



## Planning Director Staff Report– Hearing on April 21, 2022

County of Ventura • Resource Management Agency

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

### 12096 LINDA FLORA DRIVE DISCRETIONARY TREE PERMIT CASE NO. PL21-0111

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Discretionary Tree Permit for the removal of a protected tree pursuant to Section 8107-25.7 of the Non-Coastal Zoning Ordinance (Case No. PL21-0111).
2. **Applicant:** Barbara Kennedy, PO Box 1337, Oak View, CA 93022
3. **Property Owner:** William Stout, 424 31st Street, Manhattan Beach, CA 90266
4. **Decision-Making Authority:** Pursuant to the Ventura County, Non-Coastal Zoning Ordinance (NCZO) (Section 8107-25.7 and Section 8111-1.3 et seq.), the Planning Director is the decision-maker for the requested discretionary Tree Permit.
5. **Project Site Size, Location, and Parcel Number:** The 2.25-acre project site is located at 12096 Linda Flora Drive, southeast of the intersection of Linda Flora Drive and Shokat Drive, approximately 2 miles west the city of Ojai, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 011-0-220-215. (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Rural
  - b. Ojai Valley Area Plan Land Use Map Designation: Rural Residential 2-5 AC minimum lot area
  - c. Zoning Designation: RE-2 ac/TRU/DKS/HCWC (Rural Exclusive – 2 acres minimum lot area/Temporary Rental Unit Regulation/Dark Sky/Habitat Connectivity and Wildlife Corridors Overlay Zones)
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-2 ac/TRU/DKS/HCWC	Single-family dwelling
East	RE-2 ac/TRU/DKS/HCWC	Single-family dwelling
South	RE-2 ac/TRU/DKS/HCWC	Single-family dwelling
West	RE-2 ac/TRU/DKS/HCWC	Single-family dwelling

**9. History:** The parcel was created as Lot 36 of Tract Map TM 3209-1 approved on December 16, 1980 and recorded in Book 90 Page 40 in the Miscellaneous Records of Maps, Office of the Ventura County Recorder. A flowage easement exists on the subject parcel dedicated to Ventura County Flood Control District consisting of the right-of-way for flood control purpose of periodic inundation with flood and/or storm drainage waters and the right to prohibit the construction of any structure within said right-of-way.

**10. Project Description:** The Applicant requests a discretionary Tree Permit for the removal of a heritage size *Quercus agrifolia*, Coast Live Oak tree to authorize construction of a new 4,286 square feet (sq. ft.) single-story single-family dwelling with a 1,388 sq. ft. attached garage, 670 sq. ft. of attached covered porches/patios, 400 sq. ft. attached trellis-patio covers, a 168 sq. ft. detached utility shed and a 169 sq. ft. detached trellis patio cover. The applicant will plant ten native trees (6 coast live oaks and 4 California sycamores) to offset the removal of one heritage size oak tree as described in the arborist report prepared by Bill Mellett Design dated July 23, 2021 (Exhibit 6). Estimated earthwork to prepare the site for development includes 688 cubic yards of cut and 740 cubic yards of fill per Grading Permit case number GP20-0109. The Casitas Municipal Water District will provide water service and the Ojai Valley Sanitary District will provide sewer service. Access to the Project site would be from Linda Flora Drive.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

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

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project is exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alteration of Land) of the State Guidelines for implementation of the California Environmental Quality Act.

The proposed project involves discretionary Tree Permit for the removal of a heritage size *Quercus agrifolia*, Coast Live Oak tree to authorize construction of a new 4,286 square feet (sq. ft.) single-story single-family dwelling with a 1,388 sq. ft. attached garage, 670 sq. ft. of attached covered porches/patios, 400 sq. ft. attached trellis-patio covers, a 168 sq. ft. detached utility shed and a 169 sq. ft. detached trellis patio cover.

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

**C. CONSISTENCY WITH THE GENERAL PLAN**

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

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

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan. The proposed Project has been analyzed and found to be consistent with the applicable provisions Ventura County General Plan and Ojai Valley Area Plan. This analysis is presented in Exhibit 3.

**D. ZONING ORDINANCE COMPLIANCE**

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

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed single-family dwelling is allowed in the RE-2 ac zone district with a zoning clearance; however, pursuant to NCZO Sections 8111-1.3 et seq., and Section 8107-25.7, a discretionary Tree Permit is required to remove a heritage size *Quercus agrifolia*, Coast Live Oak tree to authorize construction of the proposed single-family dwelling and attached garage. Upon the granting of the discretionary Tree Permit, the proposed project will comply with this requirement.

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

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes (2.25 acres, 98,010 sq. ft.)
Maximum Percentage of Building Coverage	25%	Yes (6674 sq. ft.)
Front Setback	20 ft	Yes (90 ft)
Side Setback	5 ft	Yes (56 ft)
Rear Setback	15	Yes (289 ft)
Maximum Building Height	25	Yes (16)

The proposed Single-Family Dwelling is subject to the special use standards of the Ventura County NCZO. Table 2 and Table 3 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

**Table 2 – Habitat Connectivity and Wildlife Corridors Overlay Zone Standards Consistency Analysis**

Overlay Zone Standard	Complies?
Section 8109-4.8.2.3 - Prohibited Outdoor Lighting	Yes, the Project has been conditioned to submit a Lighting Plan (Exhibit 5, Condition No. 22)
Section 8109-4.8.3.3 – Prohibition	Yes, the Project has been conditioned to submit a Fencing and Landscaping Plan (Exhibit 5, Condition Nos. 18 and 21)

**Table 3 – Dark Sky Overlay Zone Standards Consistency Analysis**

Overlay Zone Standard	Complies?
Section 8109-4.7.3 – Prohibited Lighting	Yes, the Project has been conditioned to submit a Lighting Plan (Exhibit 5, Condition No. 22)
Section 8109-4.7.4-a. Shielding and Direction of Luminaires	
Section 8109-4.7.4-b. Lighting Color	
Section 8109-4.7.4-c. Maximum Lumens per Luminaire	
Section 8109-4.7.4-d. Dark Hours	
Section 8109-4.7.4-e. Security Lighting	
Section 8109-4.7.4-i. Allowable Light trespass	
Section 8109-4.7.4-j(2). Maximum Height Allowance	

**E. GENERAL PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a discretionary Tree Permit pursuant to Section 8111-1.3.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

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

Based on the information and analysis presented in Exhibit 3 and Section D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

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

As discussed in Exhibit 3 of this staff report, the orientation, bulk, and appearance of the proposed SFD has been designed to be compatible with surrounding development. The subject property is surrounded by oak trees, the location of the



tree to be removed conflicts with the placement of the dwelling, however its removal would not diminish the scenic quality of the surrounding area.

