Maps have 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.

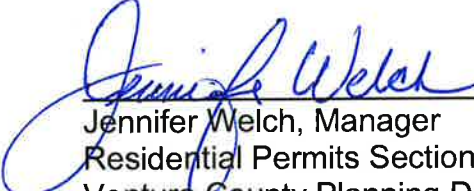
If you have any questions concerning the information presented above, please contact Sarah McGurk at (805) 654-3136 or sarah.mcgurk@ventura.org.

Prepared by:



Sarah McGurk, Case Planner
Residential Permits Section
Ventura County Planning Division

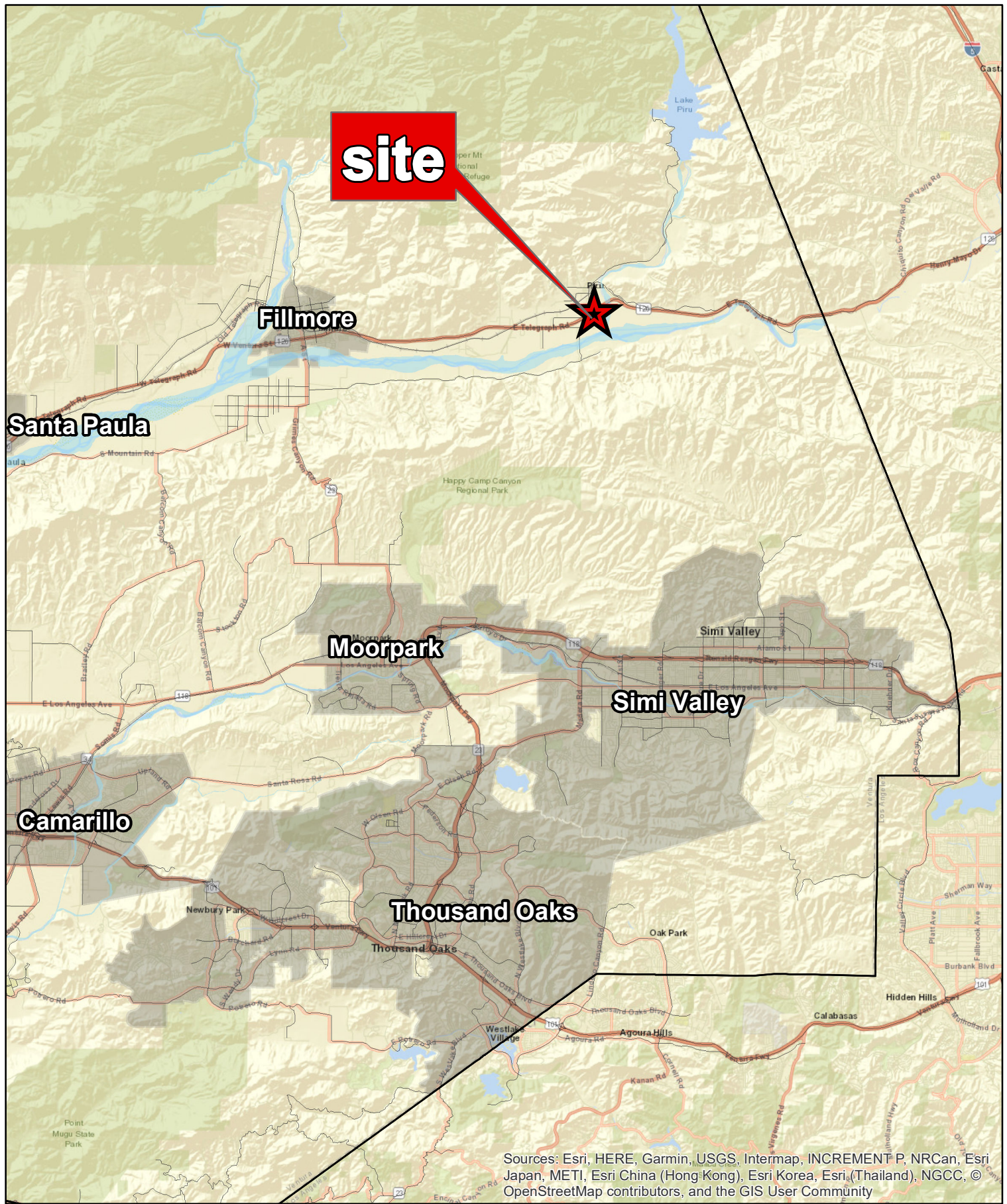
Reviewed by:



Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|--|
| Exhibit 2 | Maps |
| Exhibit 3 | Tentative Parcel Maps |
| Exhibit 4 | EIR Addendum and EIR |
| Exhibit 5 | Conditions of Approval for Tract 5553 |
| Exhibit 6 | Draft Conditions of Approval for Parcel Map Nos. 6046 through 6052 |
| Exhibit 7 | Email Correspondence from Piru Neighborhood Council |



site

Fillmore

Santa Paula

Moorpark

Simi Valley

Camarillo

Thousand Oaks

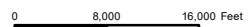
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 10-14-2020



County of Ventura
Planning Director Hearing
Case No. PL20-0113 - PL20-0119
Exhibit 2 - Maps



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





Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-14-2020
This aerial imagery is under the
copyrights of Pictometry: DEC. 2019

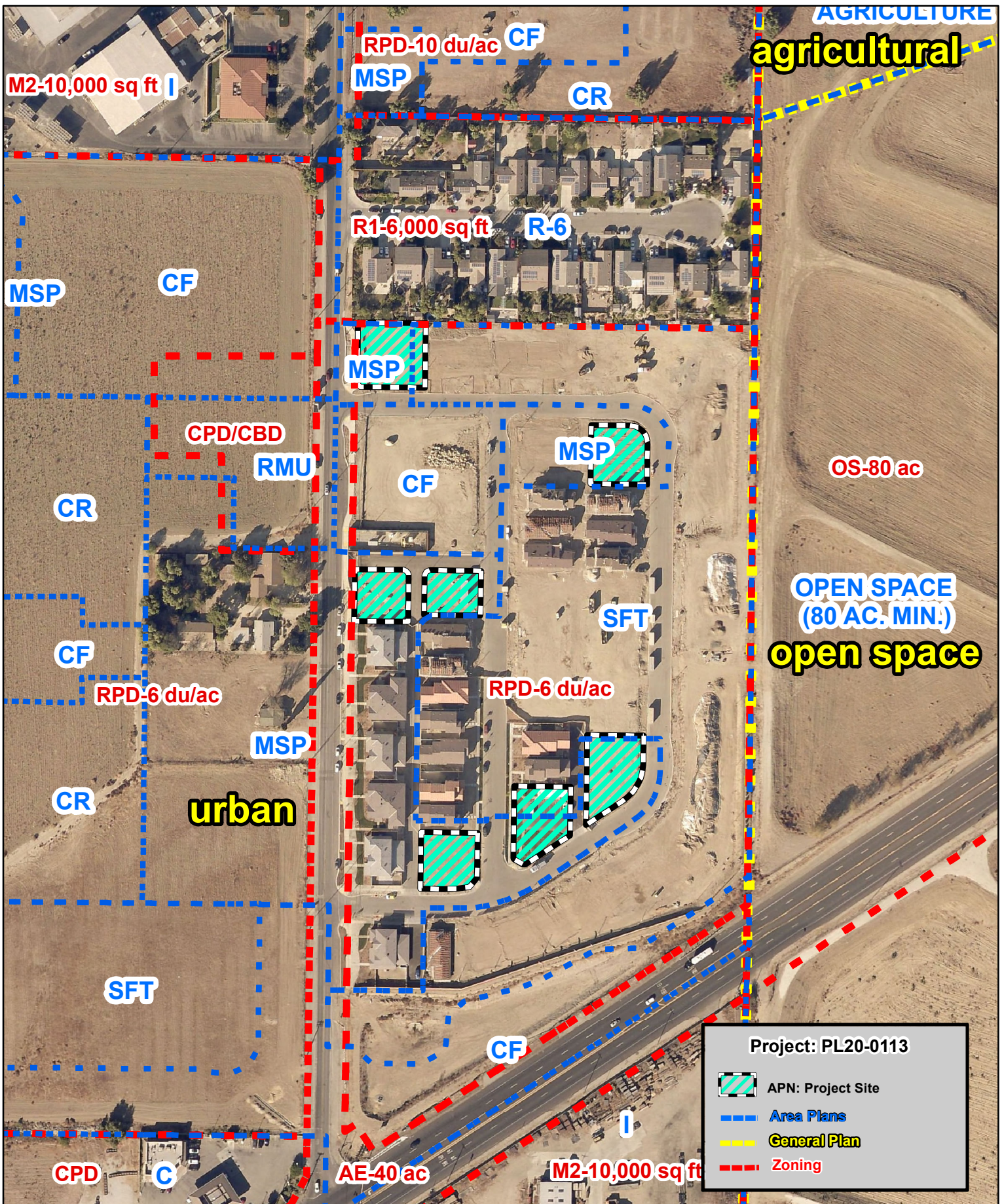


County of Ventura
Planning Director Hearing
PL20-0113
Aerial Photography



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

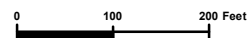




Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 10-14-2020
 Source: Pictometry: 2019

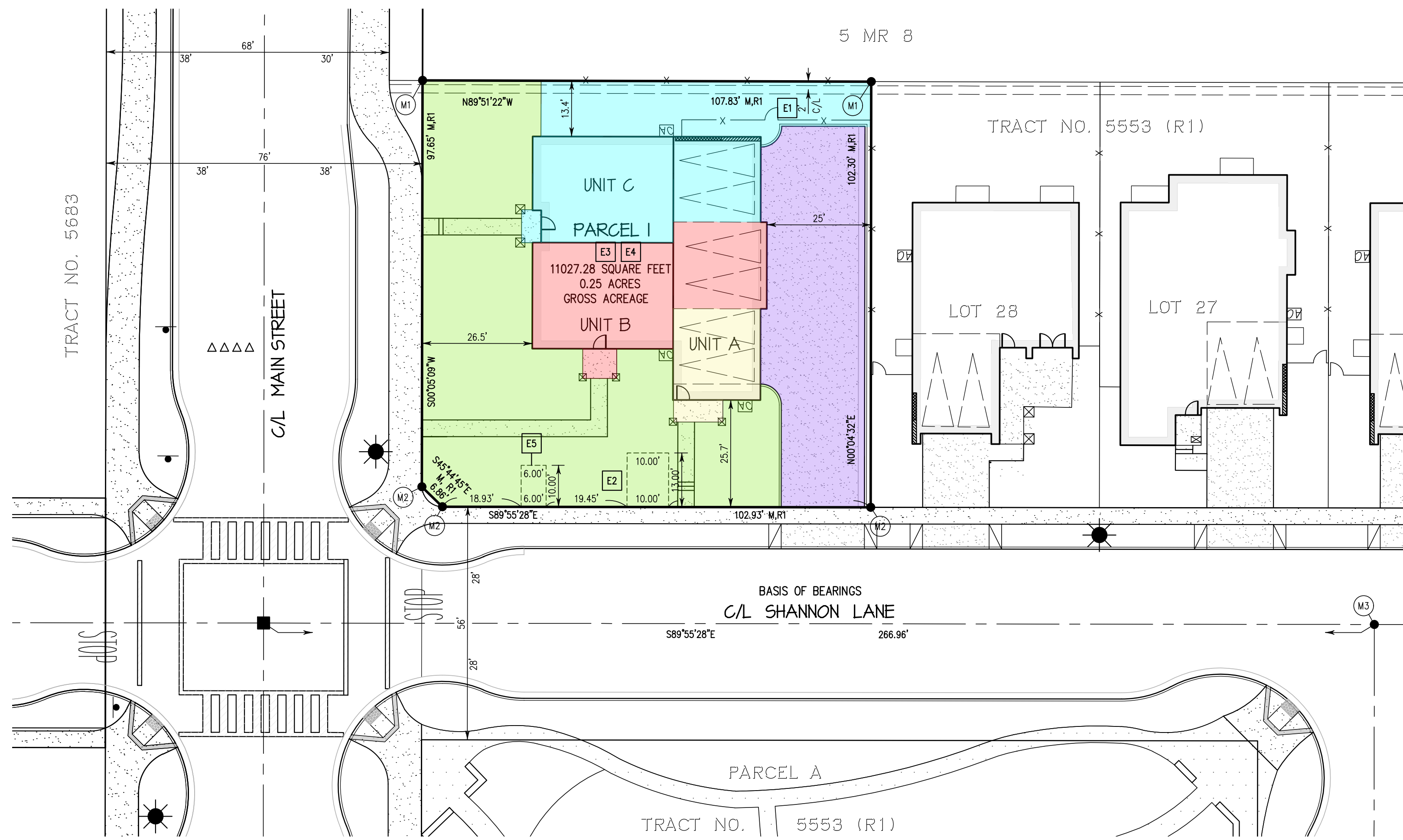


County of Ventura
 Planning Director Hearing
 General Plan & Zoning Map
 PL20-0113



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.

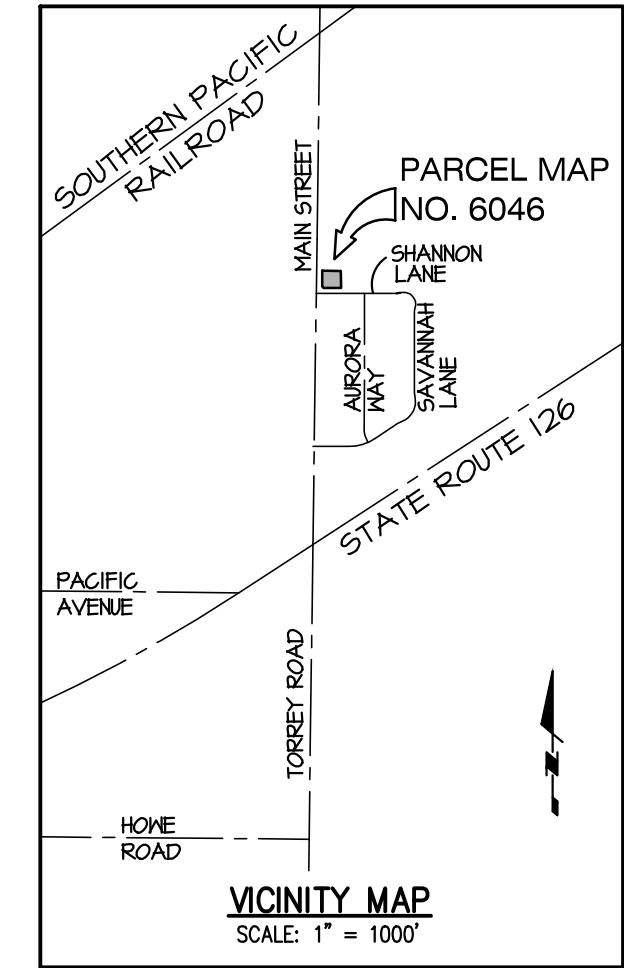




BASIS OF BEARINGS
 THE BEARING OF S89°55'28"E FOR THE CENTERLINE OF SHANNON LANE PER TRACT NO. 5553 (R1) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- NOTES**
- REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
 - ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
 - WATER SERVICE: WARRING WATER
 - SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

- EASEMENT SCHEDULE**
- E1 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 18, 1950 IN BOOK 944, PAGE 480 OF OFFICIAL RECORDS
 - E2 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 28, 2018 PER INSTRUMENT NO. 20180628-00074184 OF OFFICIAL RECORDS
 - E3 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 PER INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
 - E4 LANDSCAPE, IRRIGATION AND MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO. 20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
 - E5 PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT.



APN: 056-0-241-015

FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6046
 IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 29 OF TRACT NO 5553, RECORDED IN BOOK
 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)

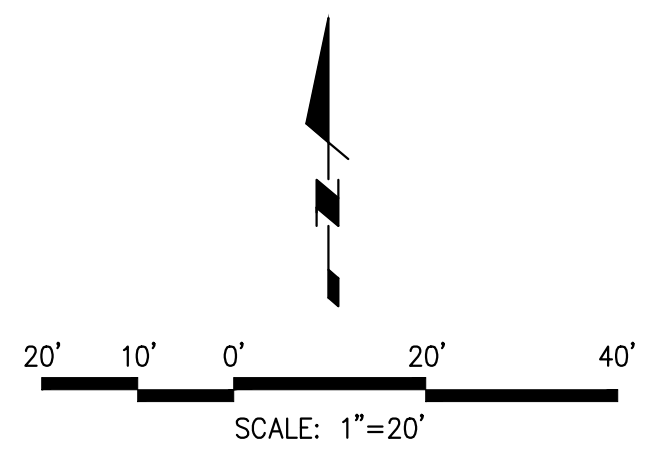
RECORD REFERENCES:
 R1 TRACT NO. 5553 (AUG-2017) 165 MR 20

ABBREVIATIONS
 C/L CENTERLINE
 DN DOWN
 FD FOUND
 M MEASURED
 MR MISCELLANEOUS RECORDS
 OR OFFICIAL RECORDS
 SCE SOUTHERN CALIFORNIA EDISON
 VC VENTURA COUNTY
 VCS VENTURA COUNTY SURVEYOR
 WM WELL MONUMENT

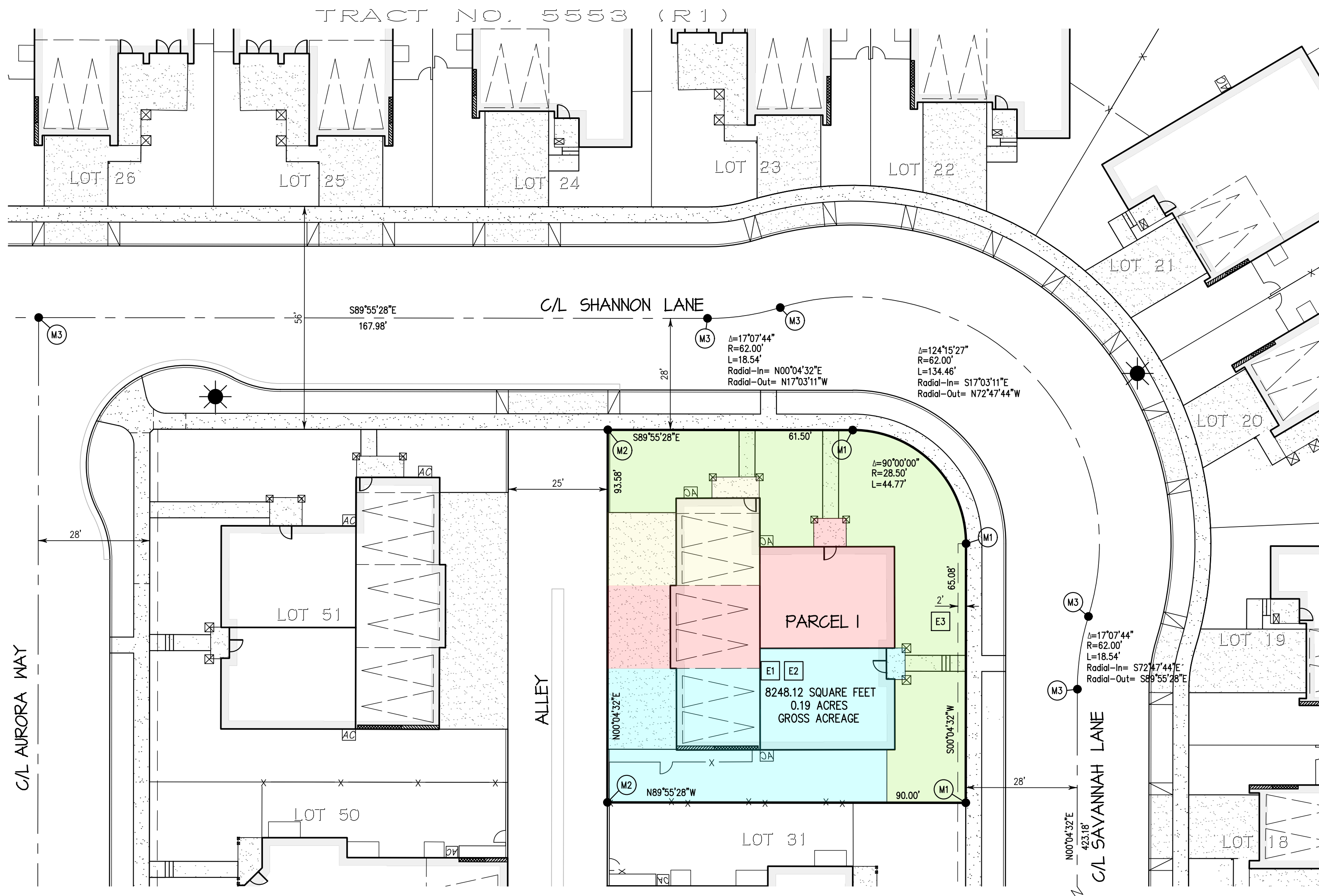
- MONUMENT LEGEND/NOTES**
- FD MONUMENT AS DESCRIBED HEREON
 - FD STANDARD MONUMENT WELL PER R1
 - M1 FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
 - M2 FD NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75", PER R1
 - M3 FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1

LEGEND

- UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH: ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN)
 - 118 MAIN ST
 - 120 MAIN ST
 - 122 MAIN ST



County of Ventura
 Planning Director Hearing
 PL20-0113 through PL20-0119
 Exhibit 3 - Tentative Parcel Maps



TRACT NO. 5553 (R1)

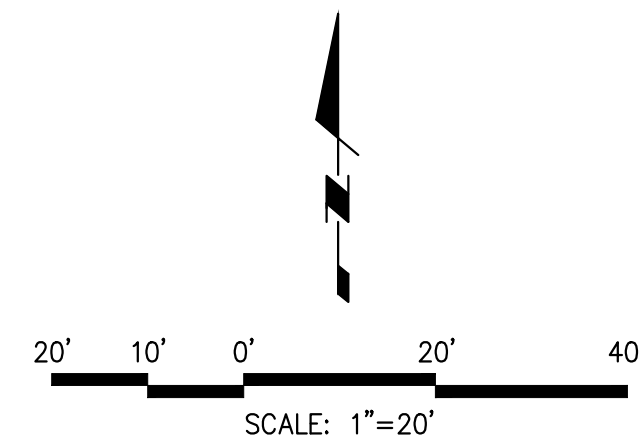
RECORD REFERENCES:
 R1 TRACT NO. 5553 (AUG-2017) 165 MR 20

ABBREVIATIONS
 C/L CENTERLINE
 DN DOWN
 FD FOUND
 M MEASURED
 MR MISCELLANEOUS RECORDS
 OR OFFICIAL RECORDS
 SCE SOUTHERN CALIFORNIA EDISON
 VC VENTURA COUNTY
 VCS VENTURA COUNTY SURVEYOR
 WM WELL MONUMENT