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

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

The subject property is zoned RE (Residential Exclusive). The purpose of the RE zone is to provide for and maintain rural residential area. Adjacent lots are developed on lots greater than 2 acres in size. As discussed in Exhibit 3 of this staff report, the SFD and residential use is compatible with the surrounding neighborhood. The residential use of the property will not be obnoxious, harmful, or impair the utility of neighboring properties.

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

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

Water will be served by Casitas Municipal Water District and sewer will be served by the Ojai Valley Sanitary District. The project will be required to meet VCFPD standards for fire safety (Exhibit 5, Condition Nos. 35 through 42).

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

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

As discussed in Section A of this staff report, the parcel was created as Lot 36 of Tract Map TM 3209-1 approved in October of 1980 and recorded in Book 90 Page 40 in the Miscellaneous Records of Maps, Office of the Ventura County Recorder.

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

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

As discussed in Section B of this staff report, the project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

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

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

As discussed in Section D of this staff report, the project complies with the development standards for the Habitat Connectivity and Wildlife Corridors and Dark Sky overlay zones.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On April 8, 2022, the Planning Division mailed notice to owners of property within 500 feet of the property on which the project site is located. On April 1, 2022, the Planning Division placed a legal ad in the *Ojai Valley News* and on April 8, 2022, a legal ad was placed in the *Ventura County Star*. As of the date of this document, no comments have been received.

#### **G. RECOMMENDED ACTIONS**

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

##### **DECISION-MAKER REVIEW:**

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15303 [New Construction or Conversion of Small Structures] of the CEQA Guidelines.
3. **MAKE** the required findings to grant a discretionary Tree Permit pursuant to Section 8111-1.3.1 of the Ventura County NCZO, based on the substantial evidence presented in Sections C and D of this staff report and the entire record;
4. **GRANT** discretionary Tree Permit [Case No. PL21-0111], subject to the conditions of approval (Exhibit 5).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> 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.

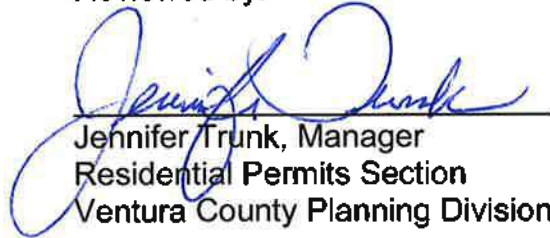
If you have any questions concerning the information presented above, please contact Noe Torres at (805) 654-3635 or noe.torres@ventura.org.

Prepared by:



Noe Torres, Case Planner  
Residential Permits Section  
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Reviewed by:



Jennifer Trunk, Manager  
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Ventura County Planning Division

**EXHIBITS**

- Exhibit 2 Maps
- Exhibit 3 General Plan Consistency
- Exhibit 4 Plans
- Exhibit 5 Conditions of Approval
- Exhibit 6 Arborist Report prepared by Bill Mellett Design dated July 28, 2021



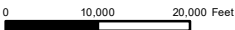
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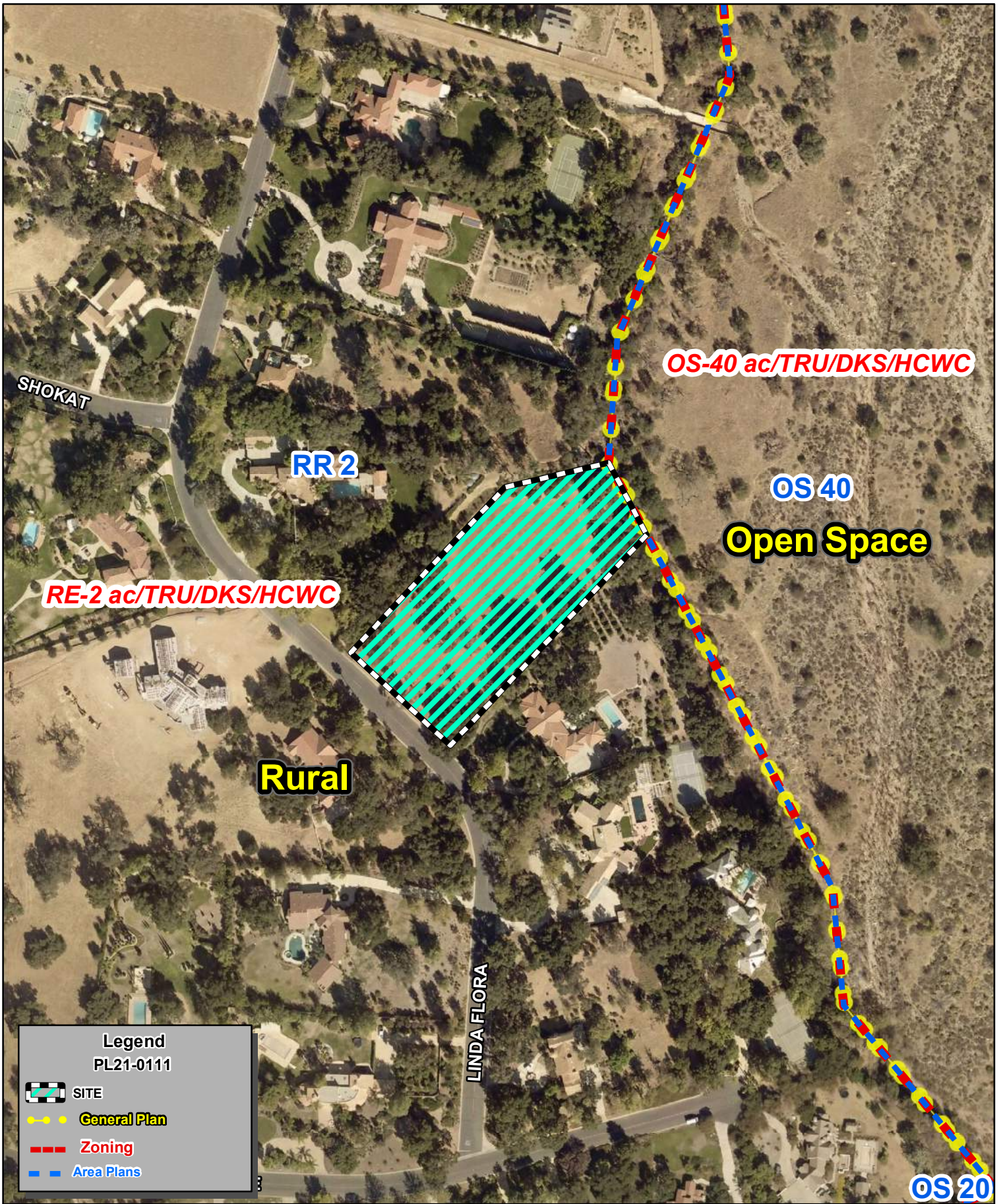
**County of Ventura  
Planning Director Hearing  
PL21-0111  
Exhibit 2 - Maps**



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**Legend**  
 PL21-0111

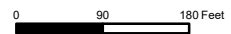
-  SITE
-  General Plan
-  Zoning
-  Area Plans



Ventura County, California  
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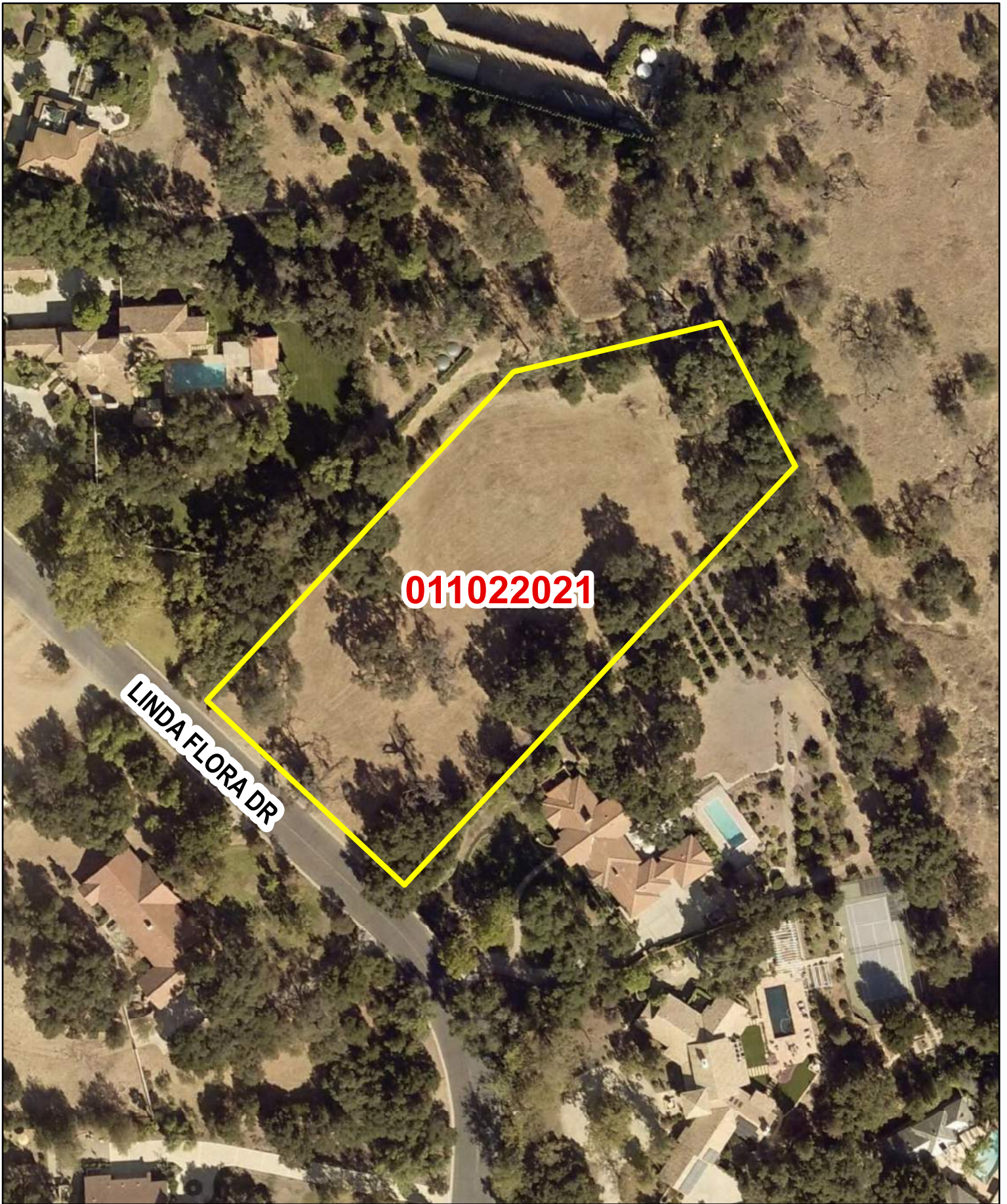
**County of Ventura  
 Planning Director Hearing  
 PL21-0111  
 General Plan & Zoning Map**



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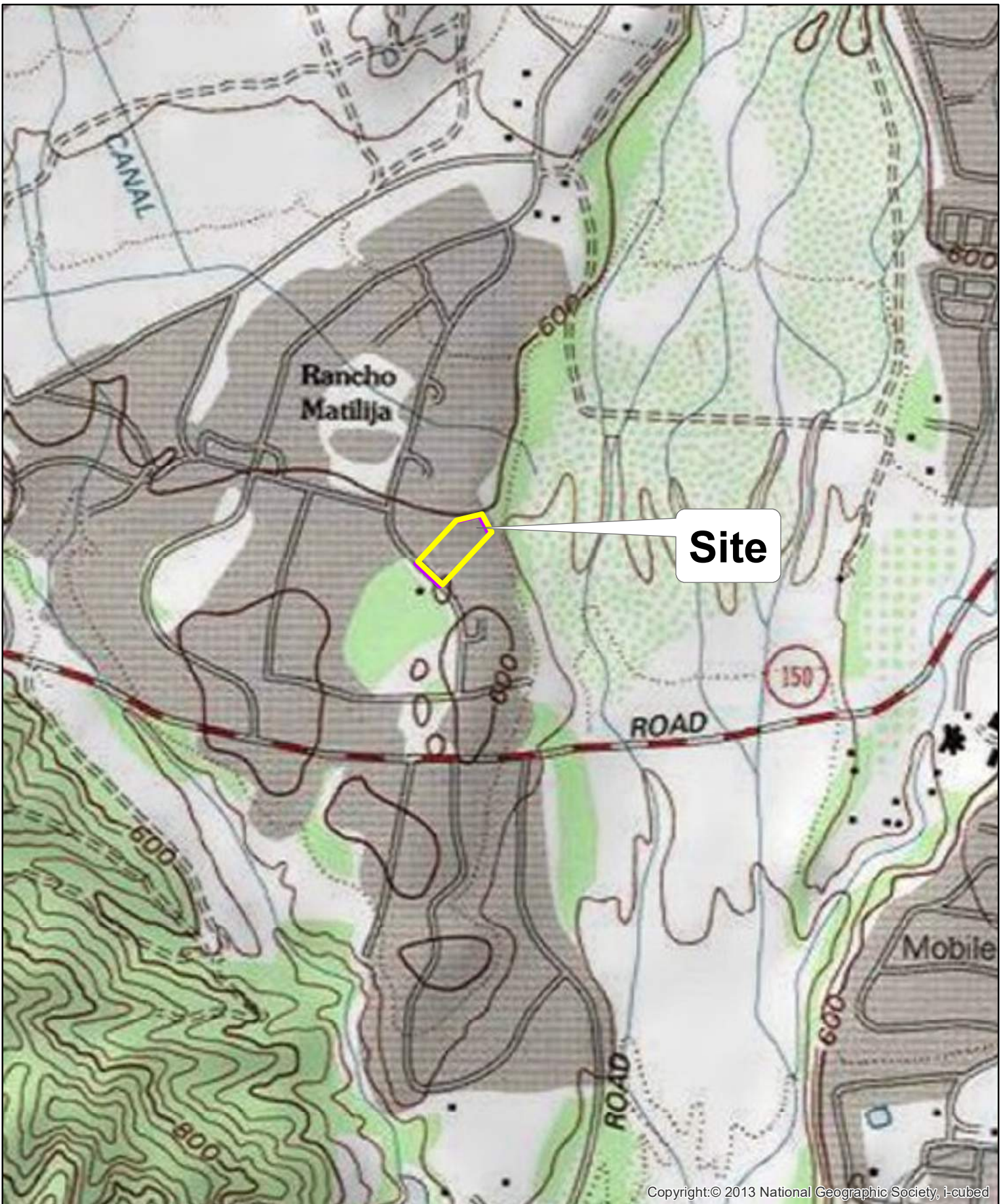
County of Ventura  
Planning Director Hearing  
PL21-0111  
**Aerial Photography**