MONUMENT LEGEND/NOTES
 ● FD MONUMENT AS DESCRIBED HEREON
 ■ FD STANDARD MONUMENT WELL PER R1
 (M1) FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
 (M2) FD NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75", PER R1
 (M3) FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1

LEGEND

	UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
	UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
	GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH: ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN)
	3997 SAVANNAH LANE
	3995 SAVANNAH LANE
	3993 SAVANNAH LANE



BASIS OF BEARINGS

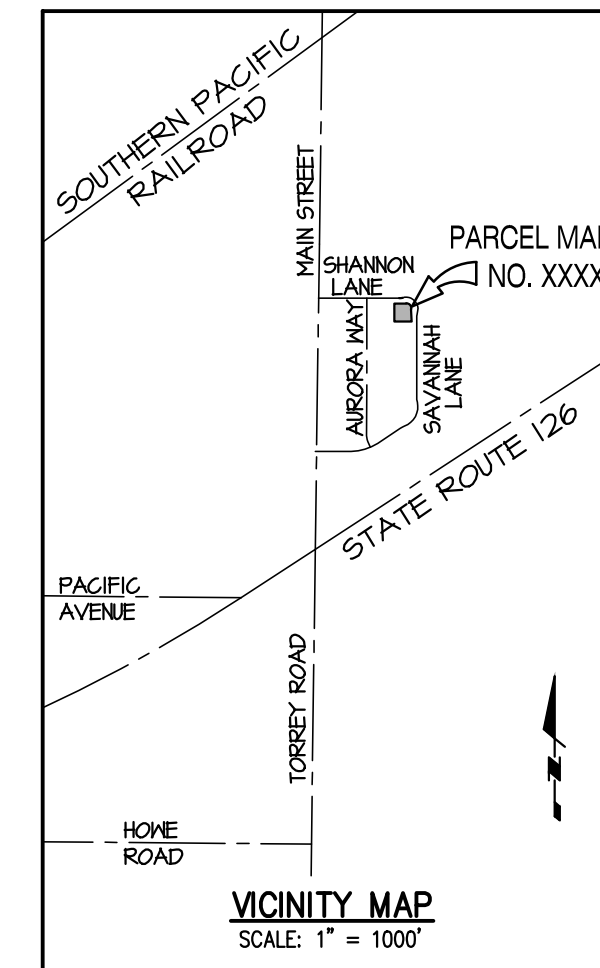
THE BEARING N00°04'32"E FOR THE CENTERLINE OF SAVANNAH LANE PER TRACT NO. 5553 (R1) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

NOTES

- REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
- ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
- WATER SERVICE: WARRING WATER
- SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

EASEMENT SCHEDULE

- | | |
|----|--|
| E1 | LANDSCAPE, IRRIGATION AND MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO.20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD. |
| E2 | PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 AS INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD. |
| E3 | PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT. |



APN: 056-0-242-015

FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6047
 IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 30 OF TRACT NO 5553, RECORDED IN BOOK
 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)

TRACT NO. 5553 (R1)



MONUMENT LEGEND/NOTES

- FD MONUMENT AS DESCRIBED HEREON
- FD STANDARD MONUMENT WELL PER R1
- M1 FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
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- M3 FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1

ABBREVIATIONS

- C/L CENTERLINE
- DN DOWN
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- VC VENTURA COUNTY
- VCS VENTURA COUNTY SURVEYOR
- WM WELL MONUMENT

BASIS OF BEARINGS

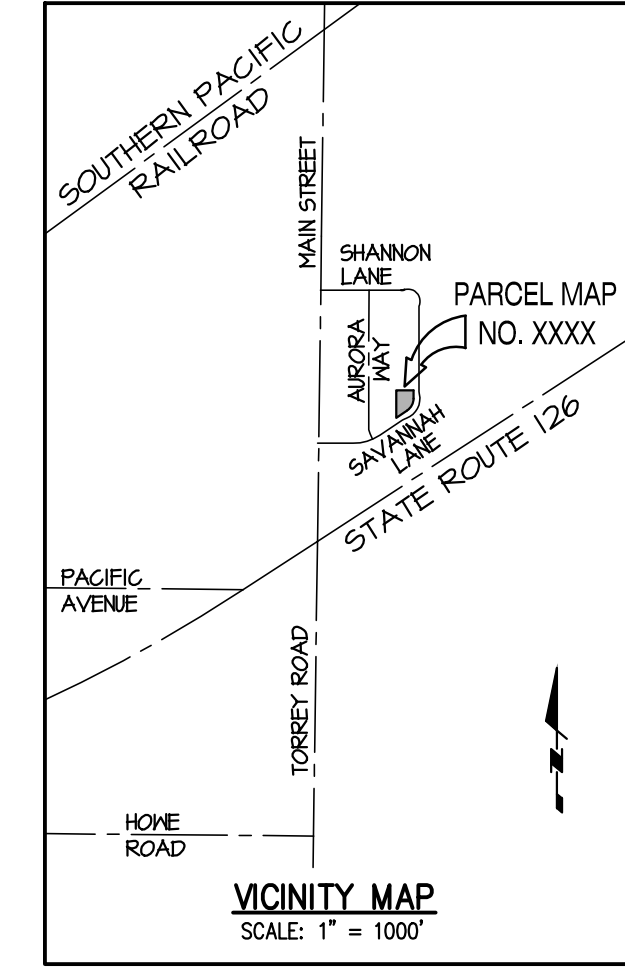
THE BEARING OF N00°04'32"E FOR THE CENTERLINE OF SAVANNAH LANE PER TRACT NO. 5553 (R1) WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

NOTES

1. REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
2. ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
3. WATER SERVICE: WARRING WATER
4. SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

EASEMENT SCHEDULE

- E1 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 PER INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
- E2 LANDSCAPE, IRRIGATION AND STORM DRAIN MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO. 20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
- E3 PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT.



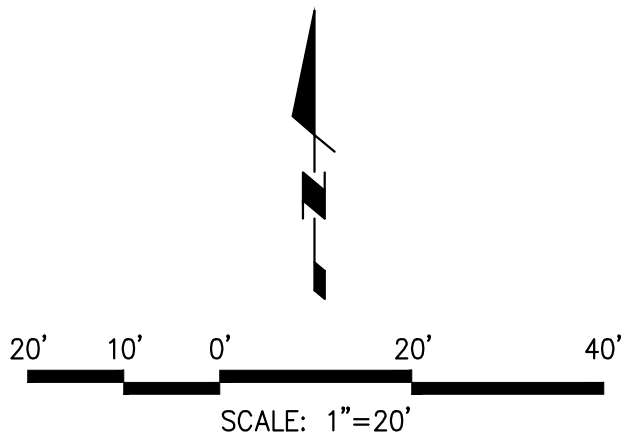
APN: 056-0-242-105

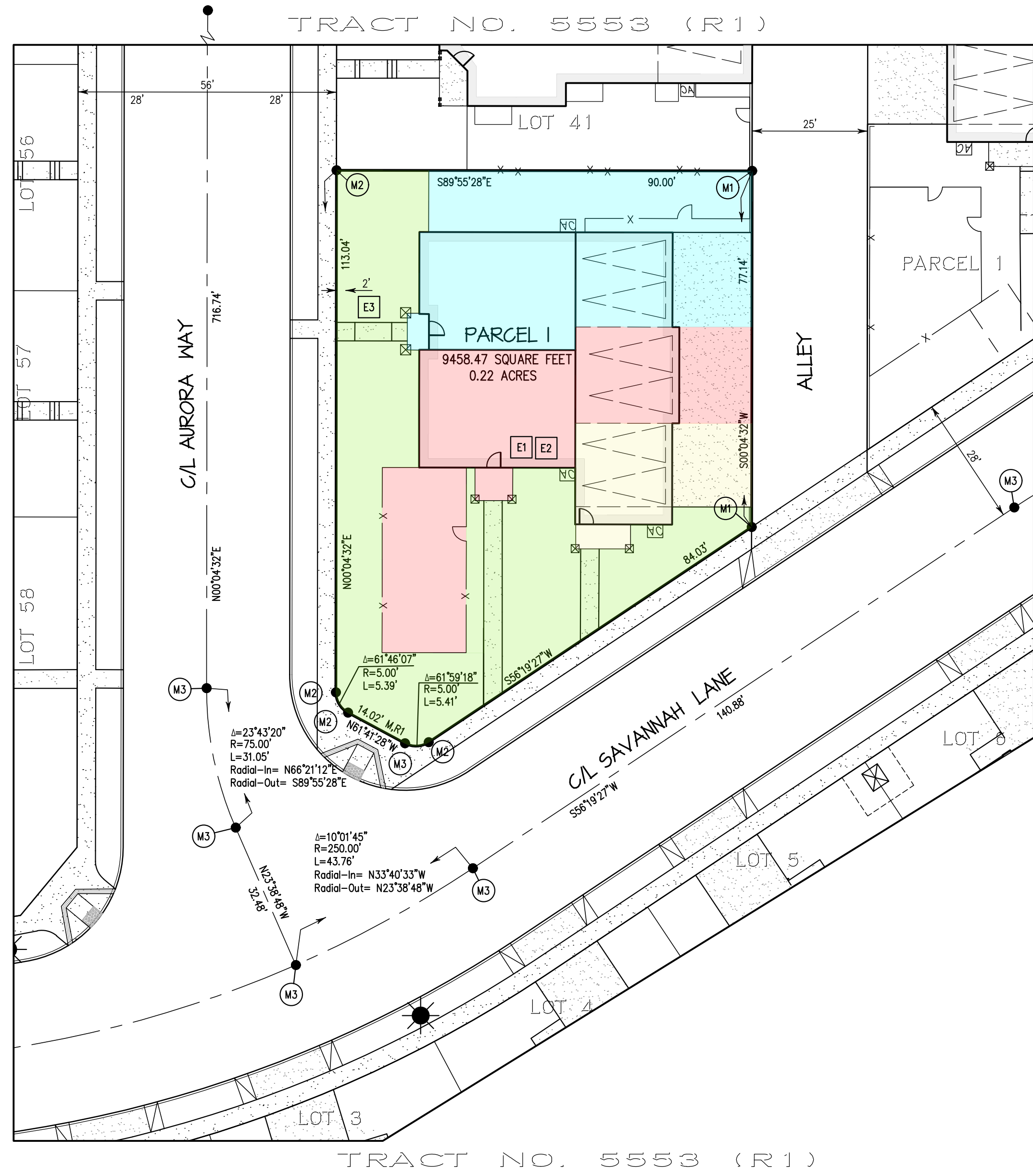
FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6048
 IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 39 OF TRACT NO 5553, RECORDED IN BOOK
 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)

LEGEND

- UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH): ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN
 - 3953 SAVANNAH LANE
 - 3955 SAVANNAH LANE
 - 3957 SAVANNAH LANE

RECORD REFERENCES:
 R1 TRACT NO. 5553 (AUG-2017) 165 MR 20





TRACT NO. 5553 (R1)

TRACT NO. 5553 (R1)

BASIS OF BEARINGS

THE BEARING OF N00°04'32"E FOR THE CENTERLINE OF AURORA WAY PER TRACT NO. 5333 (R1) WAS USE AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES

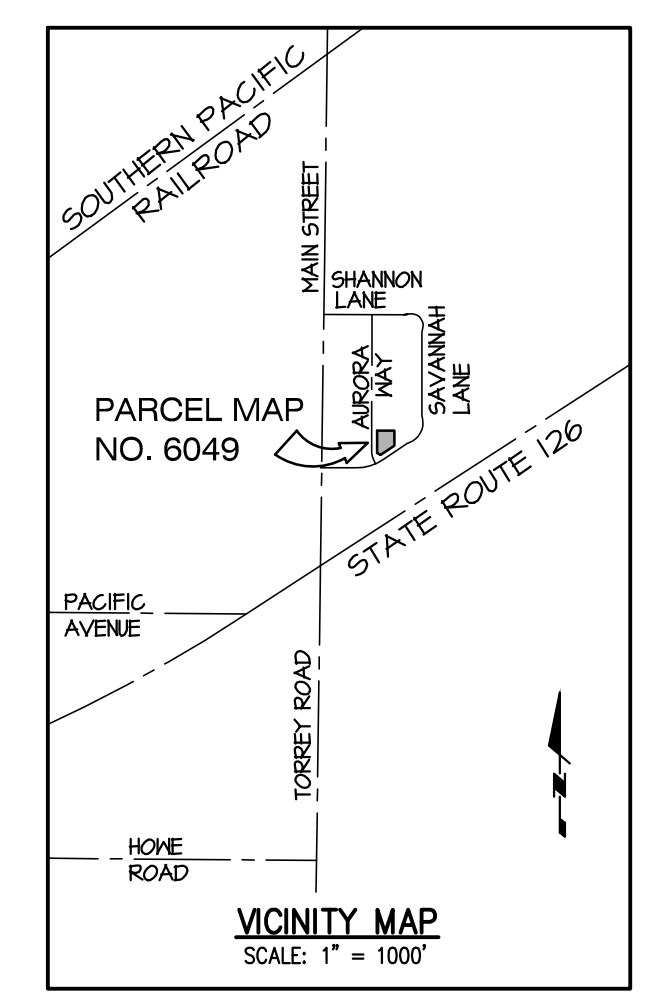
1. REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
2. ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
3. WATER SERVICE: WARRING WATER
4. SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

EASEMENT SCHEDULE

- E1** PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 PER INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
- E2** LANDSCAPE, IRRIGATION MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO.20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
- E3** PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT.

RECORD REFERENCES:

R1 TRACT NO. 5553 (AUG-2017) 165 MR 20



MONUMENT LEGEND/NOTES

- FD MONUMENT AS DESCRIBED HEREON
- FD STANDARD MONUMENT WELL PER R1
- M1 FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
- M2 FD NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75', PER R1
- M3 FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1

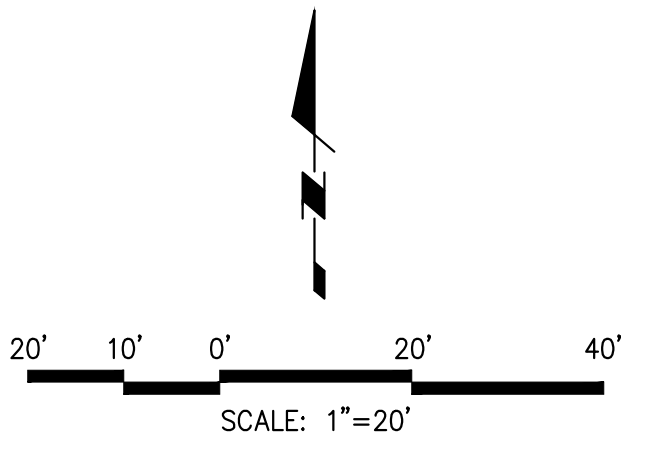
ABBREVIATIONS

C/L	CENTERLINE
DN	DOWN
FD	FOUND
M	MEASURED
MR	MISCELLANEOUS RECORDS
OR	OFFICIAL RECORDS
SCE	SOUTHERN CALIFORNIA EDISON
VC	VENTURA COUNTY
VCS	VENTURA COUNTY SURVEYOR
WM	WELL MONUMENT

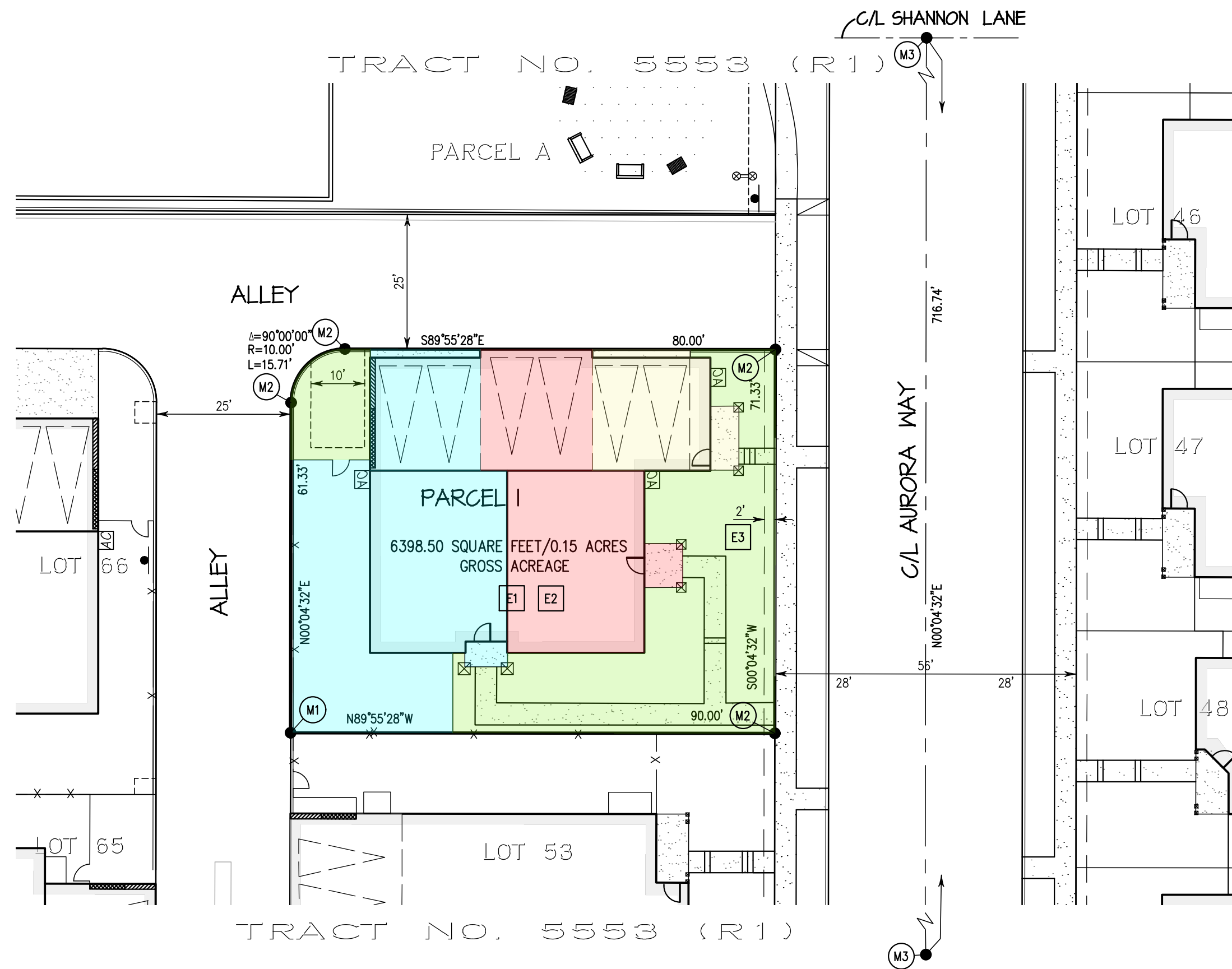
APN: 056-0-242-115

LEGEND

- UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH); ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN
 - 4030 AURORA WAY
 - 4032 AURORA WAY
 - 4034 AURORA WAY



FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6049
 IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 40 OF TRACT NO 5553, RECORDED IN BOOK
 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)



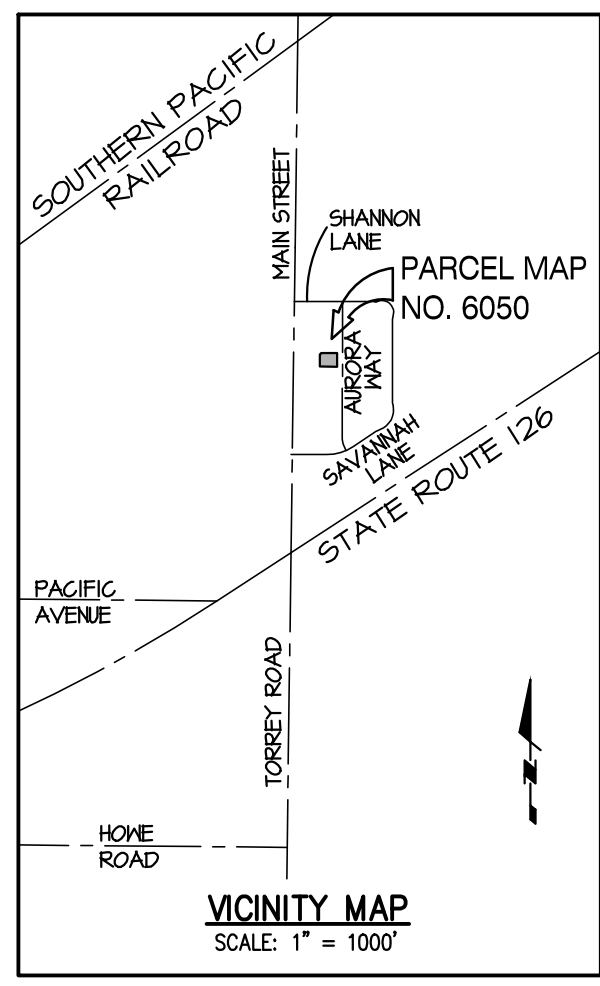
- NOTES**
- MONUMENT LEGEND/NOTES**
- FD MONUMENT AS DESCRIBED HEREON
 - FD STANDARD MONUMENT WELL PER R1
 - (M1) FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
 - (M2) FD NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75", PER R1
 - (M3) FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1

- ABBREVIATIONS**
- C/L CENTERLINE
 - DN DOWN
 - FD FOUND
 - M MEASURED
 - MR MISCELLANEOUS RECORDS
 - OR OFFICIAL RECORDS
 - SCE SOUTHERN CALIFORNIA EDISON
 - VC VENTURA COUNTY
 - VCS VENTURA COUNTY SURVEYOR
 - WM WELL MONUMENT

- BASIS OF BEARINGS**
- THE BEARING OF N00°04'32"E FOR THE CENTERLINE OF AURORA WAY PER TRACT NO. 5553 (R1) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
1. REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
 2. ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
 3. WATER SERVICE: WARRING WATER
 4. SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

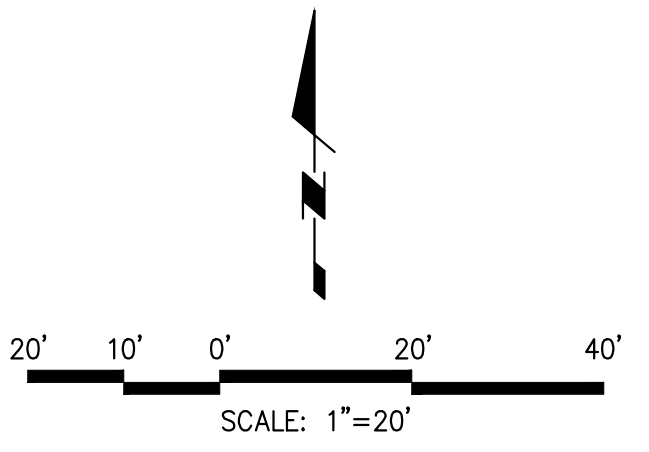
- EASEMENT SCHEDULE**
- E1 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 PER INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
 - E2 LANDSCAPE AND IRRIGATION MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO. 20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
 - E3 PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT.