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Source: Matilija U.S.G.S.  
7.5 Minutes Quadrangle  
Contour Interval = 20 ft



**County of Ventura  
Planning Director Hearing  
PL21-0111  
Topo Map**

0 250 500 Feet



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## EXHIBIT 3

### CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA PLAN

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

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

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

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

#### Land Use and Community Character

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

**General Plan Policy LU-16.8 (Residential Design that Complements the Natural Environment):** *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR)*

**General Plan 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, passive heating or cooling opportunities to maximize energy efficiency. (RDR)*

**General Plan Policy LU-16.10 (Visual Access for Rural Development):** *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR)*

**Ojai Valley Area Plan Policy-17.1 Community Compatibility:** *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*



The property is located in the Rancho Matilija gated community, a neighborhood that consists of lots averaging in size of 2.5 acres and developed with single family dwellings (SFD). The project site is currently undeveloped. The Applicant is proposing a new 4,286 square feet (sq. ft.) single-story single-family dwelling with a 1,388 sq. ft. attached garage, 670 sq. ft. of attached covered porches/patios, 400 sq. ft. attached trellis-patio covers, a 168 sq. ft. detached utility shed and a 169 sq. ft. detached trellis patio cover, and approximately 13,000 sq. ft. of landscaping. The SFD will be 22.3 ft at maximum height and will be set back 90 feet from the street, 288 feet from the rear property line, and approximately 55 feet from the side property lines. The size, bulk, and scale of the SFD will be similar to existing neighboring dwellings. Casitas Municipal Water District will provide water service and the Ojai Valley Sanitary District will provide sewer service; no expansion of utilities will be required as part of this project.

The SFD will require the removal on one heritage Coast Live oak tree located in central portion of the site, however, existing trees along the side and rear property lines will remain. The loss of one oak tree will not diminish the scenic character of the neighborhood.

Based on the discussion above, the proposed project is consistent with General Plan Resources Policies LU16-1, LU-16.8, LU-16.9, LU-16.10 and Ojai Valley Area Plan Policy 17.1

- 2. General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines. (RDR)*

**General Plan Policy CTM-1.3 (County Level of Service (LOS) Standards):** *The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:*

- a. LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and*

- b. LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d);
- c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark;
- d. LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and
- e. The LOS prescribed by the applicable city for all federal highways, state highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county.
- f. At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.

**General Plan Policy CTM -1.6 (Ojai Valley Area Plan – Level of Service (LOS) Evaluation and Unacceptable Level of Service:** *County General Plan land use designation changes, zone changes, and discretionary development within the boundaries of the Ojai Valley Area Plan are subject to the Level of Service goals, policies and programs in the Ojai Valley Area Plan and not subject to Policies CTM-1.3, CTM-1.4 and CTM-1.5.*

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

The proposed project will generate additional traffic on the local public roads (i.e., Baldwin Road, Burnham Road, Santa Ana Road, Casitas Vista Road) and the Regional Road Network but does not have the potential to alter the LOS of these roadways. The proposed home-based trips will likely average one per day given the distance to employment centers and public services. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 the PWATD will collect a Traffic Impact Mitigation Fee (TIMF) prior to issuance of a building permit.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies CTM-1.1 and CTM-1.3, CTM 1.6 and CTM 1.7.

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

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

The property is located in the Rancho Matilija gated community. Access to the project site is via Baldwin Road (a County Road) to MacDonald Drive and then to Linda Flora Drive (both private roads). MacDonald Drive and Linda Flora Drive meet County access standards.

The Ventura County Fire Protection District (VCFPD) evaluated the proposed project and determined that tactical access to the site, MacDonald Drive and Linda Flora Drive, meets the County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3, and Sections 5.2.1 through Section 5.2.5]. The construction of the SFD will not create impacts related to emergency service operations.

Based on the discussion above, the proposed project is consistent with General Plan Resources Policies CTM-2.3 and CTM-2.28.

## **Public Facilities, Services, and Infrastructure**

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

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

**Ojai Valley Area Plan Policy-26.1 Sewer System Connections Requirement:** *The County shall require discretionary development within the service boundaries of the Ojai Valley Sanitation District to either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system.*

The Casitas Municipal Water District will provide water service (“Will Serve Letter” dated March 19, 2021) and the Ojai Valley Sanitary District will provide sewer service (“Will Serve for Sewer Service” letter dated September 22, 2021). The SFD will connect to the sewer and water main beneath Linda Flora Drive via underground lateral connection lines extending from the proposed SFD.

Based on the discussion above, the proposed project is consistent with General Plan Resources Policies PFS-1.7, PFS-4.1 and Ojai Valley Area Plan Policy-26.1.

**General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities**

**Required for Discretionary Development):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development. (RDR)*

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

The proposed SFD is situated immediately west of the confluence of East Live Oak tributary and the Ventura River which are both Ventura County Watershed Protection District (VCWPD) jurisdictional red line channels. No direct connections to these VCWPD channels are proposed.

The proposed project would result in an increase of impervious area within the subject property. The County of Ventura Public Works Agency, Engineering Services Division, Land Development Services will require runoff from the proposed project site be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact in peak discharge, velocity or duration. The installation of tree protection fencing along the channel bank and within flowage easements will require the Applicant obtain an encroachment permit from VCWPD (Exhibit 5, Condition No. 32).

Based on the discussion above, the proposed project is consistent with General Plan Resources Policies PFS-6.1 and PFS 6.5.

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

All of the required utilities will be accessed from Linda Flora Drive and all the connections will be underground (Exhibit 5, Condition No. 23).

Based on the discussion above, the proposed project is consistent with General Plan Resources Policy PFS-7.4.

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

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

**Ojai Valley Area Plan Policy-48.1 Adequate Water and Access for Firefighting:** *The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.*

The VCFPD reviewed the proposed project and determined that access, water supply and response time for firefighting purposes is adequate. Water for domestic use and fire protection will be provided by Casitas Municipal Water District and the nearest water hydrant is located 131 feet to the north of the property along Linda Flora Drive. VCFPD Station 22 is located approximately three miles northeast of the project site. The Applicant will be required to conduct annual hazard abatement (i.e., fuel modification) in accordance with the 2019 International Fire Code, as adopted and amended by the VCFPD, Ordinance for Fire Hazard Abatement, and construction standards established in the Ventura County Building Code. Additionally, the project will be required to comply with VCFPD development standards (Exhibit 5, Condition Nos. 35 through 42).

Based on the discussion above, the proposed project is consistent with General Plan Resources Policies PFS-11.1, PFS-11.4, PFS-12.3 and Ojai Valley Area Plan Policy-48.1

## **Conservation and Open Space**

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

**General Plan Policy COS-1.5 (Development Within Habitat Connectivity and Wildlife Corridor):** *Development within the Habitat Connectivity and Wildlife Corridor overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance.*

The property is adjacent to the Ventura River and is located within the Sierra Madre – Castaic Habitat Connectivity and Wildlife Movement area. The SFD has been sited 288 feet from Ventura River and not within the surface water feature buffer and no vegetation modification would occur along the rear property boundary adjacent to this surface water feature. The proposed Project has been conditioned to submit a Lighting and Fencing Plan (Exhibit 5, Condition Nos. 21 and 22). Additionally, the Applicant will be required to submit a Landscape Plan (Exhibit 5, Condition No. 18).

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policies COS-1.4 and COS-1.5.

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

**General Plan Policy COS-1.11 (Discretionary Development Sited Near Wetlands):** *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing*

*community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body. (RDR)*

**Ojai Valley Area Plan Policy-36.6 Wildlife Migration and Sensitive Biological Resource Impact Mitigation:** *The County shall require discretionary development within 300 feet of the Ventura River, Coyote Creek, San Antonio Creek/Reeves Creek and Lion Canyon Creek, or located within the Sensitive Biological Resources Area (as illustrated on Figure OV-3) to be reviewed to determine the potential for interference with wildlife migration opportunities and potential for impact on "Endangered", "Threatened", "Rare" or "Locally Important" species and communities. The County shall deny projects which would result in significant adverse impacts to such resources unless they can be mitigated to a less-than-significant level or a statement of overriding considerations is adopted by the decision-making body per CEQA requirements.*

The County biologist reviewed the proposed project and determined proposed development was setback a sufficient distance from the Ventura River. Additionally, with the exception of trees along the perimeter of the lot, the property does not exhibit "Endangered", "Threatened", "Rare" or "Locally Important" plant species and communities. The proposed Project will be conditioned to comply with the development standards for the HCWC (Exhibit 5, Condition No. 21) and submit a Lighting Plan (Exhibit 5, Condition No. 22).

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policies COS-1.10 and COS-1.11 and Ojai Valley Area Plan Policy 36.6.

**General Plan 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. (RDR)*

**General Plan Policy COS-1.15 (Countywide Tree Planting):** *The County shall establish and support a countywide target for the County, cities in Ventura County, agencies, organizations, businesses, and citizens to plant two million trees throughout the county by 2040. (SO, JP, IGC)*

In accordance NCZO Section 8106-8.2(b)(1), new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building permit must comply with the California State Model Water Efficient Landscape Ordinance (MWELo). The Applicant is proposing approximately 13,000 sq. ft. of landscaping that will be maintained with a drip irrigation system. The proposed landscape plan does not include plants categorized as invasive or on watchlist as inventoried by the California Invasive Plant Council. Additionally, the applicant will be required to plant ten native trees (6 coast live oaks and 4 California sycamores) to offset the removal of one heritage size oak tree. The project has been conditioned to submit a Landscape Plan (Exhibit 5, Condition No. 18).

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policies COS-1.12 and COS-1.15.

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

**General Plan Policy COS-3.2 (Tree Canopy):** *The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities. (MPSP, RDR)*

The property is within the Rancho Matilija gated community development and located approximately 1,400 ft north of Highway 150 (an Eligible Scenic Highway). Based on the location of the new SFD, height and surrounding development, the SFD would not be visible from Highway 150. Additionally, the applicant will be required to plant ten native trees (6 coast live oaks and 4 California sycamores) to offset the removal of one heritage size oak tree. The planting of eight native trees at the rear of the property will enhance the riparian corridor along the Ventura River and screen the development as seen from public vantage points northeast of the project site.

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policies COS-3.1 and COS-3.2.



**Ojai Valley Area Plan Policy-36.7 Tree Protection Ordinance Compliance:** *The County shall require discretionary development to be located to avoid loss or damage to protected trees as defined in the County's Tree Protection Ordinance. The County shall require the removal of protected trees to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.*

**Ojai Valley Area Plan Policy-36.8 Protected Trees:** *The County shall require discretionary development on parcels containing protected trees as defined in the County's Tree Protection Ordinance, to design necessary grading to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the protected zone. The County shall require these trees to be protected from grading activities. If a permit has been issued for encroachment into the protected zone, the County shall require the grading plan to be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.*

The applicant will be required to offset the removal of one heritage size oak tree with six Coast Live oaks and four California sycamores. The proposed Project has been conditioned to provide a Tree Protection and Replacement Plan to protect onsite trees from construction activities and ensure the proper management of replacement trees prior to issuance of the zoning clearance for construction (Exhibit 5, Condition Nos.19 and 20).