RECORD REFERENCES:
 R1 TRACT NO. 5553 (AUG-2017) 165 MR 20

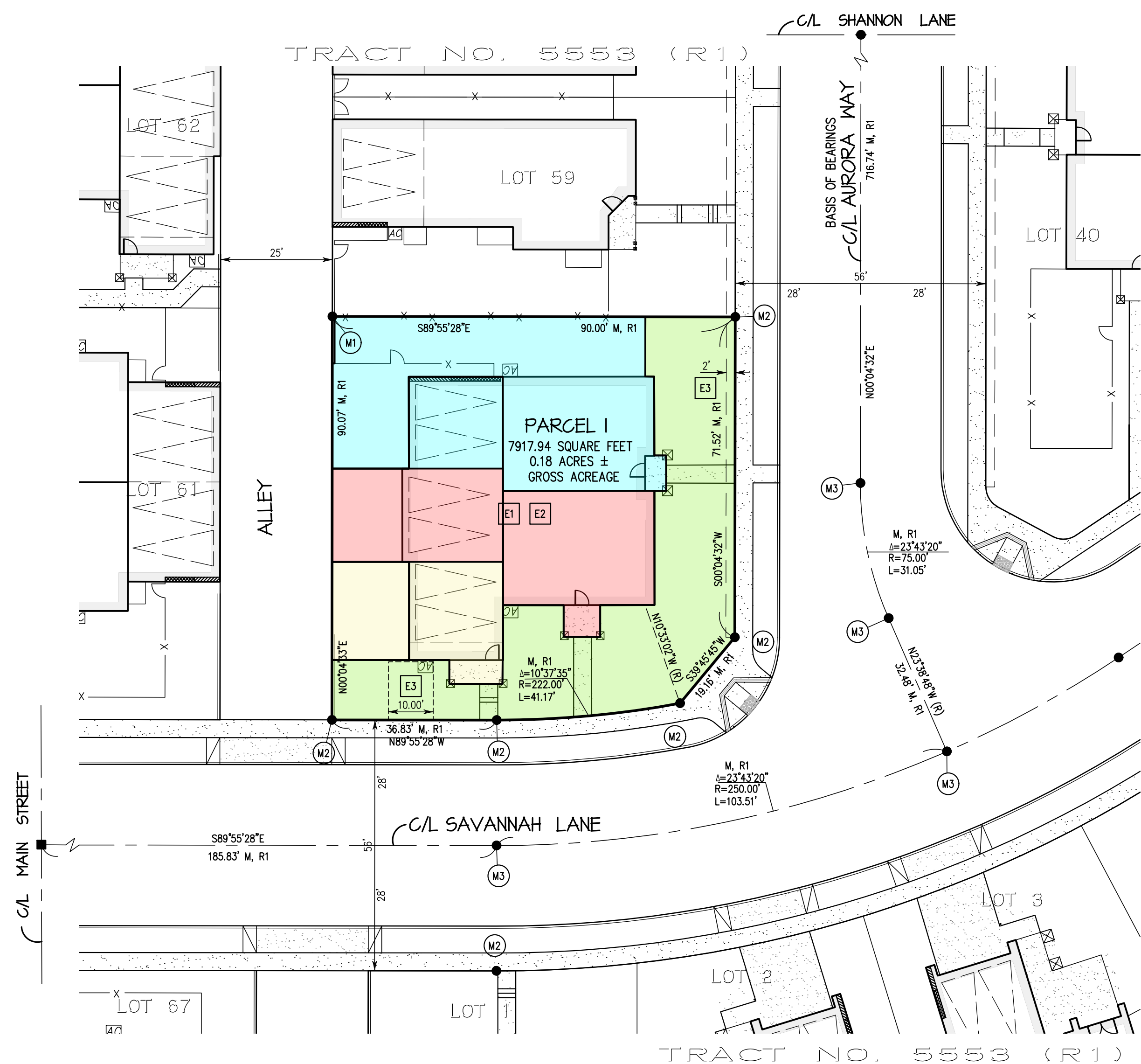


APN: 056-0-243-025

- LEGEND**
- UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
 - UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
 - GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH); ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN
 - 4075 AURORA WAY
 - 4077 AURORA WAY
 - 4079 AURORA WAY



FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6050
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 52 OF TRACT NO 5553, RECORDED IN BOOK 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)

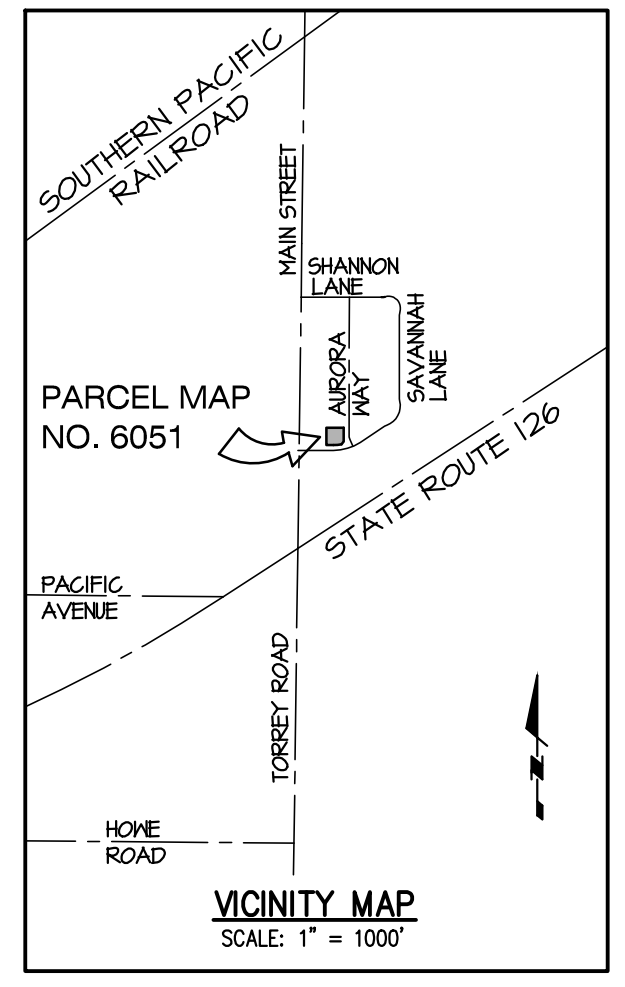


BASIS OF BEARINGS
 THE BEARING OF N00°04'32"E FOR THE CENTERLINE OF AURORA WAY PER TRACT NO. 5553 (R1) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- NOTES**
1. REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
 2. ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
 3. WATER SERVICE: WARRING WATER
 4. SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

RECORD REFERENCES:
 R1 TRACT NO. 5553 (AUG-2017) 165 MR 20

- EASEMENT SCHEDULE**
- E1** PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 PER INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
 - E2** LANDSCAPE AND IRRIGATION MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO. 20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
 - E3** PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT.



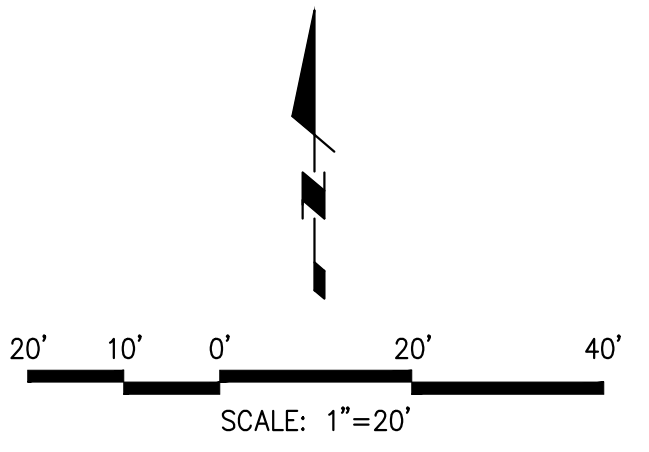
- MONUMENT LEGEND/NOTES**
- FD MONUMENT AS DESCRIBED HEREON
 - FD STANDARD MONUMENT WELL PER R1
 - M1 FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
 - M2 FD NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75", PER R1
 - M3 FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1

- ABBREVIATIONS**
- C/L CENTERLINE
 - DN DOWN
 - FD FOUND
 - M MEASURED
 - MR MISCELLANEOUS RECORDS
 - OR OFFICIAL RECORDS
 - SCE SOUTHERN CALIFORNIA EDISON
 - VC VENTURA COUNTY
 - VCS VENTURA COUNTY SURVEYOR
 - WM WELL MONUMENT

APN: 056-0-243-105

- LEGEND**
- UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
 - UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
 - GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH): ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN
 - 4043 AURORA WAY
 - 4045 AURORA WAY
 - 4047 AURORA WAY

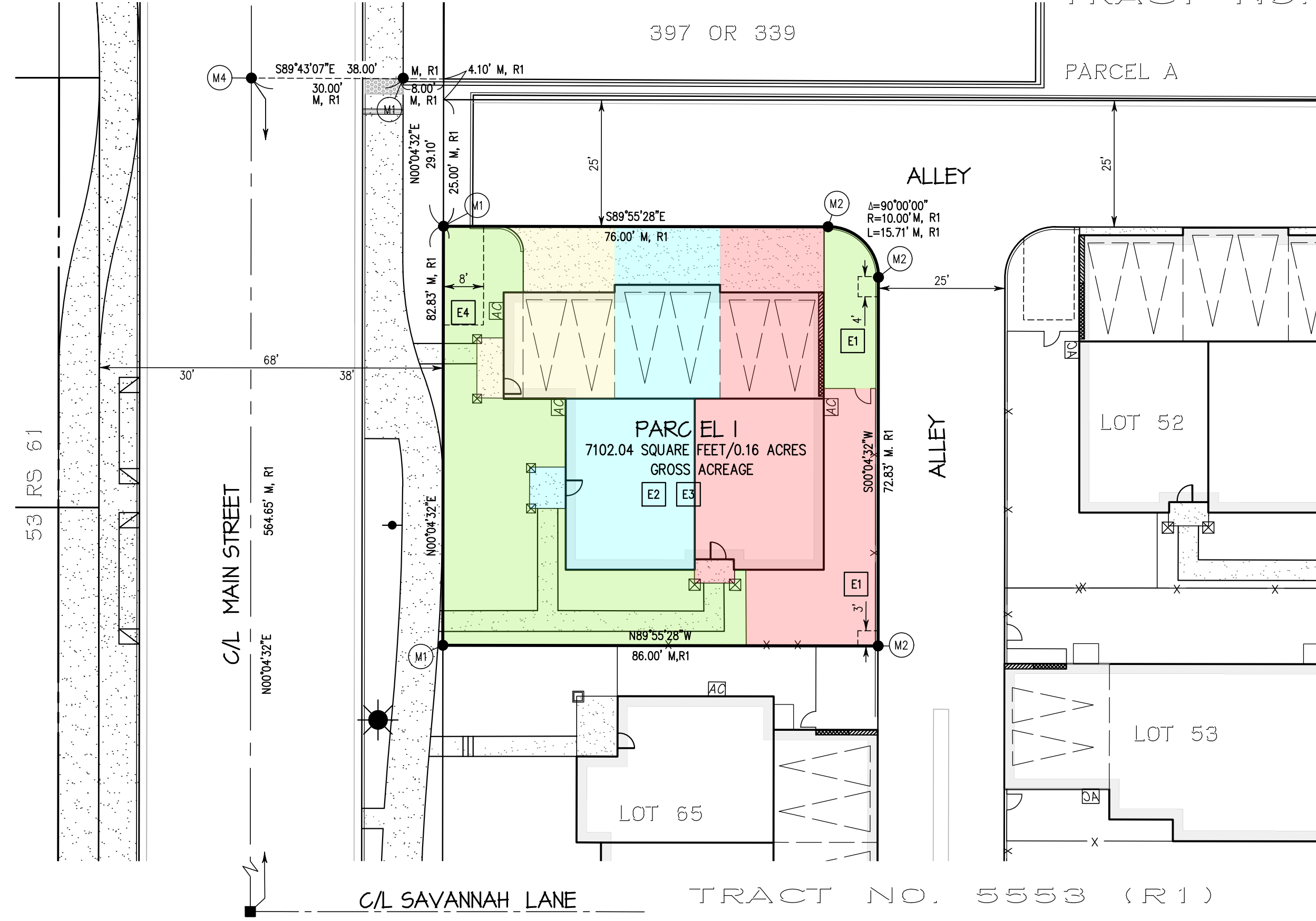
FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6051
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 60 OF TRACT NO 5553, RECORDED IN BOOK 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)



TRACT NO. 5553 (R1)

397 OR 339

PARCEL A



BASIS OF BEARINGS

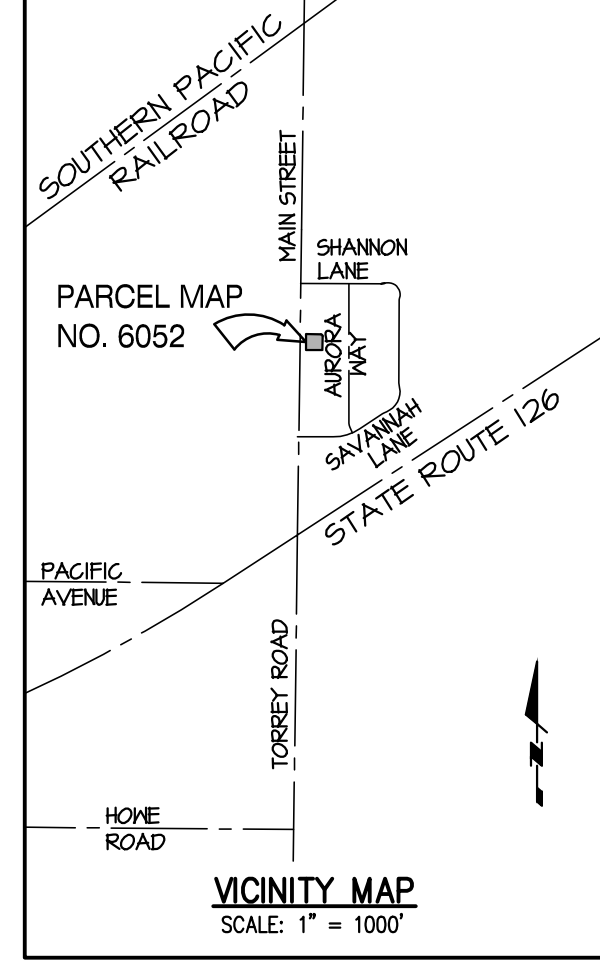
THE BEARING OF N00°04'32"E FOR THE CENTERLINE OF MAIN STREET PER TRACT NO. 5333 (R1) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

NOTES

- REFER TO SOILS ENGINEERING REPORTS VT-23864 AND VT-26864-02 TRACT 5553 FOR ALL SOILS TESTING AND REQUIREMENTS.
- ALL EXISTING HOMES WITHIN 100' OF PROJECT WILL REMAIN.
- WATER SERVICE: WARRING WATER
- SEWER SERVICE: VENTURA COUNTY WATERSHED DISTRICT #16.

EASEMENT SCHEDULE

- E1 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 28, 2018 PER INSTRUMENT NO. 20180628-00074184 OF OFFICIAL RECORDS
- E2 PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED APRIL 27, 2018 PER INSTRUMENT NO. 20180427-00048422 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
- E3 LANDSCAPE, IRRIGATION AND WATER MAINTENANCE EASEMENTS TO THE HOMEOWNER ASSOCIATION RECORDED MAY 9, 2019 PER INSTRUMENT NO. 20190509-00050916 OF OFFICIAL RECORDS AND PER THE FIRST AMENDMENT MARCH 10, 2020 PER INSTRUMENT NO. 20200310-00035300 OF OFFICIAL RECORDS - THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD.
- E4 PROPOSED WATER EASEMENT TO WARRING WATER SERVICES, INC. TO BE RECORDED BY SEPARATE DOCUMENT.

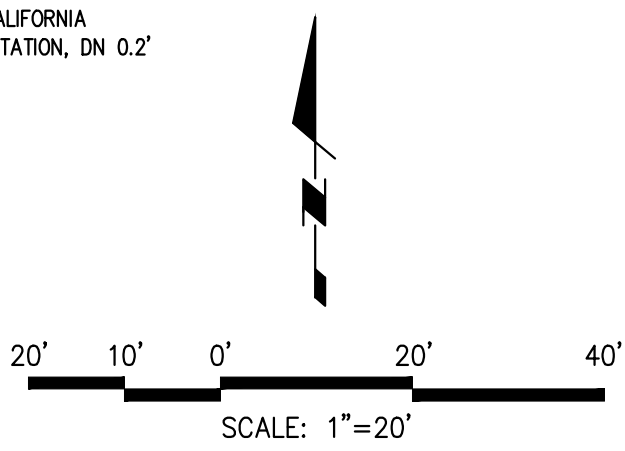


APN: 056-0-243-165

FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 6052
 IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A SUBDIVISION LOT 66 OF TRACT NO 5553, RECORDED IN BOOK
 165, PAGE 20 OF MISCELLANEOUS RECORDS (MAPS)
 (AUGUST, 2020)

MONUMENT LEGEND/NOTES

- FD MONUMENT AS DESCRIBED HEREON
- FD STANDARD MONUMENT WELL PER R1
- M1 FD 3/4" IP, 18" LONG W/PLASTIC PLUG STAMPED "LS 5453", FLUSH AT ALL REAR LOT CORNERS AND AT ALL LOT SIDE LINE ANGLE POINTS UNLESS OTHERWISE NOTED, PER R1.
- M2 FD NAIL & TAG STAMPED "LS 5453", FLUSH IN CONCRETE CURB ALONG LOT LINE PRODUCED 9.75', PER R1
- M3 FD 8" SPIKE AND WASHER STAMPED "LS 5453" FLUSH, PER R1
- M4 FD BOLT-SPIKE & WSHR CALIFORNIA DEPARTMENT OF TRANSPORTATION, DN 0.2' PER R1



RECORD REFERENCES:

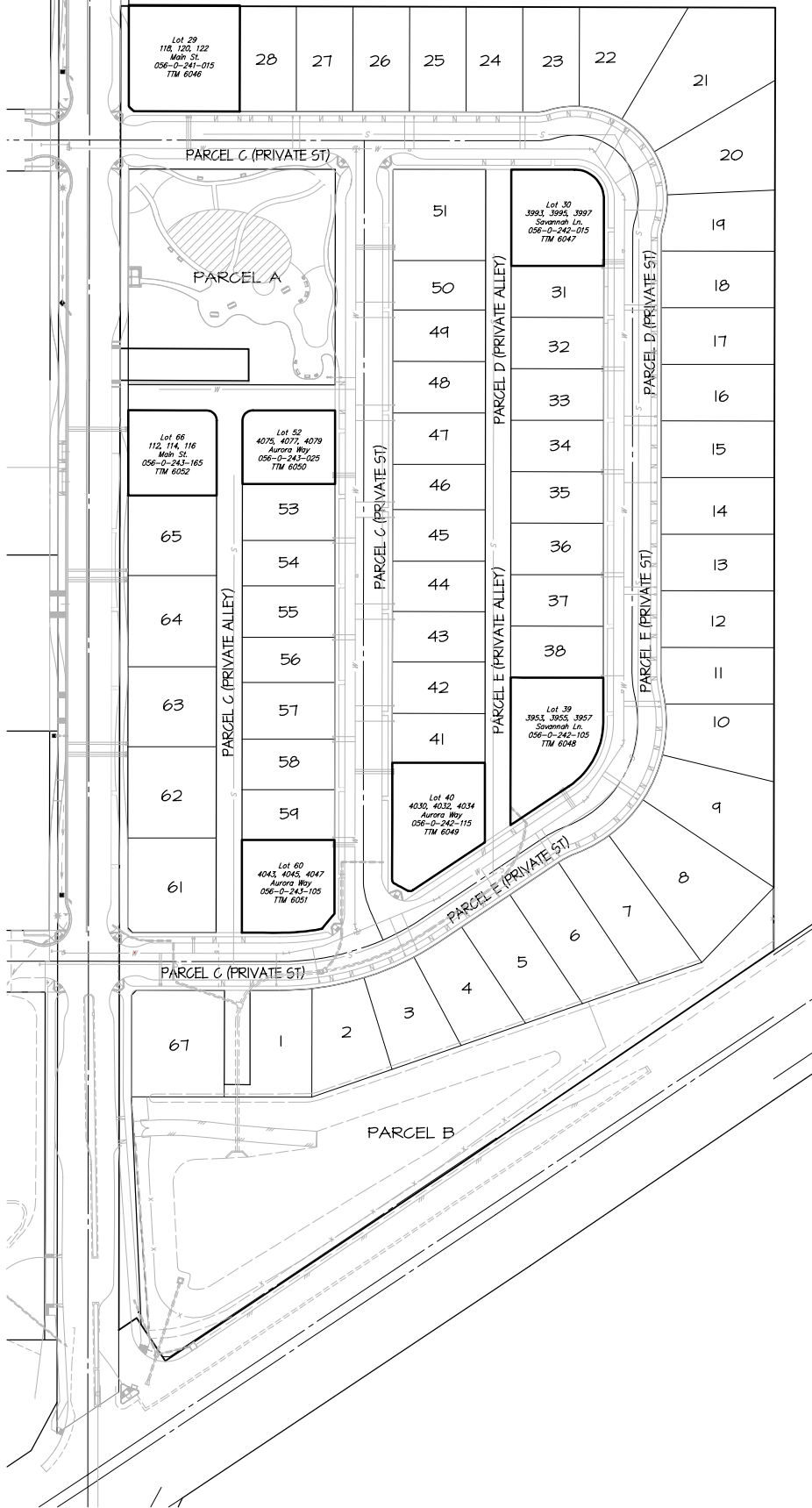
R1 TRACT NO. 5553 (AUG-2017) 165 MR 20

ABBREVIATIONS

- C/L CENTERLINE
- DN DOWN
- FD FOUND
- M MEASURED
- MR MISCELLANEOUS RECORDS
- OR OFFICIAL RECORDS
- SCE SOUTHERN CALIFORNIA EDISON
- VC VENTURA COUNTY
- VCS VENTURA COUNTY SURVEYOR
- WM WELL MONUMENT

LEGEND

- UNDIVIDED INTEREST AREA - LANDSCAPE AND MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- UNDIVIDED INTEREST AREA - MAINTAINED BY MASTER HOMEOWNER'S ASSOCIATION
- GROUND FLOOR, EXCLUSIVE USE AREA (YARD, PORCH OR GARAGE APPROACH): ASSIGNED TO INDIVIDUAL UNITS PER CONDO PLAN
 - 112 MAIN ST
 - 116 MAIN ST
 - 114 MAIN ST