Based on the discussion above, the proposed project is consistent with Ojai Valley Area Plan Policies 36.7 and 36.8.

**General Plan Policy COS-4.2(a) (Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

**General Plan Policy COS-4.2(b) (Cooperation for Tribal Cultural Resource Preservation):** *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

**General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

The existing lot was created as part of Rancho Matilija Tract 3209. The subdivision was evaluated for archaeological resources and no resources were found on this property. Although the proposed project is unlikely to result in impacts to archaeological, future ground disturbance activities will be subject to a condition of approval to ensure the protection of any subsurface resources that could be inadvertently encountered during ground disturbance activities (Exhibit 5, Condition No. 24).

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policies COS-4.2(a),(b) and COS-4.4

## **Hazard and Safety**

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

**General Plan Policy HAZ-1.2 (Defensible Space Clear Zones):** *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

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

*Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

**Ojai Valley Area Plan Policy-49.2 Landscape Plan Requirements for High and Very High Fire Hazard Areas:** *The County shall require discretionary development in “high” and “very high” fire hazard areas, as determined by the Ventura County Fire Protection District to develop landscape plans utilizing fire retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with Fire Protection District standards.*

**Ojai Valley Area Plan Policy-49.3 Roofing Material Requirement for High and Very High Fire Hazard Areas:** *The County shall require fire-retardant roofing materials for new construction in “high” and “very high” fire hazard areas.*

The VCFPD reviewed the proposed project and determined that access, water supply and response time for firefighting purposes is adequate. Private and regional roads meet the County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3, and Sections 5.2.1 through Section 5.2.5]. Water will be provided by Casitas Municipal Water District. Fire Station No. 22 is located approximately 3 miles northeast of the project site. The project site is in a very High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area that is under the jurisdiction of the State of California Department of Forestry (Cal Fire). The Applicant will be required to conduct annual hazard abatement (i.e., fuel modification) in accordance with the 2019 International Fire Code, as adopted and amended by the VCFPD, Ordinance for Fire Hazard Abatement, and construction standards established in the Ventura County Building Code.

The Applicant will be required to record with the County Recorder a “Notice of Land Use Entitlement” form and the conditions of this PD Permit, which will inform current and future property owners that the project site is located in a high fire hazard zone (Exhibit 5, Condition No. 10).

Based on the discussion above, the proposed project is consistent with General Hazards and Safety Policies HAZ-1.1, HAZ-1.2 and Ojai Valley Area Plan Policies 49.2 and 49.3.

**General Plan HAZ-2.3 (Incompatible Land Uses in Floodplains):** *The County shall prohibit incompatible land uses and limit discretionary development within floodplains. (RDR)*

**Ojai Valley Area Plan Policy-51.1 Flood Hazard Protection:** *The County shall require new development to be protected from flood hazards and to not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance.*

An approximately 900 sq. ft. area at the rear of the property is located within the flood plain, as discussed in section 1(above) the SFD will be sited 288 ft from the rear property line and not within the flood plain.

Based on the discussion above, the proposed project is consistent with General Hazards and Safety Policy HAZ-2.3 and Ojai Valley Area Plan Policy 51.1.

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

The SFD will be sited in an area identified with High and Medium Expansive Soils (RMA, GIS; November 2020). The proposed development at the site will be subject to the requirements of the County of Ventura Building Code, adopted from the California Building Code. Building Code standards require that potential adverse effects of expansive soils be addressed through geotechnical engineering practices and foundation design.

Based on the discussion above, the proposed project is consistent with General Plan Hazards and Safety Policy Haz-4.13.

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

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*

2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
  - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
  - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
  - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
  - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
  - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The Ventura County General Plan considers residential land uses a noise-sensitive use, but not a long-term noise generating use since residential land uses do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, does not involve the creation of a new transit use, and does not involve the creation of a new commercial or industrial use that involves noise generating activities. The proposed SFD will however generate short-term construction noise. To ensure that proposed development does not exceed exterior noise level thresholds specified in Ventura County General Policy HAZ-9.2.1, the Applicant will be required to limit site preparation and construction activity for the proposed SFD to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and

from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays (Exhibit 5, Condition No. 25). Temporary construction activities required for the proposed project may include pile-driving, vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Ventura County General Plan Policy noted above. Construction techniques such as reducing the hammer drop height of the pile driver, use of shorter piles, pre-boring and water jetting to reduce ground vibrations would reduce temporary construction impacts from pile driving.

The property is located approximately 1,400 ft north of Highway 150 and outside the *Community Noise Equivalent Level (CNEL) 60 dB (A)* as mapped in the RMA-GIS noise contour maps.

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

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

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

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

**Ojai Valley Area Plan Policy-64.1 Water Conservation Techniques in New Development:** *The County shall condition discretionary development to utilize all feasible water conservation techniques.*

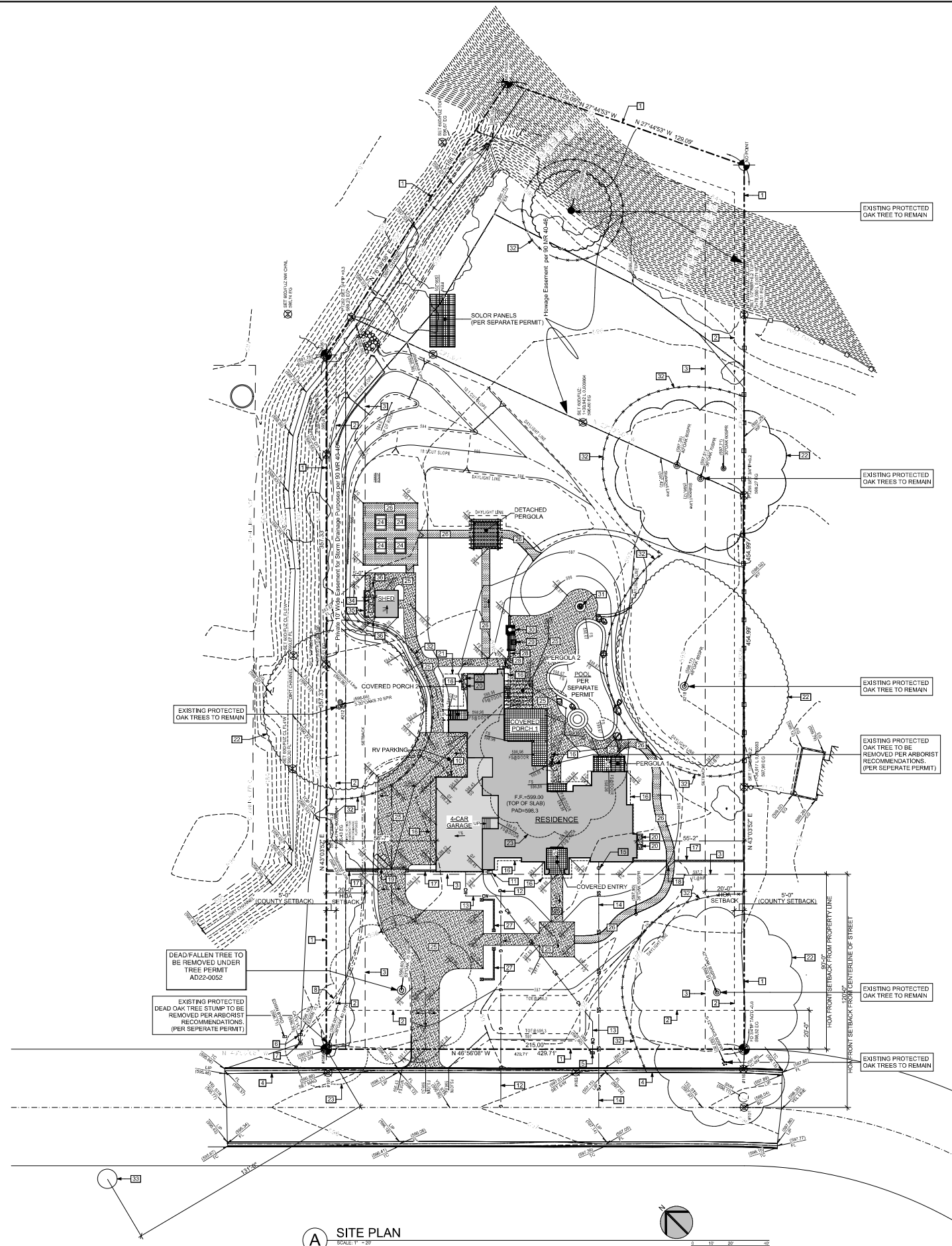
As evident from aerial imagery compiled by Ventura County's GIS Division for calendar year 2019, the property contains existing protected Oak trees and is

adjacent to a floodway. An elevated pad is proposed for the single-family dwelling as depicted in the submitted grading plan (Case No. GP20-0109). Land disturbance from construction activities will be less than one acre. The project site is located within the County Urban Area but not within a High-Risk Area. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002. "Development Construction Program" Subpart 4.F, the Applicant will be required to include Best Management Practices (BMPs) design to ensure compliance and implementation of an effective combination or erosion and sediment control measures for proposed project.

The Casitas Municipal Water District will provide water service ("Will Serve Letter", dated March 19, 2021). The parcel will be served through a 1-inch water main located in Linda Flora Drive and the parcel has an allocation of 1.91 AFY. To ensure that water demand not exceed this estimate, Casitas Municipal Water District requires that new development install water efficient plumbing devices.

The Applicant is proposing 13,000 sq. ft. of landscaping. The proposed project has been conditioned to submit a Landscape Plan that complies with the State MWELo (Exhibit 5, Condition No. 18).

Based on the discussion above, the proposed project is consistent with General Plan Hazards and Safety Policy WR-1.2, W-1.11, WR-1.12, WR-3.2 and Ojai Valley Area Plan Policy 64.1



**A SITE PLAN**  
SCALE: 1/8" = 1'-0"

**TREE PROTECTION CONSTRUCTION STANDARDS**

**3. Tree Protection Construction Standards**  
Outline in this section the protection measures to be implemented before construction or disturbance. The following general provisions for tree protection before construction or disturbance should be included in TPPs, or modified as appropriate on a case-by-case basis. Additional measures may be added.

**Pre-Construction**

- Pre-Construction Meeting**  
The project architect shall attend a pre-construction meeting with the contractors to explain the tree protection and monitoring requirements as outlined in the approved TPP.
- Tree Protection Fencing**  
Prior to any clearing, grading, trenching, grading, or any land disturbances, tree protection fencing must be installed as follows:
  - Type**  
The fencing shall be temporary, readily visible, and a minimum of 4-foot high. The fencing shall effectively: 1) keep the foliage, crown, branch structure and trunk clear from damage by equipment, materials or disturbances; 2) prevent roots and soil in an intact and non-compacted state; and 3) identify the TPZ zone. (Indicate the appropriate fence composition and installation specifications).
  - Signage**  
One English language and one Spanish language, readily-visible, durable, waterproof sign shall be installed on the fence in 4 quadrants locations around each individual protected tree. Signs placed on fencing around a stand of protected trees shall be placed at approximately 50-foot intervals. The size of each sign must be a minimum of 16 inches wide and must contain the wording below. The lettering in the word "WARNING" (and Spanish equivalent) must be in capital letters at least 2 inches in height. The phrase "TREE PROTECTION ZONE" must be in capital letters at least 1 inch; size; all other lettering must be at least 1/2 inch in size.

**WARNING**  
**TREE PROTECTION ZONE**  
Entry prohibited. This fence shall remain in place throughout the entire construction period.

**ADVERTENCIA**  
**ZONA DE PROTECCIÓN DE ARBOLES**  
Entrada prohibida. Esta cerca debe permanecer en su lugar durante el periodo de construcción. Para reportar violaciones, contacte al ENFORZAMIENTO DE PERMISOS DEL CONDADO DE VENTURA: 805/654-2457

**During Construction**

- Tree Protection Zone Restrictions**  
No ground disturbance, grading, trenching, construction activities or structural development shall occur within the tree protection zone (TPZ) except as specifically authorized by this permit and the approved TPP.
- Equipment, Materials, and Construction Materials**  
No equipment, soil, or construction materials shall be placed within the TPZ. No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
- Unauthorized Tree Damage Reporting**  
Unauthorized impacts to protected trees must be reported. The following language should be included in TPPs: The Permittee shall submit unanticipated damage reports to the Planning Division within 24 hours of occurrence or discovery of the damage.
- Arborist Monitoring**  
If arborist monitoring is warranted, the following language should be used or modified as appropriate: An arborist shall monitor all grubbing, trenching, digging, grading and construction activities within the TPZ. Additionally, the arborist shall perform the following duties:
  - Perform weekly inspections of tree protection fencing during grading or construction in the vicinity of protected trees and report deficiencies immediately to the Planning Division. If construction-related dust has accumulated on protected tree foliage, notify the Permittee and the Planning Division that cleanup should be initiated.
  - Produce and submit to the Planning Division monthly reports summarizing the above weekly inspections.
  - Stop or divert all work when deficiencies require remediation and notify the Planning Division within 24 hours.
  - Inform the Planning Division when tree protection fencing may be removed.
- Unauthorized Tree Damage Reporting**  
Unauthorized impacts to protected trees must be reported. The following language should be included in TPPs: The Permittee shall submit unanticipated damage reports to the Planning Division within 24 hours of occurrence or discovery of the damage.