FLOOD HAZARD INFORMATION

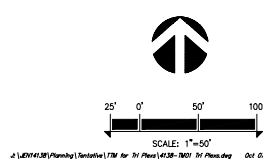
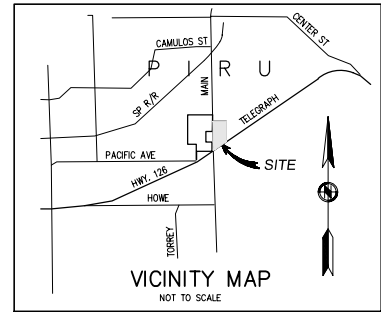
FEMA (FLOOD EMERGENCY MANAGEMENT AGENCY) FLOOD ELEVATION CONTOURS ARE SHOWN ON THIS MAP. TO PROTECT FROM FLOODING ALL PROPOSED PAD ELEVATIONS ARE A MINIMUM OF 12 INCHES ABOVE SHOWN FEMA CONTOURS. FLOOD CONTOUR DATA WAS OBTAINED FROM MAP PANEL NUMBER 060413-06458, EFFECTIVE DATE OCTOBER 31, 1985.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MAIN STREET

UTILITIES

ELECTRICAL SOUTHERN CALIF. EDISON CO. 10050 TELEGRAPH RD. VENTURA, CA 93004 (805) 654-7476	GAS SOUTHERN CALIF. GAS CO. 9400 CANDALE AVE. CHATSWORTH, CA 91313-2300 (805) 486-6575
TELEPHONE AT&T 1264 CALLENS RD. VENTURA, CA 93003 (805) 642-5129	CABLE TV SPECTRUM 2525 KNOLL DR. VENTURA, CA 93003 (818) 974-5250
WATER WARRING WATER COMPANY PIRU, CA (805) 521-1583	SEWER COUNTY OF VENTURA WATERWORKS DISTRICT NO. 16 (805) 584-4829



REVISION	DATE
T.M. SUBMITTAL	

OWNER/SUBDIVIDER
TATAVIAH, LP.
 1672 DONLON STREET
 VENTURA CA 93003
 PH: +1 (805) 654-6977
 E-MAIL: aj@jensencivil.com

ENGINEER:

 1978 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE: 805/654-6977
 FAX: 805/654-6979
 DONALD M. JENSEN REG. 046404 (EXP. 3-31-2021) DATE

PARCEL MAP EXHIBIT
TRACT NO. 5553

COMMUNITY OF PIRU COUNTY OF VENTURA STATE OF CALIFORNIA

APN: 056-0-241-015, 056-0-242-015, 056-0-242-105
056-0-242-115, 056-0-243-025, 056-0-243-105
056-0-243-165

SCALE: 1"=50'
 DATE: Oct 07, 2020

J.N.: JEN14138
 DWG. NAME: 4138-TM01 Trl Plans.dwg

SHEET
1
OF 1

**ENVIRONMENTAL IMPACT REPORT (EIR) ADDENDUM FOR FOCUSED UPDATE
TO THE PIRU AREA PLAN AND PRIVATELY-INITIATED GENERAL PLAN
AMENDMENTS, ZONE CHANGES, PLANNED RESIDENTIAL DEVELOPMENT
PERMITS AND TRACT MAPS FILED BY JOHN RIEDER, DANA LEVY, AND JAMES
FINCH [STATE CLEARINGHOUSE NO. 2004121008]**

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

- 1. Entitlement:** Tentative Parcel Map Nos. 6046 through 6052 for condominium purposes on Lots 29, 30, 39, 40, 52, 60, and 66 (Case Nos. PL20-0113 through PL20-0119) of Tract 5553.
- 2. Applicant/Property Owner:** Tataviam LP, Don Jensen and Tim Cohen, c/o Jensen Design & Survey Inc., 1672 Donlon Street, Ventura, CA 93003
- 3. Project Site Size, Location, and Assessor's Parcel Numbers (APN):** The seven lots within Tract Map 5553 range in size from 0.15 acres (6,534 square feet (sq. ft.)) to 0.25 acres (10,890 sq. ft.). The addresses and Tax Assessor's parcel numbers for the parcels that constitute the project site are as follows: Lot 29: 118, 120, and 122 Main Street (APN 056-0-241-015), Lot 30: 3993, 3995, and 3997 Savannah Lane (APN 056-0-242-015), Lot 39: 3953, 3955, and 3957 Savannah Lane (APN 056-0-242-105), Lot 40: 4030, 4032, and 4034 Aurora Way (APN 056-0-242-115), Lot 52: 4075, 4077, and 4079 Aurora Way (APN 056-0-243-025), Lot 60: 4043, 4045, and 4047 Aurora Way (APN 056-0-243-105), and Lot 66: 112, 114, and 116 Main Street (APN 056-0-243-165). Tract 5553 is northeast of the intersection of Main Street and Telegraph Road (State Route 126), in the community of Piru, in the unincorporated area of Ventura County (Exhibit 2).
- 4. General Plan Land Use Designation:** Urban
- 5. Piru Area Plan Land Use Designation:** Main Street Promenade
- 6. Zoning Designation:** RPD-6 du/ac (Residential Planned Development, 6 dwelling units per acre)
- 7. Responsible and/or Trustee Agencies:** Los Angeles Regional Water Quality Control Board (LARWQCB), California Department of Transportation (Caltrans), Ventura Local Agency Formation Commission (LAFCo), and California Department of Fish and Wildlife (CDFW).
- 8. Project Description:** The Applicant is requesting the approval of seven Tentative Parcel Maps for condominium purposes, Parcel Map Nos. 6046



through 6052, on Lots 29, 30, 39, 40, 52, 60, and 66 (located within Tract 5553 known as Piru Gateway).¹

Case No.	Parcel Map No.	APN	Lot No.	Acreage
PL20-0119	6046	056-0-241-015	29	0.25
PL20-0113	6047	056-0-242-015	30	0.19
PL20-0114	6048	056-0-242-105	39	0.23
PL20-0115	6049	056-0-242-115	40	0.22
PL20-0116	6050	056-0-243-025	52	0.15
PL20-0117	6051	056-0-243-105	60	0.18
PL20-0118	6052	056-0-243-165	66	0.16
			Total	1.38

Lots 29, 30, 39, 40, 52, 60, and 66 are currently under construction with one triplex for each lot (seven triplexes, 21 units). No new development or construction is proposed as part of this project. The purpose of the proposed project is to create lots that comply with the Subdivision Map Act and VCSO Section 8205-1, Subdivisions Requiring Tentative and Parcel Maps.

Access to the project site is provided by paved roads via Main Street and two on-site roads, Savannah Lane and Shannon Lane via Main Street. Water is provided by Warring Water and wastewater is provided by Waterworks District No. 16.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On December 16, 2008, the County certified the Final Environmental Impact Report (EIR) for the Focused Update to the Piru Area Plan, and privately initiated General Plan amendments, zone changes, Planned Residential Development Permits and Tract Maps filed by John Rieder (Tract 5479), James Finch (Tract 5683), and Dana Levy (Tentative Tract 5553). The Final EIR concluded that, even with the implementation of all feasible mitigation measures, significant project specific adverse impacts to agricultural resources, scenic resources, noise and community character, could not be mitigated to a less than significant level, and a Statement of Overriding Considerations would be necessary if the amendments/projects were to be approved. The Final EIR also concluded that air quality, biological resources, flooding, erosion and drainage facilities, transportation and circulation, groundwater and water supply, sewage treatment, law enforcement, education, library services, recreation, and utilities/gas safety would result in significant environmental impacts, but with mitigation measures identified in the EIR, would reduce these impacts to a less-than-significant

¹ A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded parcel map or condominium plan in sufficient detail to locate all boundaries thereof (California Civil Code Section 4125).

level. On August 1, 2017, the Board of Supervisors approved the Final Map and Subdivision Improvements Agreements for Tract 5553. On August 14, 2017, Tract Map 5553 (165 MR 20) was recorded.

Section 15164(a) of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why a subsequent EIR is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

No substantial changes to the project are proposed. The proposed project includes the creation of seven tentative parcel maps for the purposes of condominiums. The lots include seven triplexes (21 units), and there will be no changes in the physical development of the project site that was analyzed in the EIR and approved as part of Tract 5553 and the RPD Permit. The proposed project does not result in any changes to the underlying approved RPD Permit.

The proposed parcel maps would not require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

As stated in Item No. 1 (above), the request includes the creation of seven tentative parcel maps for the purposes of condominiums. No substantial changes to the project are proposed. No major revisions of the previous EIR are required, and there are no new significant environmental impacts associated with this project. The existing baseline conditions that were used to analyze potential impacts to the environment have not changed to the extent such that the proposed revisions to the project would require revisions to the EIR. The proposed project will not expand

existing development or include new development beyond what was allowed pursuant to the RPD Permit (Case No. LU08-0024) that governs the project site.

No substantial changes have occurred with respect to the circumstances under which the project is undertaken which require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors certified the previous EIR, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR [§ 15162(a)(3)(A)].

The proposed modifications will not change the analysis set forth in the previous EIR. The proposed project will not result in any significant effects that were not already discussed in the previous EIR. As stated in this Addendum (above), the seven tentative parcel maps do not change the purpose and intent of the mitigation measures adopted for the project. The proposed project map will not create new significant impacts to flooding, air quality, traffic and circulation, community character, and scenic resources.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR [§ 15162(a)(3)(B)].

Significant effects that were previously examined in the previous EIR will not be substantially more severe as a result of the proposed project. The proposed project will not change the analysis of significant effects discussed in the previous EIR.

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [§ 15162(a)(3)(C)].

The proposed project will not alter any of the findings pertaining to the feasibility of mitigation measures or project alternatives analyzed in the previous EIR, as set forth in Exhibit 13 (Findings Related to Certification of the Final Environmental Impact Report for Focused Update to the Piru Area Plan) to the Board of Supervisors' Hearing for the Focused Update to the Piru Area Plan Project on December 16, 2008. All of the mitigation measures and project alternatives that were found to be infeasible in the previous EIR remain as such.

- d. **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(D).**

The proposed project will not alter any of the mitigation measures or project alternatives that were analyzed in the previous EIR and, consequently, there is no possibility of Tataviam, LP, property owner of Tract 5553, declining to adopt a project alternative, which is considerably different from those analyzed in the previous EIR. The proposed project would allow the approved triplex units to be condominiums. Applicant is still required to mitigate potential risks to air quality, traffic and circulation, community character, and scenic resources.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent EIR. The decision-making body shall consider this addendum to the final EIR prior to making a decision on the project.

C. PUBLIC REVIEW:

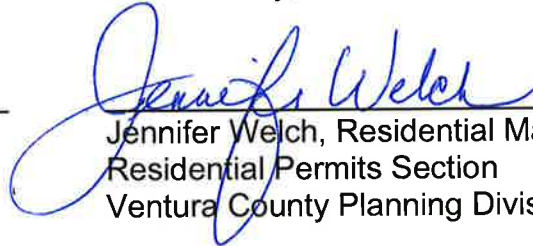
Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the EIR does not need to be circulated for public review, and shall be included in, or attached to, the certified EIR.

Prepared by:



Sarah McGurk, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Jennifer Welch, Residential Manager
Residential Permits Section
Ventura County Planning Division

The Planning Director finds that this addendum has been completed in compliance with the California Environmental Quality Act.

Dave Ward, AICP, Director
Ventura County Planning Division

Date

Exhibit 4

**Final Environmental Impact Report (EIR) for the
Focused Update to the Piru Area Plan and Privately-Initiated General Plan
Amendments, Zone Changes, Planned Residential Permits and Tracts
Filed by John Rieder, Dana Levy, and James Finch
[State Clearinghouse No. 2004121008]**

Please use the following links:

EIR Volume I

<http://bosagenda.countyofventura.org/sirepub/cache/2/tq1tn2i3a4mdbcafp3ehxhx/43253902032021044116467.PDF>

EIR Volume II

<http://bosagenda.countyofventura.org/sirepub/cache/2/tq1tn2i3a4mdbcafp3ehxhx/43254002032021044225625.PDF>

Update to the Final EIR

<http://bosagenda.countyofventura.org/sirepub/cache/2/tq1tn2i3a4mdbcafp3ehxhx/43254102032021044236748.PDF>

**CONDITIONS
AND
MITIGATION MONITORING AND REPORTING PROGRAM
FOR:**

**Tract Number SD06-0071 (TT- 5553) and
Residential Planned Development Permit LU08-0024 - Applicant Donald
Jensen), As Modified by Case Nos. PL17-0086, PL17-0146, PL17-0150,
PL19-0054, PL19-0114, and PL20-0088**

Adopted by the Ventura County Board of Supervisors
December 16, 2008

Table of Contents

CONDITIONS FOR TRACT MAP SD06-0071 (TT-5553)	4
Resource Management Agency Conditions:	4
Planning Division:	4
TT-1. Permitted Land Use	4
TT-2. Time Limits	4
TT-3. Conditions vs. Map Notations	4
TT-4. Acceptance of Conditions	4
TT-5. Payment of Permit Processing Fees	5
TT-6. Requirements of Other Agencies	5
TT-7. Defense Costs	5
TT-8. Liability/Severability.....	5
TT-9. Prior to Recordation Condition Compliance Review.....	6
TT-10. Notice of Conditions to be Satisfied After Map Recordation.....	6
TT-11. Homeowners Association	6
TT-12. Enhanced Main Street Plan	6
TT-13. Gas Company Transmission/Regulator Station	7
TT-15. Library Expansion	9
TT-16. Park.....	9
TT-17. Affordable Housing Requirement	10
Environmental Health Division:	10
TT-18. Water Supply Certificate.....	10
TT-19. Sewer Service Certificate	11
Public Works Agency Conditions:	11
Watershed Protection District:	11
TT-20 Detention Basin.....	11
TT-21. FEMA Requirements	11
TT-22. Groundwater Mitigation Program.....	11
Development and Inspection Services Division:	12
TT-23. Downstream Drainage Impact Mitigation.....	12
Water and Sanitation Department:	12
TT-24. Sewage Treatment Plant	12
TT-25. Salinity Study.....	13
Transportation Department:	14
TT-26. Compliance with EIR Transportation Mitigation Measures.....	14
TT-27. Interior S	14
TT-28. Main Stre	14
TT-29. Piru Traff	14

County of Ventura Planning Director Case No. PL20-0113 - PL20-0119 Exhibit 5 - Conditions of Approval for Tract 5553

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
 Planned Residential Permit No. LU08-0024
 APPLICANT: Donald Jensen
 PAGE: 2 of 39
 HEARING DATE: December 16, 2008

TT-30. Center Street Bridge Widening	15
Air Pollution Control District (APCD) Conditions:	15
TT-31. TDM Fund (AQ-4).....	15
General Services Agency (GSA) - Parks Department Conditions:	16
TT-32. Parkland Dedication (Quimby Ordinance)	16
Ventura County Fire Protection District Conditions:	16
TT-33. Turning Radius	16
TT-34. Access Road Width.....	16
TT-35. Street Names	16
TT-36. Fire Flow Verification	16
TT-37. Bulb-Outs	16
CONDITIONS FOR RESIDENTIAL PLANNED DEVELOPMENT LU08-0024:	17
Resource Management Agency Conditions:	17
Planning Division:	17
RPD-1. Permitted Land Use	17
RPD-2. Time Limits.....	17
RPD-3. Acceptance of Conditions	17
RPD-4. Incorporation of Tract Map Conditions	17
RPD-5. Condition Compliance, Enforcement and Other Responsibilities	17
RPD-6. Responsibilities Prior to Grading, Construction, Occupancy	18
RPD-7. Archaeological and Paleontological Resources	19
RPD-8. Underground Utility Service Lines.....	20
RPD-9. Maintenance of Facilities	20
RPD-10. Garage Door Openers	20
RPD-11. Main Street Enhancements.....	20
RPD-12. Energy Conservation Plan	22
RPD-13. Water Conservation Plan.....	23
RPD-14. Wildlife Mitigation.....	23
RPD-15. Topsoil Preservation.....	24
RPD-16. Scenic Resources Mitigation	24
RPD-17. Construction Noise Mitigation	25
RPD-18. Traffic Noise Mitigation	26
RPD-19. Water Pump Noise Mitigation	26
RPD-20. Design Review	27
RPD-21. Planted Parkways	27
RPD-22. Walls and Fences	28
RPD-23. Park Construction	28
RPD-24. Emergency Shelter Mitigation	28
Environmental Health Division	29
RPD-25. Septic Systems Abandonment.....	29
RPD-26. Maintenance of Water Impoundments	29
Public Works Agency Conditions	29
Watershed Protection District	29
RPD-27. NPDES Permit Compliance	29
RPD-28. Compliance with SQUIMP	29
RPD-29. NPDES Maintenance Plan.....	30
RPD-30. NPDES Deed Restriction Regarding Best Management Practices (BMPs)	30

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
 Planned Residential Permit No. LU08-0024
 APPLICANT: Donald Jensen
 PAGE: 3 of 39
 HEARING DATE: December 16, 2008

RPD-31. Safety, Design and Maintenance of Stormwater Detention Basins	31
Development and Inspection Services Division:.....	32
RPD-32. Grading Permit.....	32
RPD-33. Payment of PWA Fees.....	32
Water and Sanitation Department:.....	32
RPD-34. Sewage Treatment Plant	32
Transportation Department:	33
RPD-35. Encroachment Permit	33
RPD-36. Private Streets and Alleys.....	33
RPD-37. Ventura County Regional Road Network TIMF	33
RPD-38. Safe Pathways	33
Integrated Waste Management Division (IWMD):.....	35
RPD-39. Commercial Generator: Waste Diversion and Recycling Requirement.....	35
RPD-40. Supply & Use of Separate Recyclables Containers for Commercial Customers	35
RPD-41. Construction & Demolition Debris Waste Diversion Plan.....	35
RPD-42. Construction and Demolition Debris Waste Diversion Reporting Form.....	35
RPD-43. Green Material, Wood, Soil – Recycling & Reuse	35
RPD-44. Usage of Recycled Content Building Materials	36
RPD-45. Vehicle Used Oil Recycling	36
Air Pollution Control District (APCD) Conditions:.....	36
RPD-46. Dust Mitigation Plan	36
RPD-47. Bicycle Parking	37
Ventura County Fire Protection District Conditions:	37
RPD-48. Construction Access.....	37
RPD-49. Address Numbers	37
RPD-50. Street Name Signs.....	37
RPD-51. Fire Flow	38
RPD-52. Fire Hydrant Plan.....	38
RPD-53. Fire Hydrant	38
RPD-54. Hydrant Location Markers.....	38
RPD-55. Fire Sprinklers	38
RPD-56. Building Plan Review.....	38
RPD-57. Hazardous Watershed Fire Area	38
RPD-58. Hazard Abatement.....	39
RPD-59. Hazard Abatement - Access Roads	39
RPD-60. Fire Department Clearance	39

NOTICE TO PERMITTEE:

Failure to abide by and faithfully comply with any conditions for the approval of this subdivision/residential planned development permit shall constitute grounds for one or more of the following actions in accordance with the County's adopted Schedule of Enforcement Responses:

- Public reporting of violations to the Planning Commission;
- Suspension of permit operations;
- County denial of recordation of Final Map;
- Modification of permit conditions;
- Revocation of the permit; and/or

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 4 of 39
HEARING DATE: December 16, 2008

- Forfeiture of bonds or cash deposits.

It is the responsibility of the Permittee, or successors in interest, to be aware of and to comply with the permit conditions described below and the rules and regulations of all jurisdictions having authority over the subdivision/residential planned development permit described herein.

Permit conditions which follow are categorized as Tract Map conditions and RPD permit conditions. In general, tract map conditions are associated with the land division, or conditions which must be complied with prior to recordation of the Final Tract Map. RPD conditions relate to the grading and site development and project design and construction issues. The RPD conditions generally extend indefinitely for the life of the project and may be modified by subsequent land owners, subject to County approval.

Mitigation Measures recommended in the project EIR are incorporated under the agency/department which is assigned on the basis of their professional expertise per the Ventura County Administrative Supplement to CEQA. Each EIR mitigation measure is identified in parentheses following the condition title. CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment. This mitigation monitoring and reporting program provided in the box below each condition/mitigation measure and is designed to ensure compliance with adopted mitigation measures during project implementation. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared per the requirements of the *State CEQA Guidelines* Section 15097.

CONDITIONS FOR TRACT MAP SD06-0071 (TT-5553)

Resource Management Agency Conditions:

Planning Division:

TT-1. Permitted Land Use

These conditions apply to the subdivision of an existing 16.5-acre parcel to permit the construction of 91 dwellings (single-family detached, duplex and triplex units), a 1.1-acre public park and a stormwater detention basin, as shown on the approved Tract Map Number SD06-0071(TT-5553).

TT-2. Time Limits

The Tentative Tract Map shall expire five years from the date of its approval. Failure to record a Tract Map with the County Recorder within that time frame shall terminate all proceedings, and any subdivision of the land shall require the filing and processing of a new tentative tract map. There shall be no extensions of time period for the Tentative Tract Map except as authorized by Section 66452.6, subsections (a) and (b) or Section 66463.5, subsection (d), of the Subdivision Map Act.

TT-3. Conditions vs. Map Notations

These conditions of approval supersede all conflicting notations, specifications, dimensions, typical sections and the like which may be shown on the recorded Tract Map.

TT-4. Acceptance of Conditions

The recordation of the Tract Map shall be deemed to be acceptance by the Permittee and property owner of all conditions of the Tentative Tract Map.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 5 of 39
HEARING DATE: December 16, 2008

TT-5. Payment of Permit Processing Fees

Prior to recordation of the Tract Map, all permit processing fees billed to that date must be paid.

TT-6. Requirements of Other Agencies

The approval of the Tentative Tract Map shall not relieve the Permittee of the responsibility of securing and complying with any permits or approvals which may be required by other County Ordinances, or State or Federal laws. No condition of the Tentative Tract Map allowed by County Ordinance shall be interpreted as permitting or requiring any violation of law, or lawful rules, regulations, or orders of an authorized governmental agency. In instances where more than one set of rules applies, the stricter ones shall take precedence. The Permittee shall comply with all requirements of the State of California, Ventura County, and any other governmental entity having jurisdiction, and all such requirements shall by reference become conditions of the map.

TT-7. Defense Costs

The Permittee shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul any approval by the County or any of its agencies, departments commissions, agents, officers or employees concerning the subdivision. The County will promptly notify the Permittee of any such claim, action or proceeding. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:

- a. The County bears its own attorney's fees and costs; and
- b. The County defends the claim, action or proceeding in good faith.

The Permittee shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the Permittee. The Permittee's obligations under this condition shall apply regardless of whether a Final Tract Map is ultimately recorded with respect to the subdivision.

TT-8. Liability/Severability

Neither the approval of the Tentative Tract Map hereunder nor compliance with the conditions thereof shall relieve the Permittee of any responsibility otherwise imposed by law for damage to persons or property, nor shall the recordation of the Tract Map hereunder serve to impose any liability upon the County of Ventura, its officers or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend and hold harmless the County, its officers, agents, and employees, from any and all claims, demands, costs, expenses, including attorney's fees, judgments or liabilities arising out of the recordation of the map described herein under Condition # TT-1 (Permitted Land Use), as it may be subsequently modified pursuant to the conditions of the Tentative Tract Map.

If any of the conditions or limitations of the Tentative Tract Map are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth.

In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the condition most protective of public health and safety and natural environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged in an action filed in a court of law, or threatened to be filed therein, ,

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 6 of 39
HEARING DATE: December 16, 2008

this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.

If any condition is invalidated by a court of law, the entire Tentative Tract Map approval may be reviewed at the discretion of the Planning Commission and no approval shall be issued until substitute feasible conditions/mitigation measures are imposed.

TT-9. Prior to Recordation Condition Compliance Review

Prior to recordation of the Tract Map, the Permittee or successors in interest shall submit a letter to the Planning Director requesting that all conditions of approval listed in this document that must be satisfied prior to recordation of the Tract Map, be reviewed for completion.

TT-10. Notice of Conditions to be Satisfied After Map Recordation

Pursuant to *Ventura County Subdivision Ordinance* – Section 8206-3.16(e), a *Notice of Conditions to be Satisfied After Map Recordation* shall be identified on the Title Sheet of the Final Tract Map. The subject notice shall state:

“This map is subject to conditions, ordinances, regulations, standards, and policies, which have been imposed as Conditions of Approval for the tentative map that are to be satisfied after the Tract Map is recorded. The Conditions of Approval are on file with the Planning Division”.

TT-11. Homeowners Association

Prior to recordation of the Tract Map, a Homeowners Association shall be created and copies of the By-Laws, as well as the Covenants, Conditions and Restrictions (CC&R's) shall be submitted to and approved by the Planning Director in consultation with County Counsel. The purpose of the Homeowner's Association shall be to oversee and maintain the following:

- (a) Bus turnout and covered waiting area (See Condition # RPD-11)
- (b) Commonly owned open space/recreation/park areas (See Condition # TT-16 and RPD-9)
- (c) Common walls, fences and associated landscape screening (See Condition # RPD-22)
- (d) Landscaped screening of Southern California Gas Company Regulator Station (See Condition # RPD-16)
- (e) Main Street medians, parkways and tree trimming within all parkways (See Condition # TT-12, RPD-11 and RPD-21)
- (f) Private Roads and alleys (See Condition # RPD-9)
- (g) Public and private sidewalks and bicycle/pedestrian pathways and paseos (See Condition # RPD-9)
- (h) Stormwater detention basin (See Condition # RPD-9 and RPD-31)
- (i) Affordable Housing (See Condition # TT-17)
- (j) Street lighting (see Condition # RPD-11)

All future changes to the CC&R's with respect to the above items (a) through (j) must be approved, in writing, by the Planning Director.

TT-12. Enhanced Main Street Plan

(EIR Mitigation Measures AQ-2, CC-2, T-5)

- (a) Prior to recordation of the Tract Map, the Permittee's engineer shall prepare a detailed enhanced Main Street improvement plan for the road segment between SR 126 and the Ventura County Transportation Commission (VCTC)-owned railroad tracks. The enhanced Main Street plan shall be designed in accordance with Condition No. RPD-11 and Piru Area Plan Policy 4.1.2-7, Figures "21" through "24", and shall be subject to review by the Piru Neighborhood Council and approval by the Public Works Agency, Fire Department, Ventura County Transportation Commission and the Planning Division. Approval of the

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 7 of 39
HEARING DATE: December 16, 2008

enhanced Main Street Plan shall be obtained prior to issuance of a Zoning Clearance for construction of residential units.

- (b) The cost of the preparation of the detailed enhanced Main Street Plan shall be proportionally shared by the applicants for the below listed entitlements within the Piru expansion area. In the event one applicant wishes to proceed independently of the other Piru expansion area developers, the first applicant within the Piru expansion area to record a Final Tract Map (except for the applicant associated with SD04-0005) shall prepare the detailed enhanced Main Street Improvement Plan. If the first applicant submits itemized costs associated with the preparation of this enhanced Main Street Plan to the Planning Division, subsequent applicants shall, (in the case of the Permittee for SD06-0071 or the applicant for SD07-0007), prior to recordation of subsequent tract maps, or (in the case of SD04-0005), prior to issuance of a Zone Clearance for Construction, reimburse the first developer's excess costs based upon the estimated traffic trips generated as noted as follows:

- SD04-0005 (TT-5479) 10.7%
- SD06-0071 (TT-5553) 28.3%
- SD07-0007 (TT-5683) 61.0%

If there is disagreement over the cost submitted by the first applicant, Permittee or other applicant(s) may request the Planning Director to arbitrate the disagreement. Permittee and other applicant(s) will be subject to the decision made by the Planning Director which shall be final unless an appeal is filed pursuant to Non-Coastal Zoning Ordinance Section 8111-7.2a.

Monitoring Responsibility: Planning Division, Transportation Department

Monitoring Work Program: Improvement Plans must be prepared by the applicant and reviewed and approved by the Planning Division and Transportation Department, and improvements must be fully bonded by the applicant prior to recordation of the tract map. Maintenance agreements shall be prepared by Permittee and approved by Public Works Agency prior to issuance of Zone Clearance for residential development.

Standard of Success: Main Street enhancements are completed in accordance with Area Plan.

TT-13. Gas Company Transmission/Regulator Station

(EIR Mitigation Measure GS-1)

To provide disclosure to subdivision residents and to reduce the potential risk to residents from a flash fire from a rupture or leak of the 250 pounds per square inch (psig) pipeline, valve, and/or odorization system at the Southern California Gas Company (SoCalGas) Transmission/Regulatory Station, the following measures shall be employed prior to issuance of a Zoning Clearance for occupancy:

- (a) The Permittee shall construct a gas leak detection and notification system to be attached to the eight-foot-high block wall described in subsection (b); and
- (b) The Permittee shall construct an eight-foot-high block wall on the northern, eastern and southern sides of the SoCalGas Transmission/Regulator Station for the purpose of mitigating the risk of a leak or rupture at the Station, which conforms to the Ventura County Building Code; and
- (c) The Permittee shall permanently attach signs to the block wall described in subsection (b) above prominently displaying 24-hour emergency contact telephone numbers for SoCalGas and the Ventura County Air Pollution Control District. The signs shall direct persons to call the emergency numbers if strong odors are detected or in the event of a

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 8 of 39
HEARING DATE: December 16, 2008

fire or other emergency. The signs and current 24-hour emergency contact telephone numbers for each entity shall be maintained for the life of the project.

The Permittee shall be responsible for all design and construction costs for the wall, leak detection system, and signage; and

- (d)** The Permittee shall provide in the CC&Rs disclosure statements acknowledging that residential dwellings and uses are near the SoCalGas natural gas facility. The CC&Rs shall disclose the Homeowner's Association as the responsible party for maintaining the signs.

If SoCalGas installs a leak detection and notification system to the SoCalGas facility prior to issuance of the first Zoning Clearance for Occupancy, subsection (a) of this condition of approval shall be deemed fully satisfied.

If SoCalGas relocates its natural gas facility prior to the issuance of the first Zoning Clearance for Occupancy, subsections (a), (b) and (c) of this condition of approval shall not be required.

Requirement: The Permittee shall submit wall, signage, and gas leak detection and notification plans and specifications to the Planning Division for review and approval. The Planning Director shall coordinate with SoCalGas to provide an opportunity to review and comment regarding the eight-foot wall prior to submission to County Building and Safety. Following review and approval of the wall, signage, and gas leak detection and notification plans by the Planning Division, the Permittee shall obtain a Zoning Clearance for construction of the wall, gas leak detection and notification system, and signs from the Planning Division. Following issuance of a Zoning Clearance for construction of the wall, gas leak detection and notification system, and signs, the Permittee shall submit wall and gas leak detection and notification system plans to County Building & Safety for review and approval. The Permittee shall submit disclosure statement(s) to be included in the CC&Rs to the Planning Division for review and approval.

Documentation: County Building & Safety-approved wall and gas leak detection and notification system plans. Planning Division-approved sign plans. Recorded GC&Rs that includes approved disclosure statement(s).

Timing: Prior to issuance of the first Zoning Clearance for Occupancy, (1) the Permittee shall verify the wall has been constructed, signs are installed, the gas leak detection and notification system is operational, and County Building & Safety has issued final inspection of the wall; and (2) the Permittee shall provide an amended copy of the CC&Rs that includes approved disclosure statement(s).

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of the first Zoning Clearance for Occupancy, the Planning Division will confirm that the wall and signs have been constructed and the gas leak detection and notification system is operational. The Planning Division will maintain in the project file, the wall, sign, and gas leak detection and notification plans, the CC&Rs, and approved disclosure statement(s).

Standard of Success: Disclosure and avoidance of potential hazards to subdivision residents regarding the natural gas facility.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 9 of 39
HEARING DATE: December 16, 2008

Condition # TT-14 was deleted by action of the Board of Supervisors on December 16, 2008:

TT-15. Library Expansion

(Mitigation Measures E-2)

Prior to recordation of the Tract Map, the Permittee shall deposit a fee to the Ventura County Library of \$738 per dwelling unit to cover the project's proportional share of the cost of expansion of the Piru library.

Monitoring Responsibility: Planning Division, Ventura County Library

Monitoring Work Program: Prior to recordation of the Tract Map Planning Division will confirm that funds have been deposited with the Ventura County Library

Standard of Success: Library expansion is fully funded

TT-16. Park

(Mitigation Measures R-1, R-2)

- (a) Permittee shall provide a park open to the public as shown on the Tract Map. The park area shall be owned in fee title by the homeowners association with a non-exclusive easement for public access, use and enjoyment. Public use of the park shall not be restricted except as otherwise imposed on individual owners of units within the development.
- (b) Prior to issuance of a Zoning Clearance for residential construction, Permittee shall:
- (1) Prepare a park design plan for review by the Piru Neighborhood Council, the County Parks Department and approval by the Planning Director.
The plan shall include:
 - Landscape plan
 - Lighting plan
 - Trash receptacles
 - Bike racks
 - Recreational facilities for toddlers, youths and adults - Permittee shall provide at least three of the following facilities: benches, picnic tables, barbeque areas, play equipment, lawn bowling (bocce) courts, basketball courts, volleyball courts, tennis courts, skate park and/or jogging/exercise facilities.
 - (2) Obtain a surety bond for the park improvements per paragraph (1) preceding.
 - (3) Prepare conditions, covenant and restrictions that will ensure the long-term maintenance of the park site.
 - (4) Upon demand at any time by the County Parks Department, the park site shall be conveyed in fee title by the Homeowners Association to the County without cost to the County (or its successor in interest) along with maintenance responsibilities.
- (c) Compliance with this condition will satisfy Ventura County Ordinance Section 8297-4 et seq. (Quimby Ordinance).

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 10 of 39
HEARING DATE: December 16, 2008

Monitoring Responsibility: Planning Division, Parks Department

Monitoring Work Program: Prior to issuance of a Zoning Clearance for residential construction, the Permittee shall submit a park improvement plan for review and approval to the Planning Division. The Planning Division will coordinate review of the park design with the Piru Neighborhood Council and the Parks Department. Prior to issuance of a Zoning Clearance for construction of residential units, the Planning Division will approve the park improvement plan and confirm that a bond or other surety has been submitted to guarantee full construction of the park. Pursuant to Condition # RPD-23, prior to issuance of a Zoning Clearance for occupancy of the 46th residential unit, Planning Division will confirm that the park improvements have been fully completed.

Standard of Success: Parkland that will meet County Parks Department parkland standards will be developed and available to the project and the Piru community

TT-17. Affordable Housing Requirement

- (a) Permittee shall ensure that 10 housing units (10.5 percent of proposed housing units, rounded to the closest whole unit) are set aside for qualified low-income households (as defined by the U.S. Department of Housing and Urban Development) with resale or rent control provisions consistent with California Redevelopment Law (45 years for ownership units and 55 years for rental units).
- (b) Prior to recordation of the Final Tract Map, Permittee shall designate which specific housing units will be maintained to fulfill the requirements of paragraph (a) above, and shall submit covenants and restrictions for approval by the Planning Division that will ensure the housing units will have resale or rent control provisions for a period of 45 years for ownership units and 55 years for rental units, consistent with California Redevelopment Law.
- (c) As an alternative to paragraph (b) above, housing units fulfilling the requirements of paragraph (a) may be provided off-site within unincorporated Ventura County. If an off-site location is selected, prior to recordation of the Final Tract Map, Permittee shall guarantee to the satisfaction of the Planning Director the construction and long-term maintenance of affordability for these off-site affordable housing units.
- (d) In the event the Cabrillo Economic Development Corporation 66-unit farmworker project (or a project of similar size and affordability characteristics as determined by the Planning Director) is approved within the Piru Area of Interest, applicants may satisfy the requirements of paragraphs (a), (b) and (c) above, by payment of an in-lieu fee. The fee will be calculated by subtracting \$331,550 (the sales price of a housing unit that would be affordable to a qualifying low-income household as set forth in the County General Plan Land Use Appendix Figure 3.3.3-6) from the selling price of each of the 10 lowest-priced units. The \$331,550 figure may be adjusted by the Planning Director based upon the U.S. Department of Housing and Urban Development published median household income for a family of four in Ventura County). Prior to recordation of the Tract Map, the Permittee shall designate which specific housing units will be the lowest priced units. The In-Lieu fee shall be paid to the County within 30 days of the sale of the designated low-priced unit.

Environmental Health Division:

TT-18. Water Supply Certificate

Prior to recordation of the Tract Map, the Permittee shall submit a project specific Water Supply Certificate (EHD Will-Serve Letter) to the County Environmental Health Division for review and approval.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 11 of 39
HEARING DATE: December 16, 2008

TT-19. Sewer Service Certificate

Prior to recordation of the Tract Map, the Permittee shall submit a project specific Sewer Service Certificate (EHD Will-Serve Letter) to the County Environmental Health Division for review and approval.

Public Works Agency Conditions:

Watershed Protection District:

TT-20 Detention Basin

Prior to recordation of the Tract Map, adequate onsite detention shall be demonstrated to the satisfaction of the Watershed Protection District. The required detention basin(s) shall be completed according to WPD's standards and be completed before granting occupancy.

TT-21. FEMA Requirements

(Mitigation Measures FC-1)

Prior to recordation of the Tract Map, the Permittee shall apply to the Federal Emergency Management Agency (FEMA) for a Conditional Letter of Map Revision (CLOMR). Prior to issuance Zoning Clearance for occupancy for the first residential unit, the Permittee shall obtain a Letter of Map Revision (LOMR) from FEMA.

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to recordation of the Tract Map, Planning Division will confirm that CLOMR has been obtained. Prior to issuance of Zoning Clearance for occupancy, Planning Division will confirm that LOMR has been obtained.

Standard of Success: Homes will be protected from a 100-year storm event

TT-22. Groundwater Mitigation Program

(Mitigation Measures GQ-1)

The Permittee shall prepare and implement a Groundwater Mitigation Program subject to the review and approval of the Watershed Protection District (WPD) prior to Tract Map recordation. The Groundwater Mitigation Program shall demonstrate that there will be no net loss of groundwater to the Oxnard Plain Groundwater Basin as a result of the proposed projects:

The Groundwater Mitigation Program shall incorporate estimated water savings from the Water Conservation Plan required by Condition # RPD-13.

If necessary to demonstrate that there will be no net loss of groundwater, the Permittee shall also employ one or more of the following mitigation options:

- (a) Recycling of Piru Wastewater Treatment Plant treated wastewater effluent;
- (b) Capture stormwater runoff in a percolation basin, storage tank or other means of storing runoff;
- (c) Securing new or imported water supplies from outside the Oxnard Plain groundwater basin.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 12 of 39
HEARING DATE: December 16, 2008

Monitoring Responsibility: Planning Division and Watershed Protection District

Monitoring Work Program: Prior to Tract Map recordation Planning Division will confirm that the WPD has reviewed and approved the groundwater mitigation program. Program Compliance will be monitored as appropriate.

Standard of Success: No net loss of groundwater

Development and Inspection Services Division:

TT-23. Downstream Drainage Impact Mitigation

(Mitigation Measures FC-4)

- (a) Prior to recordation of the Tract Map the Permittee's engineer shall prepare and submit a hydrologic report to PWA demonstrating that the unimproved earth-lined ditches/washes south of Highway 126 and north of the Santa Clara River have adequate capacity to accommodate the proposed development's flow rates and that the duration of flow will not adversely erode the ditches/washes or cause downstream flooding. If the ditches/washes have no additional capacity or increased erosion will result, the Permittee's engineer shall prepare a plan to improve the affected facilities from Highway 126 to the Santa Clara River in a manner acceptable to the Director of Public Works.
- (b) The cost of this measure shall be proportionally shared by applicants for the below listed entitlements within the Piru expansion area. In the event an applicant wishes to proceed independently of the other Piru expansion area applicants, the first applicant to record his Tract Map shall pay all costs associated with subsequent applicants responsible for reimbursement of excess costs prior to recordation of subsequent tract maps based upon the following calculation:

• SD04-0005 =	5.0 acres =	9.2%
• SD06-0071 =	16.5 acres =	30.4%
• SD07-0007 =	32.8 acres =	60.4%

If there is disagreement over the cost submitted by the first applicant, Permittee or other applicant(s) may request the Planning Director to arbitrate the disagreement. Permittee and other applicant(s) will be subject to the decision made by the Planning Director which shall be final unless an appeal is filed pursuant to Non-Coastal Zoning Ordinance Section 8111-7.2a.

- c. The developer will not have to mitigate the downstream drainage impacts of the natural channels, south of Highway 126, if the developer's Civil Engineer can demonstrate that the runoff from the developed subject property does not increase in volume, duration, or velocity for all storm frequencies, when compared to the undeveloped or pre-developed condition of the subject property.

Monitoring Responsibility: Planning Division and Watershed Protection District (WPD)

Monitoring Work Program: Prior to recordation of the Tract Map, the Planning Division will confirm applicant's submission and WPD's approval of the hydrological report

Standard of Success: Potential significant impacts to downstream ditches as identified by the FEIR (Section 4.7.2) will be avoided.

Water and Sanitation Department:

TT-24. Sewage Treatment Plant

(Mitigation Measures ST-1)

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 13 of 39
HEARING DATE: December 16, 2008

Tract maps within the Piru Expansion Area shall not be permitted to record until the Piru Wastewater Treatment Plant (PWWTP) expansion is under construction and a will serve letter has been issued by Water Works District 16. Zoning Clearances for occupancy of residential developments shall not be issued until the PWWTP expansion is completed.

Monitoring Responsibility: Planning Division, Water Works District 16

Monitoring Work Program: Prior to recordation of the Tract Map, the Planning Division will confirm with WWD#16 that the PWWTP expansion is under construction. Prior to issuance of a Zoning Clearance for occupancy, the Planning Division will confirm that the treatment plant expansion is complete.

Standard of Success: The Piru Wastewater Treatment Plant will be adequate to serve new development

TT-25. Salinity Study

(Mitigation Measures ST-2)

- (a) The Tract map shall not be permitted to record until the Permittee has prepared an independent study of discharges from all sources of salinity, including but not limited to, residential water softening or conditioning appliances into the Piru Community sewer collection system, and in accordance with Section 116786 of the State of California Health and Safety Code. The purpose of the study is to quantify, to the greatest extent feasible, the total discharge from each source of salinity and identify remedial actions to reduce the discharge of salinity into the Piru Community sewer system from each source, to the extent technologically and economically feasible, to bring the local agency into compliance with waste discharge requirements, prior to limiting or prohibiting the use of residential water softening or conditioning appliances. The independent study shall be reviewed and approved by the Director of Public Works prior to recording of the Tract map.
- (b) Should the independent study confirm that chlorides from commercial and residential self-regenerating water softeners are a significant impact, or in lieu of preparing the required salinity study; the Permittee shall:
- (1) Prepare and record a deed restriction that will prohibit the installation of self-regenerating water softeners that discharge saline to the Piru Community sanitary sewer system with the Tract Map for the property being subdivided. The deed restriction shall be reviewed and approved by the Director of Public Works; and
 - (2) The Permittee shall create a brochure explaining the different types of water softeners available on the market that do not self regenerate and introduce brines into the sanitary sewer system. This brochure shall be reviewed and approved by the Director of Public Works and be given to the homebuyers as part of their disclosure purchase package prior to issuance of occupancy on any new home within the Piru Expansion Area.
- (c) The cost of the salinity study shall be proportionally shared by the applicants for the below listed entitlements within the Piru expansion area. In the event an applicant wishes to proceed independently of each other, the first applicant to record a Tract Map shall pay all costs associated with the required salinity study. If the detailed itemized cost of this measure is submitted to the Planning Division, subsequent applicants shall be responsible for reimbursement of the first applicant's excess costs prior to recordation of subsequent tract maps. The Permittee's prorated share of the cost of this measure is calculated as follows, based the number of dwelling units proposed:

- SD04-0005 = 49 dwelling units = 15.6%
- SD06-0071 = 91 dwelling units = 28.9%

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 14 of 39
HEARING DATE: December 16, 2008

- SD07-0007 = 175 dwelling units = 55.5%

If there is disagreement over the cost submitted by the first applicant, Permittee or other applicant(s) may request the Planning Director to arbitrate the disagreement. Permittee and other applicant(s) will be subject to the decision made by the Planning Director which shall be final unless an appeal is filed pursuant to Non-Coastal Zoning Ordinance Section 8111-7.2a.

Monitoring Responsibility: Planning Division and Public Works Agency

Monitoring Work Program: Prior to recordation of the Tract Map, the Planning Division will confirm that an acceptable Salinity Study has been submitted to and approved by the PWA. If necessary, the Planning Division will confirm that the required deed restriction and the required brochures have been prepared.

Standard of Success: The project will not exacerbate salinity impacts at the wastewater treatment plant

Transportation Department:

TT-26. Compliance with EIR Transportation Mitigation Measures

- (a) Prior to recordation of the Tract Map, the Permittee shall post sufficient surety guaranteeing the design and construction of all improvements listed as transportation measures in the Piru Area Plan Update EIR (Planning Commission Staff Report Exhibit "12.1") or develop a plan to fund those measures needed to mitigate all impacts from this project. (See Condition # TT-12, TT-29, TT-30, RPD-11, RPD-37 and RPD-38)
- (b) Prior to recordation of the Tract Map, the Permittee shall pay TIMF fees to the Transportation Department as required by Condition # TT-29.
- (c) The Permittee will be required to improve Main Street including construction of curb and gutter, sidewalk, access ramps and additional pavement in accordance with a modified County Standard plate B-3 [D] and in accordance with Condition # TT-12 and RPD-11.

TT-27. Interior Street Improvements

If at any time the streets within the development are to be incorporated into the County Road Network, the design and construction of such roads shall be in accordance with all Ventura County Road Standards applicable to the Piru community.

TT-28. Main Street Roadway Dedication

Prior to recordation of the Tract Map the Permittee will be required to:

- (a) Dedicate to the County of Ventura, the right-of-way required to widen Main Street in accordance with the proposed cross-section identified in the recent Piru Area Plan update. An irrevocable offer of right-of-way dedication shall be submitted and approved by the Public Works Agency prior to recordation of the Tract Map.
- (b) The Permittee shall submit to the Public Works Agency a County right-of-way processing fee for the costs incurred in the processing of the dedication.

TT-29. Piru Traffic Impact Mitigation Fund

(Mitigation Measures T-1, T-2, T-3, T-5, T-6, T-7, T-8, T-9, T-10 and T-11)

To mitigate traffic impacts within the Piru community and cumulative impacts on the Ventura County Regional Road Network, the following fees shall be paid:

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 15 of 39
HEARING DATE: December 16, 2008

- (a) Prior to recordation of the Tract Map, the Permittee shall pay to the Transportation Department an augmented Piru Transportation Impact Mitigation Fee (TIMF). The payment of this fee will fully address the Permittee's fair share of the cost of proposed transportation improvements identified in the Piru Area Plan Update EIR (Appendix 8.71, Table A-5, as corrected in the Update to the FEIR - Exhibit "12.3"). Based upon information submitted by the Permittee the amount of this fee is calculated as follows:

Single-Family Detached - 9.57 average daily trips (ADT) X 53 units = 507 ADT.

Duplex/Triplex Units - 6.72 ADT X 38 units = 255 ADT.

Total project ADT (507 + 255) = 762 ADT

762 ADT X \$88.94 per trip fee = total fee of \$67,772

- (b) Prior to recordation of the Tract Map, the Permittee shall pay to the Public Works Agency the Permittee's prorated share of the cost of preparing an augmented Piru TIMF ordinance that will ensure that all subsequent developments in the Piru Area of Interest will also pay their fair share of the cost of the transportation improvements identified in Table A-5, Piru Area Plan EIR Appendix (as corrected in the Update to the FEIR - Exhibit "12.3"). The total cost of preparation of this ordinance is estimated at \$11,191. The Permittee's prorated share of the cost of this measure is calculated as follows, based on traffic generated:

762 ADT X \$4.15 = \$3,162

- (c) Payment of the fee described in Section (a) and (b) above, exempts the Permittee from the augmented Piru TIMF ordinance that may subsequently be adopted by the Board of Supervisors.

Monitoring Responsibility: Planning Division, Transportation Department

Monitoring Work Program: Prior to recordation of the Tract Map Planning Division will confirm with Transportation Department that required fees have been deposited.

Standard of Success: Funding of traffic/safety improvements identified in FEIR Table A-5

TT-30. Center Street Bridge Widening

(Mitigation Measure T-15)

To mitigate congestion and safety problems associated with student drop-off near Piru School, prior to recordation of the Tract Map the Permittee shall pay the project's prorated cost of widening the Center Street Bridge at Warring Wash. The total estimated engineering and construction cost of the bridge improvement is estimated to be \$67,000. The applicant's proportional share cost is calculated as follows:

762 ADT = 28.3% of traffic generated in Piru expansion area = \$18,961 (28.3% of \$67,000)

If the actual cost of widening the Center Street Bridge is less than the amount collected for this purpose, the Permittee may request a refund of excess payment.

Monitoring Responsibility: Planning Division, Transportation Department

Monitoring Work Program: Prior to recordation of the Tract Map, Planning Division will confirm with Transportation Department that required fees have been deposited

Standard of Success: Funding of Center Street bridge widening will reduce existing school related congestion on Center Street near Piru School to a less than significant level.

Air Pollution Control District (APCD) Conditions:

TT-31. TDM Fund (AQ-4)

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 16 of 39
HEARING DATE: December 16, 2008

(Mitigation Measures AQ-4)

Prior to recordation of the Tract Map, Permittee shall contribute to an off-site transportation demand management (TDM) fund to be managed by the Planning Division. The formula for calculating this fee is established by the 2003 APCD Guidelines. The TDM fund calculation is based on the cost per pound for NOx or ROG whichever pollutant is highest for the project. Permittee shall contact the APCD prior to tract recordation to obtain the current cost per pound for the proposed units and recalculate the TDM fee at that time based on the approved number of dwelling units.

Monitoring Responsibility: Planning Division, Air Pollution Control District

Monitoring Work Program: Prior to recordation of the Tract Map Planning Division will ensure that the required fee is collected. Planning Division will coordinate with APCD and PNC regarding appropriate expenditure of funds collected.

Standard of Success: TDM fees will be utilized to provide public transportation or subsidized ridesharing programs in the Piru community, or other programs designed to reduce ozone precursors.

General Services Agency (GSA) - Parks Department Conditions:

TT-32. Parkland Dedication (Quimby Ordinance)

The requirements of *Ventura County Ordinance Code* Section 8297-4, et seq. (Quimby) are met by Condition # TT-16.

Ventura County Fire Protection District Conditions:

TT-33. Turning Radius

The access road shall be of sufficient width to allow for a 40 foot outside turning radius at all turns in the road.

TT-34. Access Road Width

An onsite access road width of 36 feet shall be provided.

TT-35. Street Names

Prior to recordation of street names, proposed names shall be submitted to the Fire District's Mapping Unit for review and approval.

TT-36. Fire Flow Verification

Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow of 1,000 gallons per minute at 20 psi for a minimum 2 hour duration.

TT-37. Bulb-Outs

Prior to recordation of the Tract Map, design criteria and locations of the intersection and mid street bulb-outs shall be approved by the Fire District.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 17 of 39
HEARING DATE: December 16, 2008

CONDITIONS FOR RESIDENTIAL PLANNED DEVELOPMENT LU08-0024

Resource Management Agency Conditions:

Planning Division:

RPD-1. Permitted Land Use

These conditions apply to the development of an existing 16.5-acre parcel to permit the construction of 91 dwellings (single-family detached, duplex and triplex units), a 1.1-acre public park and a stormwater detention basin, as shown on the approved Site Plan and Elevations for Residential Planned Development No. LU08-0024.

RPD-2. Time Limits

The RPD permit shall continue in effect indefinitely unless modified or revoked pursuant to *Ventura County Non-Coastal Zoning Ordinance* Section 8111-6.

RPD-3. Acceptance of Conditions

The commencement of grading, construction and/or operations pursuant to Condition # RPD-1 (Permitted Land Uses) shall be deemed to be acceptance by the Permittee of all conditions of the RPD Permit.

RPD-4. Incorporation of Tract Map Conditions

All conditions applicable to SD06-0071 (TT-5553) shall also be applicable to this RPD permit.

RPD-5. Condition Compliance, Enforcement and Other Responsibilities

(a) Cost Responsibilities: The Permittee shall bear the full costs of on-going permit compliance, and monitoring programs, by establishing a revolving compliance account as described below in paragraph (b). Specifically, the Permittee shall bear the full costs of the following:

- (1) Condition Compliance, which is defined herein to include, but is not limited to, the staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
- (2) Monitoring and enforcement costs, and any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended. (Refer to paragraph (c), below.)

(b) Establishment of Revolving Compliance Accounts: Prior to issuance of a Zoning Clearance for construction, the Permittee, or successors in interest, shall submit the following deposit and reimbursement agreement to the Planning Director.

- (1) \$1,000.00 for deposit into a revolving condition compliance and enforcement account to be used by Ventura County agencies to cover costs incurred by Ventura County for Condition Compliance review, monitoring and enforcement costs [refer to paragraph (a), above], and for enforcement costs and penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended. (Refer

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 18 of 39
HEARING DATE: December 16, 2008

to paragraph (c), below.) The amount of this deposit may be modified by mutual agreement between the Permittee and the Planning Director; and

- (2) A signed reimbursement agreement subject to the Permittee's right to challenge any charges, which obligates the Permittee to pay any Condition Compliance review, monitoring and enforcement costs (refer to paragraph (a), above), and for enforcement costs and penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended.
- (c) Monitoring and Enforcement Costs: The *Ventura County Coastal Zoning Ordinance* (2004, §8183-5.4) requires the Permittee, or the Permittee's successors-in-interest, to bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this permit. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for the fees and penalties pursuant to the *Ventura County Coastal Zoning Ordinance* (2004, §8183-5.4), as it may be amended.
- (d) Billing Process: The Permittee shall pay any written requests to replenish the deposit made by the Planning Director or designee within 30 days of receipt of the request. If requested by the Permittee, requests for payment shall be accompanied by an accounting of how the deposited funds have been spent. Failure to pay the required amount, or to maintain the required deposit, shall be grounds for suspension, modification, or revocation of this permit or County may withhold issuance of a Zoning Clearance. The Permittee shall have the right to challenge any charge or the reasonableness of any charge prior to payment by filing an appeal pursuant to Section 8111-7.2a.
- (e) Once a Zoning Clearance for occupancy is issued for the last dwelling unit, Permittee may request a refund of any unused deposit required under section (b) above and Permittee's obligation under this condition is complete.

RPD-6. Responsibilities Prior to Grading, Construction, Occupancy

- (a) Prior to grading activities, a Zoning Clearance for Grading shall be obtained from the Planning Division and a Grading Permit shall be obtained from the Public Works Agency, Water Resources and Engineering Department, Development and Inspection Services Division. Temporary stockpiling and rough grading may be permitted prior to recordation of the Tract Map in accordance with Condition # RPD-14, RPD-15, RPD-17, RPD-20, RPD-28, RPD-30, RPD-32, RPD-46 and RPD-48.
- (b) Prior to commencement of construction, a Zoning Clearance for construction shall be obtained from the Planning Division and a Building Permit shall be obtained from the Building and Safety Division.
- (1) The construction of foundations only on Lots 41, 42, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, and 67 may be permitted prior to Zoning Clearance for construction of residential development.
- (c) Prior to issuance of a Certificate of Occupancy a Zoning Clearance for occupancy shall be obtained from the Planning Division.
- (d) No Zoning Clearance(s) shall be issued for the Residential Planned Development Permit (RPD) until the Tract Map has been recorded, except for temporary stockpiling and rough grading as permitted in paragraph (a) above.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 19 of 39
HEARING DATE: December 16, 2008

- (e) Any subsequent development of the parcels created shall be subject to the conditions of approval for the RPD Permit and applicable regulations of the "R-P-D-6u" (Residential Planned Development, six dwelling units per acre) Zoning District.
- (f) For any Building Permit for construction within the subdivision, the Permittee may be required to pay, as a condition precedent to the issuance of the Building Permit (or, if the provisions of subdivision (a) of *Government Code* Section 66007 apply, as a condition precedent to the issuance of a Certificate of Occupancy), all applicable fees (including, without limitation, any school facilities fees and any area of benefit fees) which are at that time lawfully imposed by any public entity as a condition of precedent to the issuance of like Building Permits (or the Certificates of Occupancy) generally. This condition shall apply without regard to when the Ordinance or Resolution imposing the fees was adopted.
- (g) Prior to issuance of any Zoning Clearance any permit processing fees billed to that date must be paid.

RPD-7. Archaeological and Paleontological Resources

In the event that archeological or paleontological remains or artifacts are encountered during ground disturbance or construction activities, the Permittee shall implement the following procedures:

- (a) If any archeological artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the site;
 - (2) Notify the Planning Director;
 - (3) Consult a Native American from the Native American Heritage Commission's "Native American Contacts List";
 - (4) Obtain the services of a qualified archeologist and a native American monitor who shall assess the find and provide the recommendations on the proper disposition of the site, pursuant to the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)]; and
 - (5) Obtain the Planning Director's written concurrence of the recommended disposition before resuming development.
- (b) If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the site;
 - (2) Notify the Sheriff and the Planning Director;
 - (3) Consult a Native American from the Native American Heritage Commission's "Native American Contacts List";
 - (4) Obtain the services of a qualified archeologist and a native American monitor who shall assess the find and provide the recommendations on the proper disposition of the site, pursuant to the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, Section 15064.5(e)], California Health and Safety Code (Section 7050.5), and California Public Resources Code (Section 5097.98); and
 - (5) Obtain the Planning Director's written concurrence of the recommended disposition before resuming development.
- (c) If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:
 - (1) Cease operations and assure the preservation of the site;
 - (2) Notify the Planning Director;
 - (3) Consult a Native American from the Native American Heritage Commission's "Native American Contacts List";

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 20 of 39
HEARING DATE: December 16, 2008

- (4) Obtain the services of a qualified paleontologist who shall assess the find and provide the recommendations on the proper disposition of the site; and
- (5) Obtain the Planning Director's written concurrence of the recommended disposition before resuming development.

RPD-8. Underground Utility Service Lines

Pursuant to the *Ventura County General Plan Public Utilities Policy 4.5.2.3*, all utility services lines for residential development shall be placed underground, unless a written determination of infeasibility is obtained from the Planning Director.

RPD-9. Maintenance of Facilities

(Mitigation Measures CC-11)

Maintenance of private streets and alleys, detention basins and private open space and recreation areas, sidewalks and multipurpose pathways shall be the responsibility of a homeowner's association.

Monitoring Responsibility: Planning Division
Monitoring Work Program: Prior to recordation of the Tract Map, Planning Division will confirm that HOA CC&Rs adequately address this requirement
Standard of Success: Assured maintenance of private facilities

RPD-10. Garage Door Openers

Residential units with garage access on alleys shall be equipped with automatic garage door openers.

RPD-11. Main Street Enhancements

(EIR Mitigation Measures AQ-2, CC-2, T-5)

- (a) Permittee shall dedicate, construct or fully bond for construction of the following enhanced Main Street improvements prior to issuance of a Zoning Clearance for construction:
 - (1) Permittee shall make an Irrevocable offer of right-of-way dedication for pavement, curb, gutter, multi-purpose bicycle/pedestrian pathway, and landscaped parkway along the frontage of the subject Tract Map and as required by Policy 4.1.2.3 and Figures 21, 22, 23 and 24 of the Piru Area Plan and Condition # RPD-38.
 - Multi-purpose pathways along Main Street are to be designed to reflect the rural nature of Piru. Unless otherwise approved by the Planning Division (upon consultation with the Piru Neighborhood Council and the Public Works Agency), the multi-purpose pathway shall be meandering and constructed of a Public Works Agency-approved colored concrete to resemble decomposed granite in order to maintain a rural appearance.
 - The Main Street parkway shall be planted with two rows of staggered trees. Parkway trees should be selected and spaced to provide a continuous shaded canopy. As much as practical, landscaping in parkways shall incorporate xeriscape plants to minimize irrigation water usage. Clump grasses shall be favored over lawn grasses.
 - (2) Zebra-striped crosswalks and intersection bulb-outs for Main Street at Highway 126, (connecting the northeast and northwest corners), Main Street at the two new intersections within the Piru expansion area, and for Main Street at Via Fustero. *[To be funded 32% by SD06-0071 (Jensen) and 68% by SD07-0007 (Finch)]*

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 21 of 39
HEARING DATE: December 16, 2008

- (3) Traffic calming entry island median at Main Street and Via Fustero *[Construction costs to be funded 32% by SD06-0071 (Jensen) and 68% by SD07-0007 (Finch)]*
 - (4) Landscaped or hardscaped entry median between SR 126 and the first intersection north of SR 126. *[Construction costs to be funded 32% by SD06-0071 (Jensen) and 68% by SD07-0007(Finch)]*
 - (5) Dedicated right-turn deceleration lane from west-bound SR 126 to Main Street. *[Construction costs to be funded 100% by SD06-0071 (Jensen)]*
 - (6) Parking prohibition in front of Fillmore-Piru Citrus Association packing plant. *[Construction costs to be funded 100% by SD07-0007 (Finch)]*
 - (7) Pedestrian-activated signal lighting at Main Street and "A" Street adjacent to the parks. *[Construction costs to be funded 32% by SD06-0071(Jensen) and 68% by SD07-0007(Finch)]*
 - (8) Bus turnout with covered waiting area south-bound Main Street *[Construction costs to be funded 100% by SD07-0007 (Finch)]*
 - (9) Bus turnout with covered waiting area north-bound Main Street *[Construction costs to be funded 100% by SD06-0071 (Jensen)]*
 - (10) Historic-style street furniture (signage, lighting, bus benches, etc.) will be incorporated into the Main Street design. Street lighting maintenance and operation shall be the responsibility of the Homeowner's Association or County Service Area 14.
 - (11) River rock shall be incorporated as appropriate into landscape design elements, fencing, lighting, bollards, medians, etc.
 - (12) Coordinated planting of Main Street parkway and median landscaping is required. Parkway planting is to incorporate two rows of staggered trees designed to create an attractive shade canopy for the bicycle/pedestrian pathway. The landscape plan shall minimize use of lawn grasses, substituting decorative grasses and xeriscape (low water usage) plants where appropriate.
- (b) Maintenance of Main Street medians, parkways, multi-purpose bicycle/pedestrian pathways and bus facilities shall be the responsibility of the homeowner's association, unless otherwise approved by the County. This is not intended to preclude the use of an assessment district or similar mechanism, if approved by the County.
- (c) Maintenance agreements shall be required for the entry median planned for Main Street north of Highway 126 and for the traffic calming median planned for Main Street at Via Fustero. These agreements shall be submitted to the Planning Division for approval prior to issuance of a Zoning Clearance for occupancy for Phase III Residential Development.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 22 of 39
HEARING DATE: December 16, 2008

Monitoring Responsibility: Planning Division, Transportation Department

Monitoring Work Program: Plans must be prepared by the applicant and reviewed and approved by the Planning Division and Public Works Agency pursuant to Condition # TT-12 prior to recordation of the tract map and improvements must be fully bonded for prior to issuance of a Zoning Clearance for Construction. Main Street Improvements shall be completed and maintenance agreements to be constructed by Jensen Tract 5553, in accordance with Public Works Agency, Development & Inspection Services Main Street improvement plans [Ventura County Drawing Nos. 69115A through 69141 (Sheets 1 through 27)], shall be approved prior to issuance of a Zoning Clearance for Occupancy for Phase IV Residential Development.

Standard of Success: Main Street enhancements are completed as required by the Piru Area Plan.

RPD-12. Energy Conservation Plan

(Mitigation Measure AQ-3)

Prior to issuance of a Zoning Clearance for construction, Permittee shall submit and implement an energy conservation plan designed to reduce energy consumption by the following means:

- (a) All buildings shall incorporate energy-saving design solutions to reduce energy consumption by at least 10 percent below the California Energy Code (Title 24, Part 6 of the California Code of Regulations: California Energy Efficiency Standards for Residential and Non-Residential Buildings) This may be accomplished through such measures as improved insulation, double-paned windows, more efficient heating/ventilation, skylights, use of solar or low emission water heaters and/or use of compact florescent light bulbs.
- (b) New technology, such as solar electric generation systems or residential fuel cells, shall be showcased in model homes and made available as an option to buyers.
- (c) Shade trees shall be used to reduce heat build-up on structures to reduce energy used for cooling.
- (d) A green building checklist shall be completed for each project according to type (single-family, multi-family, commercial, etc.). There is no minimum score requirement for the green building checklist and selection of individual points is at the discretion of the Permittee. The purpose of this requirement is to ensure the Permittee considers a wide range of conservation measures that could be incorporated into the project.

Green building checklists can be found at:

<http://www.builditgreen.org/greenpoint-rated/guidelines> or at:
http://www.greenhomeguide.org/documents/leed_for_homes_checklist.xls

- (e) Notwithstanding items (a)-(d) above, if Permittee agrees to construct *Energy Star* qualified homes, Permittee shall be considered in full compliance with this Condition # RPD-12 and Piru Area Plan Policy 1.6.2 (requires preparation of an Energy Conservation Plan).

Information concerning *Energy Star* homes can be found on the web at:

http://www.energystar.gov/index.cfm?c=new_homes.nh_features and at
http://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.nh_join

- (f) If Permittee elects to construct *Build It Green GreenPoint* rated or *U.S. Green Building Council's Leadership in Energy and Environmental Design* (LEED) certified homes, Permittee shall also be considered to be in full compliance with this Condition # RPD-12

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 23 of 39
HEARING DATE: December 16, 2008

and the Groundwater Mitigation Program required by Condition # TT-22 and the Water Conservation Plan requirements of Condition # RPD-13 and Piru Area Plan Policy 1.9.2 and the water conservation measures contained in the *Build it Green* and *LEED* programs shall be deemed to fully offset the project's groundwater loss identified in Chapter 4.10 of the FEIR (Planning Commission Staff Report Exhibit "12.1").

Information concerning *Build it Green* can be found at: <http://www.builditgreen.org/>

Information concerning LEED can be found at: <http://www.usgbc.org/Default.aspx> and at: <http://www.greenhomeguide.org/>

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of a Zoning Clearance for Construction, Planning Division will ensure that the energy conservation plan is completed and meets the above described standards

Standard of Success: Demonstrated energy savings over conventional development.

RPD-13. Water Conservation Plan

The Permittee shall prepare and implement a Water Conservation Plan subject to the review and approval of the Planning Division prior to Issuance of a Zoning Clearance for construction. The Water Conservation Plan shall demonstrate reduced water usage through employment of three or more of the following water conservation measures:

- Low-flow fixtures and water efficient appliances (e.g., faucet/shower flow restrictors, very low-flow toilets, low-water dish washers, washing machines and water softeners);
- Drought tolerant landscaping that requires very little if any watering throughout the year to remain vibrant and healthy;
- Advanced irrigation controllers with solar sensors and ground moisture meters that prevent landscape watering during rainfall periods or when soil moisture is already sufficient for plant needs;
- Use of highly porous pavement surfaces in sidewalks, alleys, parking lots, patios, and other hard surface areas;
- Retro-fitting existing homes with the above conservation devices and techniques.

RPD-14. Wildlife Mitigation

(Mitigation Measure BR-1)

(a) Burrowing Owl Mitigation - Grading shall be prohibited from April 15 to July 15 unless a special-status wildlife survey is performed in accordance with CDFG guidance or as follows:

- During both the wintering and nesting seasons, a qualified biologist shall conduct surveys for burrowing owls in potential habitat areas prior to construction in accordance with guidelines described in the *CDFG Staff Report on Burrowing Owl Mitigation, 1995*. Winter surveys shall be conducted between December 1 and January 31, and the nesting season survey shall be conducted between April 15 and July 15. If burrowing owls are detected within the proposed disturbance area, CDFG shall be contacted to develop and implement a mitigation plan to protect owls and their nest sites.

(b) Raptor Mitigation - Grading or tree removal shall be prohibited from February 1 to September 1 unless a survey for active nests is conducted by a qualified wildlife biologist at the site no more than two weeks prior to any scheduled development or grading. If active nests of any MBTA-protected bird species are located, construction within 500 feet

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 24 of 39
HEARING DATE: December 16, 2008

of nest trees (e.g. Eucalyptus, Monterey Pine, or landscape trees) shall be limited to the time period after young have fledged and prior to the next season's breeding period. A qualified biologist shall confirm that breeding/ nesting is completed and young have fledged. Nest trees shall only be removed outside of the nesting season, or after a qualified wildlife biologist verifies that the nest is empty and no longer used by a raptor.

Monitoring Responsibility: Planning Division

Monitoring Work Program: The Planning Division will ensure compliance with this measure prior to issuance of a tree removal Permit and/or issuance of a Zoning Clearance for construction

Standard of Success: No nesting burrowing owls or raptors will be disturbed during the site preparation phase of the Project.

RPD-15. Topsoil Preservation

(Mitigation Measure AR-1)

In the event that topsoil removal and export or overcovering is required as part of any project grading operation, topsoil from the project site shall be stockpiled and incorporated into parks and landscaped areas within the project. Any excess topsoil shall be offered to an offsite agricultural operation as a soil amendment.

Monitoring Responsibility: Planning Division, Public Works

Monitoring Work Program: Top soil preservation requirement will be incorporated into the grading plan which will be reviewed by the Planning Division prior to issuance of the Zoning Clearance for construction. The Public Works Agency Development and Inspection Services Division will monitor grading for compliance with the approved grading plan per Condition # RPD-32.

Standard of Success: Top soil is reused either within the project or as a soil amendment off site.

RPD-16. Scenic Resources Mitigation

(Mitigation Measure SR-1, SR-4 and SR-5)

- (a) A vegetative buffer of trees and/or shrubs shall be installed along the eastern edge of the development to soften the view from Highway 126 and minimize the potential for graffiti.
- (b) Parkway planting is to incorporate two rows of staggered trees designed to create an attractive shade canopy for the bicycle/pedestrian pathway.
- (c) A landscaped gateway entry area shall be provided to create an attractive entrance to the Piru community, soften views of stormwater detention facilities, sound attenuation features and planned development adjacent to Highway 126, Main Street and the detention basin
- (d) Any sound-attenuating walls shall be landscaped so as to prevent graffiti and screened from the public right-of way or designed to appear as rural as possible (see EIR Appendix 8.14; *Piru Community: Smart Growth & Mixed Use Study*). Any proposed sound walls higher than six feet shall be terraced. Any sound attenuation wall/berm combination in excess of 6 feet in height shall be subject to review by the Piru Neighborhood Council and approval by the Planning Division.
- (e) A vegetative buffer shall completely screen the Southern California Gas Company gas regulator station, including fences/walls, from motorists' views from Main Street and the surrounding residential properties. The landscaping shall be installed prior to issuance of a Zoning Clearance for occupancy for Phase I Residential Development and shall be permanently maintained by a homeowners association. In the event that the gas

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 25 of 39
HEARING DATE: December 16, 2008

regulator station is moved to a location that is not within the residential tract and is not visible from Main Street or Hwy 126, a landscaping plan is not required.

- (f) Prior to issuance of a Zoning Clearance for construction, a landscape plan for items (a) through (e) above shall be prepared and reviewed by the Piru Neighborhood Council and approved by the Planning Division. Maintenance of these landscaped areas shall be the responsibility of the homeowner's association. The landscape plan shall minimize use of lawn grasses, substituting decorative grasses and xeriscape (low water usage) plants where appropriate.

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of a Zoning Clearance for construction the Planning Division will coordinate review of the required landscape plan by the Piru Neighborhood Council and will approve the landscape plans for the vegetative screens, detention basins and entry area landscaping and sound wall/berm. Prior to a Zoning Clearance for Occupancy for each residential building, parkway landscaping that borders the lot shall be installed in accordance with the approved Landscape Plans.

Standard of Success: Installation of landscaping as prescribed.

RPD-17. Construction Noise Mitigation

(Mitigation Measure N-1, N-2 and N-3)

The following requirements shall apply to the grading and construction phase of the project:

- (a) Grading and construction shall be limited to 8 a.m. to 6 p.m. Monday through Friday.
- (b) All grading and construction contractors shall adhere to all applicable equipment and operations noise reduction measures contained in Appendix D of the County's adopted Construction Noise Thresholds and Control Measures (see Appendix 8.6). A copy of this Appendix D shall be provided to all construction contractors.
- (c) Prior to issuance of a Zoning Clearance for grading or construction, all adjacent homes will be provided with a copy of these construction noise requirements and appropriate phone numbers in the event of noise complaints. These numbers shall include the site superintendent/supervisor as well as the Planning Division condition compliance personnel.
- (d) If a construction related noise complaint is received, and determined to be valid by the County Planning Division, the County Planning Division shall employ (at the Permittee's expense) an acoustical professional to determine if County noise standards are being exceeded. In the event the requirements identified in paragraph (b) above are not adequate in reducing construction noise impacts at existing residences, the contractor shall also implement construction noise propagation path reduction measures and/or sensitive receptor construction noise reduction measures, as described in Appendix D of the County's adopted Construction Noise Thresholds and Control Measures (see EIR Appendix 8.6).

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of a Zoning Clearance for grading or construction, Planning Division will confirm that adjacent residents have been notified as required under item (c). If a noise complaint is received Planning Division will conduct an onsite inspection and if necessary will employ an acoustical expert to determine if the noise standard is being violated. Additional enforcement action will occur as necessary pursuant to Condition # RPD-5.

Standard of Success: Compliance with County construction noise standards

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 26 of 39
HEARING DATE: December 16, 2008

RPD-18. Traffic Noise Mitigation

(Mitigation Measure N-4, N-5, N-6, N-7 and N-8)

- (a)** The following is applicable to homes located within 100 Feet of the centerline of Main Street (60 to 65 dB(A) CNEL):
- (1)** All windows with an unobstructed view of Main Street shall have a minimum STC (sound transmission class) rating of 24.
 - (2)** Outdoor private recreation areas for multi-family housing (e.g., Rider component) shall be located to the rear of residential buildings, so that the building would act as a sound attenuating barrier, providing rear recreation areas which comply with the County outdoor noise standard.
- (b)** The following is applicable to all homes located between 375 and 750 feet of SR-126 (60 to 65 dB(A) CNEL):
- (1)** All windows with an unobstructed view of SR-126 shall have a minimum STC (sound transmission class) rating of 24.
- (c)** The following is applicable to homes located within 300 feet of SR-126 (over 65 dB(A) CNEL):
- (1)** All windows with an unobstructed view of SR-126 (including homes that may be located along Pacific Avenue) shall have a minimum STC rating of 24 (first floor) and 29 (second floor) and sliding glass windows with exposure to SR-126 shall have a minimum STC rating of 30.
 - (2)** Windows shall be mounted in low air-infiltration frames (0.5 cfm/ft. or less per ANSI specifications)
 - (3)** Exterior doors facing SR-126 shall be solid core with perimeter weather-stripping and threshold seals.
 - (4)** Air conditioning or mechanical ventilation is required to allow residents to keep doors and windows closed, and thus provide the required sound insulation.
 - (5)** Second floor balconies with a view of SR-126 are prohibited.
 - (6)** Roof or attic vents shall be located on the side opposite SR-126 or baffled so that sound must take an indirect route when entering the attic space. Proposed vent treatments shall be approved by a qualified acoustical consultant prior to construction.
- (e)** Prior to issuance of a Zoning Clearance for Construction, Permittee shall provide a report from a qualified acoustical engineer demonstrating that the proposed subdivision will comply with the County noise standards.

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of a Zoning Clearance for Construction, Planning Division will confirm that the acoustical engineer has demonstrated compliance with the County Noise Standard. Zoning Clearance for construction will require compliance with noise requirements listed in items (b), (c) and (d) above.

Standard of Success: Compliance with the County Noise Standard

RPD-19. Water Pump Noise Mitigation

(Mitigation Measure N-9)

Water Pump Noise - Any houses located between 100 and 200 feet of an existing water pump shall be subject to the requirements described in measure N-6 above. Any houses

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 27 of 39
HEARING DATE: December 16, 2008

located within 100 feet of an existing water pump shall be subject to one of the following requirements:

- (1) All windows facing the water pump site shall have a minimum STC (sound transmission class) rating of 24, or
- (2) Permittee shall erect an impervious barrier around the side(s) of the pump and motor that would block line-of-sight noise transmission to noise-sensitive receptors. This would not need to include more than three sides of the pump, so that ventilation would not be impeded, or
- (3) A qualified acoustical consultant shall demonstrate the pump will not result in an exceedance of the County's noise standard.

Monitoring Responsibility: Planning Division
Monitoring Work Program: Prior to issuance of a Zoning Clearance for Construction, Planning Division will confirm that the acoustical engineer has demonstrated compliance with the County Noise Standard. Zoning Clearance for construction will require compliance with noise requirements listed in items (b), (c) and (d) above.
Standard of Success: Compliance with County Noise standard

RPD-20 Design Review

(Mitigation Measure CC-3)

Prior to issuance of a Zoning Clearance for construction, development plans shall be reviewed for consistency with the Piru Community Design Guidelines by the Piru Neighborhood Council (PNC) and approved by the Planning Division. The PNC shall respond in writing to the Planning Division, either recommending design approval or providing a list of corrections necessary to achieve consistency with the Piru Community Design Guidelines. Such response shall be provided within 45 days of PNC's receipt of a detailed design package including building elevations, a palette of colors and materials, site plans, energy conservation plans and water conservation plans, grading and drainage plans, landscape plans, plans for walls and fences, lighting plans signage plans and plans for traffic calming and specialty paving, as applicable. If substantial changes are made by the Permittee in response to the PNC determination, the Planning Director may request an additional review by the PNC. If the PNC fails to provide a written response within 45 days, the Planning Director is authorized to approve the project design, subject to the normal appeal process.

Monitoring Responsibility: Planning Division
Monitoring Work Program: Prior to issuance of a Zoning Clearance for construction, Planning Division will coordinate review of detailed plans with the Piru Neighborhood Council and will approve the final plans.
Standard of Success: PNC will have an opportunity to provide input into the final design of the project.

RPD-21. Planted Parkways

(Mitigation Measure CC-5)

Landscaped parkways shall be provided along all interior residential streets and shall be planted with trees designed to form a shade canopy over the street at maturity. Tree trimming within the parkway shall be the responsibility of the homeowner's association.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 28 of 39
HEARING DATE: December 16, 2008

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to recordation of the Tract Map Planning Division will ensure that HOA CC&Rs adequately address maintenance of parkways. Prior to issuance of a Zoning Clearance for construction, Planning Division will coordinate review of landscape plans with PNC and will approve final landscape plans.

Standard of Success: Tree lined parkways will be provided along all interior streets.

RPD-22. Walls and Fences

(Mitigation Measure CC-9)

- (a) No residential walls or fences over three feet in height shall be constructed within the required 25-foot front setback from Main Street, except as may be required for Condition # RPD-31 and except for Lot 30 and lot 67. Lot 30 may utilize a front yard setback of 17½ feet as a transition from the Habitat for Humanity subdivision. Lot 67 may utilize a maximum 6 foot high wall adjacent to Main Street, provided a minimum 6 foot landscaped setback is provided between the sidewalk and the wall and the wall is subject to review by the Piru Neighborhood Council to ensure that such wall is attractively designed and will not attract graffiti.
- (b) Any wall or fence or berm in excess of 6 feet in height shall be reviewed by the Piru Neighborhood Council.
- (c) Any walls or fences shall be designed to discourage graffiti by effective use of materials and landscaping.
- (d) The homeowner's association shall be responsible for ensuring the maintenance of walls and fences (adjacent to a public street or visible from Highway 126) in a safe, attractive, and graffiti free condition.

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to recordation of the Tract Map Planning Division will confirm that the HOA CC&Rs adequately address requirements in item (d) above. Prior to issuance of a Zoning Clearance for construction, the Planning Division will coordinate review of walls/fences over 6 foot in height with the PNC and will approve the design and will ensure that the plans are in compliance with the above standards for walls and fences.

Standard of Success: PNC will have an opportunity to provide input into the final design of walls and fences over 6 feet in height and walls and fences will not create a graffiti problem.

RPD-23. Park Construction

The park (required by Condition # TT-16) must be completed prior to issuance of a Zoning Clearance for occupancy of the 46th dwelling unit within the RPD.

RPD-24. Emergency Shelter Mitigation

(Mitigation Measures LE/ES-2)

Prior to issuance of a Zoning Clearance for construction of residential units, Permittee shall submit \$50.00 per dwelling unit to an American Red Cross Ventura County (ARCVC) dedicated fund that will be used to purchase Piru-designated emergency shelter supplies and a storage container and to provide ongoing training of Piru residents on emergency preparedness.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 29 of 39
HEARING DATE: December 16, 2008

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of a Zoning Clearance for residential construction, the Planning Division will confirm that ARVCV fee has been paid.

Standard of Success: Emergency supplies will be available to residents in the event of a disaster.

Environmental Health Division

RPD-25. Septic Systems Abandonment

Any existing septic systems on the subject property shall be properly abandoned.

RPD-26. Maintenance of Water Impoundments

All water impoundment(s) shall be maintained in a manner, which will not create mosquito breeding sources.

Public Works Agency Conditions

Watershed Protection District

RPD-27. NPDES Permit Compliance

Development shall be undertaken in accordance with all conditions and requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002 (Stormwater Permit). The project shall employ NPDES best management practices in accordance with the Ventura Countywide Stormwater Program "Technical Guidance Manual for Stormwater Quality Control Measures" (Technical Guidance Manual), the California Stormwater Quality Association (CASQA) "BMP Handbooks" and/or other approved reference documents cited in the Stormwater Permit.

RPD-28. Compliance with SQUIMP

Prior to zoning clearance or issuance of encroachment permit, the Permittee shall comply with all design requirements of the Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) provisions as issued in the Ventura Countywide Municipal Stormwater Permit (Stormwater Permit CAS004002). The provisions applicable to all SQUIMP categories include conserving natural areas, minimizing pollutants of concern, protecting slopes and channels, providing storm drain signage & stenciling, properly designing outdoor material storage areas, properly designing trash enclosures, furnishing proof of on-going BMP maintenance, and properly designing structural or treatment control BMPs. The Permittee is required to use the Ventura Countywide Stormwater Program "Technical Guidance Manual for Stormwater Quality Control Measures" (Technical Guidance Manual) as the basis of NPDES mitigation design.

At a minimum, the following SQUIMP requirements *must* be satisfied:

(a) BMP Sizing Requirements - Prior to issuance of a zoning clearance, encroachment permit, or grading permit, the project's engineer shall submit analyses to the Water Quality Section demonstrating that the proposed SQUIMP required Best Management Practices (BMPs) for stormwater treatment will mitigate pollutants of concern. The analyses shall include calculations indicating that the selected BMPs satisfy one of the following sizing criteria:

(1) Treat the storm flow equivalent to ten percent (10%) of the 50-year peak flow; or

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 30 of 39
HEARING DATE: December 16, 2008

(2) Treat the volume of annual runoff (based upon the unit storage water quality volume) to achieve 80 percent or more volume treatment by the method recommended in the *Ventura Countywide Stormwater Quality Management Program Technical Guidance Manual for Stormwater Quality Control Measures (2002)*.”

(b) **Parking Lot Design Provisions** - To minimize the offsite transport of pollutants from parking surfaces (such as heavy metals, oils, grease, and hydrocarbons), the following design criteria are required:

- Reduce impervious land coverage of parking areas
- Infiltrate runoff before it reaches the storm drain
- Treat runoff before it reaches the storm drain system

The maintenance of all associated source control (prevention) and treatment control best management practices shall be assured.

(c) **Storm Drain Inlet Labels** - All on-site drain inlets, whether newly constructed or existing, shall be labeled “Don’t Dump - Drains to _____” in accordance with Section 4, S-1, page 4-3 of the Technical Guidance Manual.

(d) **Trash/Recycling Areas** - Trash enclosures and/or recycling area(s) shall be covered and shall be designed in accordance with Section 4, S-3, page 4-7 of the Technical Guidance Manual. All litter/waste material shall be kept in leak proof containers. Area(s) shall be paved with impermeable material. No other area shall drain onto these areas. The trash enclosure and/or recycling area(s) shall not drain to the storm drain system or the sanitary sewer and all clean-up shall be performed using dry cleanup methods.

(e) **Landscaped Areas** - Landscaped areas shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides that can contribute to urban runoff pollution. Unless otherwise recommended in the soils report, on-site stormwater discharges (including roof drains if applicable) shall be directed toward landscaped areas to the maximum extent practicable.

RPD-29. NPDES Maintenance Plan

The Permittee shall provide the District with a written Maintenance Manual detailing how this device will be managed. In addition, this manual shall also be recorded as a part of the development’s CC&R’s.

- At a minimum, this manual shall:
 - indicate the location of each installed device
 - incorporate the expected maintenance processes and procedures necessary to provide for continued operation and optimum performance
 - provide a timeline for all maintenance activities
 - include any technical information that may be applicable to ensure the proper functionality of this device.

RPD-30. NPDES Deed Restriction Regarding Best Management Practices (BMPs)

The Permittee/owner shall record a Covenant and Deed Restriction on the property *and furnish a copy of same to the Water Quality Section* prior to issuance of the first building/paving/grading permit for the project, which requires all property owners and their successors in interest to assume all Best Management Practice (BMP) duties and responsibilities including, but not limited to, maintenance of all Best Management Practice and any and all equipment which is required for implementation of Best Management

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 31 of 39
HEARING DATE: December 16, 2008

Practices. Contained within the Covenant and Deed Restriction must be a description of the BMPs that are being provided as part of the project, a description of the maintenance requirements and how the necessary maintenance shall be performed. The language included in the Covenant and Deed Restriction shall be submitted for review and approval prior to its recordation.

RPD-31. Safety, Design and Maintenance of Stormwater Detention Basins

(Mitigation Measures FC-2)

To reduce impacts associated with proposed detention basins, the following shall be required:

- (a)** In order to prevent human contact with the standing water, public signs shall be posted warning of potential health risk during times when the basin has standing water.
- (b)** In order to prevent standing-water situations that increase the potential for mosquito breeding, all detention basins shall drain completely within 48 hours of a Q100 storm event.
- (c)** All detention basins shall incorporate Best Management Practices (per NPDES standards) for storm water quality purposes to reduce or eliminate contaminants and trash from entering into the public storm drain system, including the Main Street drainage (if applicable).
- (d)** Water detention basins shall be maintained in the following manner:
 - Inlet and outlet devices shall be routinely cleaned.
 - The basins shall remain clear of debris and trash
 - Sediments shall be periodically removed.
 - All landscaping shall be maintained. Any erosion shall be re-vegetated.
 - All detention basins shall be maintained by a Homeowners Association (HOA). In order to ensure proper maintenance of the basin, public signs will be posted in which the telephone number(s) of the HOA and the proper county agency will be listed. This will enable the public to make requests or complaints regarding maintenance issues.
- (e)** If the basin is designed for both water detention and recreation, the following additional measures shall be complied with:
 - If children's play equipment is to be placed near these basins, then it shall be placed above the maximum water line and outside the depression area of the basin. If any fence/barrier and gate are required due to the basin's design (see below), then play equipment must be placed outside of such fencing/gating. The maximum water line should be based on the amount of stormwater detained that is the difference between Q10 and Q100 storm events (with a pre-development Q10 peak storm release rate).
 - To prevent excessive bacteria-causing animal feces, vending machines with plastic baggies shall be made available and public signs posted encouraging people to clean up after their pets.
 - To address potential public safety impacts, any detention basin that will contain water at a depth of 18 inches or more must be separated from the public by a five foot high, fence/barrier (climbing resistant) and a gate that shall be closed during the presence of standing water. Detention basins that will contain standing water at a depth of less than 18 inches shall be designed to be no steeper than 10:1 on at least one side and shall have all other slopes no steeper than 5:1 if no perimeter fence/barrier exists; for any slopes greater than 5:1, a perimeter fence/barrier (climbing resistant) shall be installed to prevent public access through such slopes.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 32 of 39
HEARING DATE: December 16, 2008

- (f) Any single-purpose (non-recreational) or dual-purpose (recreational) detention basin that is designed to hold water at a depth of 18 inches or more for more than 12 hours, with surrounding slopes steeper than 5:1 shall be surrounded by a fence/barrier consistent with the outdoor swimming pool standards of the Ventura County Building Code and County Zoning Ordinance.

Monitoring Responsibility: Planning Division and Watershed Protection District

Monitoring Work Program: Prior to recordation of the Tract Map Planning Division will ensure that Public Works and Watershed Protection District have approved the final plans for the stormwater detention basin

Standard of Success: Construction of the detention basin in conformance with the above requirements.

Development and Inspection Services Division:

RPD-32. Grading Permit

Prior to issuance of a Zoning Clearance for construction or issuance of a building permit, the Permittee shall:

- (a) Submit to the Public Works Agency for review, a site plan showing existing and proposed elevations. A Grading Permit shall be obtained unless determined by the Public Works Agency that a Grading Permit is not necessary. If a Grading Permit is determined necessary, a State of California licensed civil engineer shall prepare the grading plans and a Grading Permit shall be obtained.
- (b) If it is determined that a Grading Permit is required, the Permittee shall submit to the Public Works Agency for review and approval, a Geotechnical/Soils Engineering Report that provides recommendations for the grading plans submitted. The grading plan shall incorporate the recommendations of the approved report.
- (c) If it is determined that a Grading Permit is required, the Permittee shall, upon request, submit to the Public Works Agency for review and approval a Geology Report that provides recommendations for the Grading Plans submitted. The grading plan shall incorporate the recommendations of the approved report.

RPD-33. Payment of PWA Fees

Prior to issuance of a Zoning Clearance for construction, all Public Works Agency permit processing and enforcement fees owed must be paid. After Issuance of the Zoning Clearance, any additional processing fees must be paid within thirty (30) calendar days of the billing date.

Water and Sanitation Department:

RPD-34. Sewage Treatment Plant

(Mitigation Measures ST-1)

Zoning Clearances for occupancy of residential developments shall not be issued until the PWWTP expansion is completed.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 33 of 39
HEARING DATE: December 16, 2008

Monitoring Responsibility: Planning Division, Water Works District 16

Monitoring Work Program: Prior to issuance of a Zoning Clearance for occupancy, the Planning Division will confirm that the treatment plant expansion is complete.

Standard of Success: The Piru Wastewater Treatment Plant will be adequate to serve new development

Transportation Department:

RPD-35. Encroachment Permit

Prior to any work being conducted within the County or State right-of-way, the Permittee shall obtain an Encroachment Permit from the appropriate Agency. The Permittee shall submit to the Public Works Agency street improvement plans for review and approval.

RPD-36. Private Streets and Alleys

The streets through the proposed development are private streets and do not comply with current County of Ventura Road Standards, as adopted by the Board of Supervisors. The Permittee shall advise all potential buyers of individual lots or homes, as part of any sales or advertising literature, as part of any sales contract or equivalent documents, that the access roads are private roads. This advertisement must include words to the effect that the private streets and alleys are not maintained by the County of Ventura, nor does the County have any authority, jurisdiction, or responsibility to maintain said roads. Further, unless the roads within the development are improved to County of Ventura road standards in the future, the Board of Supervisors' policy precludes future acceptance of these into the County maintained road system.

RPD-37. Ventura County Regional Road Network TIMF

(Mitigation Measures T-17)

Prior to issuance of the Zoning Clearance for construction, the Permittee shall deposit with the Transportation Department a Traffic Impact Mitigation Fee for the Piru District as required by the currently adopted Traffic Impact Mitigation Fee Ordinance. Payment of this fee will mitigate the project's traffic impacts on the Ventura County Regional Road Network.

Based on the information provided by the Permittee, the Traffic Impact Mitigation Fee due the County would be:

$$762 \text{ ADT} \times \$16.22 = \$12,360$$

The above fee may be subject to adjustment at the time of deposit, due to provisions in the Traffic Impact Mitigation Ordinance allowing the Fee to be adjusted for inflation based on the Caltrans District 7 Construction Cost Index.

Monitoring Responsibility: Planning Division, Transportation Department

Monitoring Work Program: Planning Division will confirm with Transportation Department that required fees have been deposited prior to issuance of a Zoning Clearance for construction

Standard of Success: Full funding of identified regional road network traffic improvements

RPD-38. Safe Pathways

(Mitigation Measures T-5 and T-14)

- (a) Pedestrian and bicycle pathways shall be constructed along Main Street and shall be extended north of the project to the existing pedestrian pathways north of the railroad right-of-way in order to provide a safe pathway to downtown Piru and Piru Elementary School.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 34 of 39
HEARING DATE: December 16, 2008

The Permittee's responsibility will be to install new curb, gutter, street paving (if needed), parkway landscaping and a bicycle/pedestrian pathway continuously along the east side of Main Street from the subject Tract Map to connect with planned improvements at the John Rieder property (APN 056-0-190-015) and from the northern boundary of the Rieder property continuously north to connect with existing improvements north of the railroad tracks. This includes replacement of the existing wooden barrier south of Via Fustero with standard curbing to provide protection for a building column that encroaches upon the existing roadway.

- (b) Such improvements shall be bonded for prior to issuance of a Zoning Clearance for residential construction, and Main Street improvements to be constructed by Jensen Tract 5553, in accordance with Public Works Agency, Development & Inspection Services Main Street Improvement Plans [Ventura County Drawing Nos. 69115A through 69141 (Sheets 1 through 27)], shall be completed prior to issuance of a Zoning Clearance for occupancy for Phase IV Residential Development.
- (c) With respect to properties where public right-of-way does not currently exist and which property is not under the control of the Permittee, the Permittee shall make a written offer to construct the above improvements. If the offer to construct the curb, gutter and bicycle/pedestrian improvements is rejected by the land owner, the Permittee will provide written notice to the Planning Division. If the Board of Supervisors elects to utilize its powers of eminent domain, the Permittee shall be responsible for the improvement costs. If the County is not willing to use its power of eminent domain, Permittee will have no further obligation regarding this requirement.
- (d) The cost of this condition shall be proportionally shared by the applicants for the below listed entitlements within the Piru expansion area. In the event an applicant wishes to proceed independently of each other, the first applicant to obtain a Zoning Clearance for residential construction shall pay all costs associated with this condition. If the detailed itemized cost of this measure is submitted to the Planning Division, subsequent applicants shall be responsible for reimbursement of the first applicant's excess costs prior to issuance of a Zoning Clearance for residential construction. The Permittee's prorated share of the cost of this measure is calculated as follows, based on the number of dwelling units proposed:

- SD04-0005 = 49 dwelling units = 35%
- SD06-0071 = 91 dwelling units = 65%

If there is disagreement over the cost submitted by the first applicant, Permittee or other applicant(s) may request the Planning Director to arbitrate the disagreement. Permittee and other applicant(s) will be subject to the decision made by the Planning Director which shall be final unless an appeal is filed pursuant to Non-Coastal Zoning Ordinance Section 8111-7.2a.

Monitoring Responsibility: Planning Division

Monitoring Work Program: Prior to issuance of Zoning Clearance for construction, Planning Division will ensure that sidewalks are fully bonded. Planning Division will confirm that sidewalks for Phase 1A Main Street Improvements have been constructed prior to issuance of a Zoning Clearance for occupancy of Phase I Residential Development and Phase 1B Main Street Improvements to be constructed by Jensen Tract 5553, in accordance with Public Works Agency, Development & Inspection Services Main Street Improvement Plans [Ventura County Drawing Nos. 69115A through 69141 (Sheets 1 through 27)],

Standard of Success: A safe pathway to from the development to Piru School will be constructed.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 35 of 39
HEARING DATE: December 16, 2008

Integrated Waste Management Division (IWMD):

RPD-39. Commercial Generator: Waste Diversion and Recycling Requirement

During the demolition, construction and/or operational phases of this project, the Permittee, as a commercial generator of waste shall adhere to Section 4770-2 Commercial Customer Waste Diversion Requirements, of the Codified Ordinances of the County of Ventura, which states, in part "...*The Director (Water and Sanitation Department) may develop, maintain, and publish, in consultation with Contract Collectors and other Diversion industry representatives, a "Directors List of Commercial Recyclables" that shall be subject to the requirements of Section 4770-2.2.*"

RPD-40. Supply & Use of Separate Recyclables Containers for Commercial Customers

If the IWMD determines that any materials on the *Director's List of Commercial Recyclables* are being generated by the Permittee, or his tenants, in quantities that justify separate bins for collection and recycling, the Permittee shall ensure that a County approved commercial hauler, or temporary waste collector, provides the required containers for the separated collection of these materials. Contact Everett King in the IWMD, at (805) 658-4320, for assistance in meeting this condition. The Director's List of Commercial Recyclables may be found at: <http://www.wasteless.org/PDF%20files/RecyclablesListBusiness-English.pdf>.

RPD-41. Construction & Demolition Debris Waste Diversion Plan

Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit a Construction & Demolition Debris Waste Diversion Plan (Form B) to the IWMD for approval. The plan shall outline how all recyclables on the *Director's list of Commercial Recyclables* will be diverted from the waste stream. Contact Howard E. Hope in the IWMD, at (805) 658-4322, for assistance in meeting this condition. Form B may be found at: <http://www.wasteless.org/PDF%20files/Form%20B.pdf>.

The requirements outlined in Form B shall be printed on the construction plans and shall read: "It is required that the following recyclable construction materials generated from this project be deposited in appropriate recycling bins and recycled, reused, and/or salvaged: (the list to be determined from the recycling plan)."

RPD-42. Construction and Demolition Debris Waste Diversion Reporting Form

At the conclusion of construction, and prior to issuance of a Zoning Clearance for Occupancy or Use Inauguration, the Permittee shall submit a Construction and Demolition Debris Waste Diversion Reporting Form (Form C) for the project to the IWMD for approval. Original weight tickets or receipts must be attached to verify that recycling, reuse, and/or salvage occurred. Contact Howard E. Hope in the IWMD, at (805) 658-4322, for assistance in meeting this condition. Form C may be found at: <http://www.wasteless.org/PDF%20files/Form%20C.pdf>.

RPD-43. Green Material, Wood, Soil – Recycling & Reuse

Ordinance #4308 specifies that all organic materials on the *Director's List of Commercial Recyclables* must be recycled. All of the wood waste and green material generated by land-clearing and/or construction activities on the property must be recycled. This can be accomplished by on-site chipping and reuse, or by transporting the vegetation to one of the County's authorized and permitted greenwaste facilities. Any excavated soil that is not used on site during the construction and/or landscaping phases of the project must be reused; landfilling as Municipal Solid Waste is prohibited. Contact Sandy Lomeli in the IWMD, at (805) 658-4325, for assistance in meeting this condition.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 36 of 39
HEARING DATE: December 16, 2008

RPD-44. Usage of Recycled Content Building Materials

Recycled-content building materials, such as drywall, steel, aluminum, plastic lumber for fences or decking, ceramic tile, cellulose insulation, and composite engineered wood products shall be incorporated into the project's design and construction when economically feasible and compatible with design objectives.

RPD-45. Vehicle Used Oil Recycling

The Permittee shall arrange for the proper recycling of all discarded recyclable materials (motor oil, used oil filters, batteries, antifreeze) removed from any private passenger, commercial or agricultural vehicles maintained and/or repaired onsite during the demolition, construction, and/or operational phases of this project. Contact Don Sheppard in the IWMD, at (805) 658-4318, for assistance in meeting this condition.

Air Pollution Control District (APCD) Conditions:

RPD-46. Dust Mitigation Plan

(Mitigation Measures AQ-1, AR-2, AR-3, AR-4 and AR-5)

The following dust control procedures shall be implemented during the projects' construction phase:

- (a) The area disturbed by clearing, grading, earthmoving or excavation shall be minimized to prevent excessive amounts of dust.
- (b) All unpaved on-site roads and all active portions of the site shall be periodically watered or treated with environmentally safe dust suppressants to prevent excessive amounts of dust.
- (c) All trucks that will haul excavated or graded material off site shall comply with State Vehicle Code Section 23114, with special attention to Section 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- (d) Adjacent streets shall be swept at the end of each work day, if visible soil material is carried over to adjacent streets.
- (e) During periods of high winds (i.e., wind speed greater than 15 miles per hour averaged over one hour) all clearing, grading, earth moving and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site.
- (f) Signs shall be posted limiting on-site speed limits to 15 mph.
- (g) Wheel washers, track out devices and/or other means, including vehicle wash-offs, shall be installed and operated where vehicles exit unpaved roadways onto paved roads.
- (h) Temporary fencing with tarps or similar material will be provided between the area to be graded and the adjacent developed areas to minimize dust impacts.
- (i) Graded and/or excavated inactive areas of construction shall be monitored by construction personnel at least daily for dust stabilization. Soil stabilization methods, such as application of water and dust control materials, and roll compaction, shall be periodically applied to portions of the construction site that are inactive for more than one day.
- (j) Construction equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 37 of 39
HEARING DATE: December 16, 2008

- (k) Prior to issuance of a Zoning Clearance for grading or construction, all adjacent homes will be provided a copy of these dust control procedures and appropriate phone numbers in the event of dust complaints. These numbers shall include the site superintendent/supervisor as well as the APCD Compliance Division, APCD's 24-hour complaint line and the Planning Division condition compliance personnel.

Monitoring Responsibility: Planning Division and Air Pollution Control District

Monitoring Work Program: Prior to issuance of a Zoning Clearance for construction, demolition, or grading activities, the Planning Division shall verify that adjacent property owners have received notice pursuant to item (m). Planning staff will conduct at least one site review during the grading phase to ensure compliance with all dust mitigation measures and Planning Division condition compliance personnel and APCD staff will respond to any complaints received pursuant to item (m). If a violation is confirmed additional enforcement action will be taken pursuant to Condition # RPD-5.

Standard of Success: No visible dust beyond the property line, no visible dirt/mud on public streets.

RPD-47. Bicycle Parking

(Mitigation Measures AQ-2)

Bicycle parking racks or lockable storage areas shall be incorporated into the park.

Monitoring Responsibility: Planning Division

Monitoring Work Program: Pursuant to Condition # TT-16 and RPD-23, Planning Division will ensure bicycle facilities are shown on the park improvement plan and the park will be inspected upon completion of the park, the mixed use site and the recreation area for the single-family condominium development

Standard of Success: Bicycle parking facilities are installed.

Ventura County Fire Protection District Conditions:

RPD-48. Construction Access

Prior to combustible construction, all utilities located within the access road and the first lift of the access road pavement shall be installed. A minimum 20-foot clear width shall remain free of obstruction during any construction activities within the development once combustible construction starts.

RPD-49. Address Numbers

Address numbers, a minimum of 4 inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold plated numbers shall not be used. Where structures are set back 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.

RPD-50. Street Name Signs

Street name signs shall be installed in conjunction with the road improvements. The type of sign shall be in accordance with Ventura County Road Standards and Condition # RPD-11(a)(10).

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 38 of 39
HEARING DATE: December 16, 2008

RPD-51. Fire Flow

The minimum fire flow required shall be determined as specified by the current adopted edition of the Uniform Fire Code Appendix III-A with adopted Amendments and the applicable Water Manual for the jurisdiction (with ever is more restrictive). Given the present plans and information, the required fire flow is approximately 1,000 gallons per minute at 20 psi for a minimum 2 hour duration. A minimum flow of 1,000 gallons per minute shall be provided from any one hydrant. The Permittee shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.

RPD-52. Fire Hydrant Plan

Prior to construction, the Permittee shall submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 250 feet of the development. Indicate the type of hydrant, number and size of outlets.

RPD-53. Fire Hydrant

Prior to construction on any parcel, water mains shall be extended and new fire hydrants shall be installed and in service at locations approved by the Fire Department. Fire hydrants shall conform to the minimum standards of the Ventura County Water Works Manual and the following:

- (a) Each hydrant shall be a 6 inch wet barrel design and shall have one (1) 4 inch and one (1) 2 ½ inch outlet.
- (b) The required fire flow of 1,000 gpm shall be achieved at no less than 20-psi residual pressure.
- (c) Fire hydrants shall be spaced 500 feet on center, and so located that no structure will be farther than 250 feet from any one hydrant.
- (d) Fire hydrants shall be set back from the curb face 24 inches on center.
- (e) No obstructions, including walls, trees, light and signposts, meter, shall be placed within three (3) feet of any hydrant.
- (f) A concrete pad shall be installed extending 18 inches out from the fire hydrant.
- (g) Ground clearance to the lowest operating nut shall be between 18 to 24 inches.

RPD-54. Hydrant Location Markers

Prior to occupancy of any structure, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy, hydrant location markers shall still be installed and shall be replaced when the final asphalt cap in completed

RPD-55. Fire Sprinklers

Structures over 5,000 square feet and/or 5 miles from a fire station shall be provided with an approved fire sprinkler system in accordance with current FCFPD Ordinance.

RPD-56. Building Plan Review

Building plans of all A, E, I, H, R-1 or R-2 occupancies shall be submitted, with payment for plan check, to the Fire District for review and approval prior to obtaining a building permit.

RPD-57. Hazardous Watershed Fire Area

Portions of this site may be in a Hazardous Watershed Fire Area and those structures shall meet hazardous fire area building code requirements.

CONDITIONS FOR: Tentative Tract Map No. SD06-0071 (TT-5553)
Planned Residential Permit No. LU08-0024
APPLICANT: Donald Jensen
PAGE: 39 of 39
HEARING DATE: December 16, 2008

RPD-58. Hazard Abatement

All grass and brush exposing any structure(s) to fire hazards shall be maintained in accordance with VCFPD Ordinance.

RPD-59. Hazard Abatement - Access Roads

All grass and brush shall be cleared to a distance of ten (10) feet on each side of all access roads/driveways.

RPD-60. Fire Department Clearance

Permittee shall obtain VCFD Form #126 "*Requirements for Construction*" prior to obtaining a building permit for any new structures or additions to existing structures.

**DRAFT CONDITIONS OF APPROVAL FOR
TENTATIVE PARCEL MAP NOS. 6046 THROUGH 6052,
CASE NOS. PL20-0113 THROUGH PL20-0119**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

The seven Tentative Parcel Maps are based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on February 25, 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 Project includes seven Tentative Parcel Maps for condominium purposes, Parcel Map Nos. 6046 through 6052, on Lots 29, 30, 39, 40, 52, 60, and 66 (located within Tract 5553 known as Piru Gateway).¹

Case No.	APN	Parcel Map No.	Lot No.	Acreage
PL20-0119	056-0-241-015	6046	29	0.25
PL20-0113	056-0-242-015	6047	30	0.19
PL20-0114	056-0-242-105	6048	39	0.23
PL20-0115	056-0-242-115	6049	40	0.22
PL20-0116	056-0-243-025	6050	52	0.15
PL20-0117	056-0-243-105	6051	60	0.18
PL20-0118	056-0-243-165	6052	66	0.16
			Total	1.38

¹ A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded parcel map or condominium plan in sufficient detail to locate all boundaries thereof (California Civil Code Section 4125).

Draft Conditions for Tentative Parcel Maps Case No. PL20-0113 through PL20-0119

Date of Public Hearing: February 25, 2021

Date of Approval:

Subdivider: Tataviam LP

Location: APNs 056-0-241-015,
056-0-242-015, 056-0-242-105,
056-0-242-115, 056-0-243-025,
056-0-243-105, and 056-0-243-165
Page 2 of 5

Lots 29, 30, 39, 40, 52, 60, and 66 are currently under construction with one triplex for each lot (seven triplexes, 21 units). No new development or construction is proposed as part of this project. The Project will comply with the Subdivision Map Act and Ventura County Subdivision Ordinance (VCSO) Section 8205-1, Subdivisions Requiring Tentative and Parcel Maps.

Access to the project site is provided by paved roads via Main Street and two on-site roads, Savannah Lane and Shannon Lane via Main Street. Water is provided by Warring Water and wastewater is provided by Waterworks District No. 16.

The use of the property 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.

2. Conditions of Approval and Map Notations

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

3. Tentative Parcel Map Expiration

These Tentative Parcel Map shall expire on [5 years from the Planning Director's approval of the Tentative Parcel Maps]. Approval of a minor or major modification to each Tentative Parcel Map shall not affect the expiration date of each Tentative Parcel Map. (See Condition No. 5, below.)

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

4. Acceptance of Conditions

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

5. Tentative Parcel Map Modification

Pursuant to the Ventura County Subdivision Ordinance (§ 8205-7), the Planning Director or Planning Commission (as applicable) may change these Tentative Parcel Maps, and the conditions of approval of these Tentative Parcel Maps, with the approval of a map modification application. Pursuant to the Ventura County Subdivision Ordinance (§ 8205-

8.3), the Planning Director's or Planning Commission's approval of a minor or major modification (respectively) does not affect the expiration date of these Tentative Parcel Maps. (See Condition No. 3, above.)

6. Tentative Parcel Map Processing Fees

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

7. Recordation of Conditions with the Parcel Maps for this Project

Purpose: The Subdivider shall have these conditions of the Tentative Parcel Maps recorded with the Parcel Maps for the project in order to notify future property owners of these conditions of each Parcel Map that apply to development of the lot that is subject to each Tentative Parcel Map.

Requirement/Documentation: The Subdivider shall provide the County Surveyor with a copy of these TPM conditions for recordation with the Parcel Maps.

Timing: The Subdivider shall provide the County Surveyor with a copy of these Tentative Parcel Map conditions prior to recordation of each Parcel Map. The Parcel Maps, along with these TPM conditions, must be recorded pursuant to the timing requirements set forth in Condition No. 3 of these Tentative Parcel Maps.

Monitoring and Reporting: The Subdivider shall return a copy of the recorded conditions and Parcel Maps to Planning Division staff to be included in the Project file.

8. Defense and Indemnification

- a. The Subdivider shall defend, at the Subdivider'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 these Tentative Parcel Maps. The County shall promptly notify the Subdivider of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Subdivider shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a)

above, regardless of how a court apportions any such Liabilities as between the Subdivider, the County, and/or third parties.

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Subdivider shall also indemnify, defend (at Subdivider'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 these Tentative Parcel Maps, regardless of how a court apportions any such Liabilities as between the Subdivider, the County, and/or third parties. The County shall promptly notify the Subdivider of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of these Tentative Parcel Maps, nor compliance with the conditions hereof, shall relieve the Subdivider from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of these Tentative Parcel Maps serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

9. Invalidation of Condition(s)

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

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

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

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

McGurk, Sarah

From: Tim Cohen <tcohen@ranchotemesca.com>
Sent: Wednesday, October 28, 2020 9:47 AM
To: McGurk, Sarah
Cc: Welch, Jennifer; don jensen; Tim Cohen
Subject: Fw: Piru Neighborhood Council Review of PL20-0113 through PL20-0119 (Parcel Maps)

CAUTION: If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

Hi Sarah,

Please find the reply from the PNC below.

Thank you,
Tim

From: Piru Neighborhood Council, Inc. <piruneighborhoodcouncilinc@yahoo.com>
Sent: Wednesday, October 28, 2020 9:26 AM
To: Tim Cohen <tcohen@ranchotemesca.com>; Piru NeighborhoodCouncil <piruneighborhoodcouncilinc@yahoo.com>
Subject: Re: Piru Neighborhood Council Review of PL20-0113 through PL20-0119 (Parcel Maps)

Hi Tim.

We have discussed and approve your request to change triplex to condos.

We do not need to look at the project.

Thanks.

Irene Ruiz
805.625.3273

Piru Neighborhood Council, Inc.

Volunteer Board of Directors, 2020
Irene Ruiz - President
Luis Montejano - Vice President
Lorena Cardenas - Treasurer
Laura Ortega - Ways & Means

On Friday, October 23, 2020, 12:01:21 PM PDT, I Ruiz <i.ruiz@roadrunner.com> wrote:

County of Ventura Planning Director Hearing PL20-0113 through PL20-0119 Exhibit 7 – Email Correspondence from Piru Neighborhood Council
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Begin forwarded message:

From: Tim Cohen <tcohen@ranchotemesca.com>
Date: Oct 23, 2020 at 11:52 AM
To: Irene Ruiz <i.ruiz@roadrunner.com>
Subject: Fw: Piru Neighborhood Council Review of PL20-0113 through PL20-0119 (Parcel Maps)

Hey Irene.....We are making a small change on the Triplex (the large 3 home buildings)...they are currently zoned for Rental only... We want to change them so people can actually buy one...instead of rent one.

As you can see below...the County needs to know from the PNC if this change is OK.

Please let me know.

Thanks,
Tim

From: McGurk, Sarah <Sarah.McGurk@ventura.org>
Sent: Friday, October 23, 2020 11:22 AM
To: Tim Cohen <tcohen@ranchotemesca.com>
Cc: Welch, Jennifer <Jennifer.Welch@ventura.org>
Subject: Piru Neighborhood Council Review of PL20-0113 through PL20-0119 (Parcel Maps)

Good Morning Tim,

Part of the first 30-day review for projects in Piru involves reaching out to the Piru Neighborhood Council to determine if they need to see a project. Do you know if the Piru Neighborhood Council needs to see the maps/plans for PL20-0113 through PL20-0119. As you are aware, the 7 parcel maps are for condominium purposes only. I need a written email and/or letter from the Piru Neighborhood Council that confirms if they do not need to see the project and have no comments or if they need to see the project. Are you able to contact the Piru Neighborhood Council and inform them of the need for a written response (email and/or letter)?

Please confirm receipt of this email.

Best,
Sarah McGurk

Sarah McGurk, MPA | Senior Planner
Residential Permits Section
sarah.mcgurk@ventura.org

Ventura County Resource Management Agency | Planning Division
P. (805) 654-3136 | F. (805) 654-2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning.
Ventura County General Plan Update. Join the conversation at VC2040.org.
For online permits and property information, visit VC Citizen Access.



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