**Post-Construction**

- Arborist Monitoring**  
If construction-related disturbance could lead to tree damage or death, the TPP should include a requirement like the following for ongoing monitoring:  
Annual monitoring reports shall be prepared by an arborist, for five years after project construction for construction damage monitoring; 5 years after planting for TPP plants; 7 years after planting for oak woodlands mitigation planting; which address the success of protection measures and the overall condition of non-mitigation, planted, transplanted trees (discovered the specific tree) relative to their condition prior to project construction. If any trees are found to be in serious decline (i.e., "D" status, or "C" status if pre-construction status was "A"), the arborist report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.  
The following language should be used or modified as appropriate if replacement planting or transplanting is part of the TPP:  
An arborist shall inspect tree installations within 1 week of planting to verify that installations occurred according to the TPP specifications.  
An arborist shall monitor any replacement or transplanted trees annually for compliance with the health performance targets in the approved TPP.  
An arborist shall produce and submit to the Planning Division a final report when all TPP requirements have been satisfied (final report will release financial assurance).

**CBC CHAPTER 7A HIGH FIRE HAZARD AREA REQUIREMENTS FOR THIS PROJECT**

- EXPOSED EAVES:**  
ALL NEW OPEN EXPOSED EAVES SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYROTITE" BONDED TO ONE SIDE. (BY LP BUILDING PRODUCTS ICC ESR-1365) (A W.U.I.) CALIFIRE APPROVED PRODUCT. LISTING # 2027-0005. OVER 24" T&G DECKING OVER MIN 4x NOMINAL RAFTER TAILS. TYP. PER ROOF PLAN. COMPLES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
- REAR COVERED EXPOSED PORCHES:**  
REAR COVERED PORCHES SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
- FRONT COVERED EXPOSED PORCH:**  
FRONT COVERED PORCH SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYROTITE" BONDED TO ONE SIDE. (BY LP BUILDING PRODUCTS ICC ESR-1365) (A W.U.I.) CALIFIRE APPROVED PRODUCT. LISTING # 2027-0005. OVER 24" T&G DECKING OVER MIN 4x NOMINAL RAFTER TAILS. TYP. PER ROOF PLAN. PORCH POSTS SHALL BE HEAVY TIMBER. COMPLES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
- PERGOLAS:**
  - POSTS SHALL BE 3"x3" TUBE STEEL PER STRUCTURAL.
  - PERIMETER BEAMS SHALL BE 3"x6" TUBE STEEL PER STRUCTURAL.
  - INTERMEDIATE BEAMS SHALL BE 3"x6" TUBE STEEL PER STRUCTURAL.
- EXTERIOR WALL COVERING:**  
EXTERIOR WALLS SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
- ROOFING:**
  - CLAY TILE 21"-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES. PER APPROVED EMS EVALUATION REPORT #445, TYP (OWNER TO CHOOSE COLOR).
  - ALL NEW ROOF VALLEY FLASHING SHALL HAVE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3906, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.
- WINDOWS/EXTERIOR GLAZED DOORS:**  
ALL WINDOWS SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE.
- EXTERIOR DOORS (INCLUDING SECTIONAL GARAGE DOORS):**  
SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - STILES AND RAILS SHALL NOT BE LESS THAN 1 1/8 INCHES THICK.
  - RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
- ROOF ATTIC VENTS:**  
NO ATTIC VENTS REQUIRED. ALL ATTICS ARE AN "UNVENTED ATTIC ASSEMBLY".

**SITE PLAN NOTES**

- SEE SEPARATE GRADING AND DRAINAGE PLANS FOR ALL SITE DRAINAGE.
- FINISH GRADE SHALL DRAIN AWAY FROM NEW ADDITION 2% FOR 1st 5'-0" TYP.
- ALL ROOF DRAINAGE SHALL BE COLLECTED VIA GUTTERS AND DOWNSPOUTS AND DISCHARGED @ FINISH GRADE W/ SPLASH BLOCKS OR HARDSCAPE AND DIRECTED PLANTERS AND SITE DRAINAGE COURSE. SEE SEPARATE GRADING AND DRAINAGE PLANS FOR ALL SITE DRAINAGE.
- GRADING IS REQUIRED FOR THIS PROJECT. SEE GRADING PLAN, PERMIT #0920-0109.
- SOILS ENGINEER OF RECORD, EARTH SYSTEMS, ALL PROVISIONS OF THE SOILS REPORT # 19-5-10, DATED MAY 8, (REVISED MAY 10, 2019) WITH UPDATE LETTER DATED NOVEMBER 24, 2020, DATED 11/21/20 PREPARED BY ADVANCED ARE CONSULTING SUPPORTED WITH A TOP SURVEY WIRE OR EQUIVALENT SURVEY WITH AS CONTAINED IN SAID REPORT. FOR EARTHWORK RECOMMENDATIONS, SEE SOILS REPORT AND GRADING PLAN. SOIL PREPARATION SHALL BE UNDER DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER (EARTH SYSTEMS).
- SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO THE PLACEMENT OF CONCRETE FOR THE FOUNDATION.
- ALL EXISTING PROTECTED OAK TREES TO REMAIN PER PLAN (EXCEPT FOR TWO NOTED OAK TREES, WHICH SHALL BE REMOVED PER ARBORIST RECOMMENDATIONS AND PER SEPARATE PERMIT). CONTRACTOR TO PROVIDE TEMPORARY FENCING 5'-0" BEYOND/AROUND ALL EXISTING REMAINING PROTECTED OAK TREE PERIMETER LINES. FENCING TO REMAIN IN PLACE DURING THE ENTIRE DURATION OF CONSTRUCTION. SEE ADDITIONAL ARBORIST NOTES BELOW.
 

**PROTECTIVE FENCING:**

  - ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
  - PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND SHALL HAVE A TEMPORARY FENCING SIGN PLACED AT THE INTERSECTION OF THE FENCING EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
  - THE FENCE SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER SIMILAR METAL, WOODEN MATERIAL OR RIGID VINYL FENCING SUPPORTED WITH A TOP SURVEY WIRE OR EQUIVALENT SURVEY WITH MATERIAL AFFIXED TO METAL OR WOODEN POSTS, ALL OF WHICH SHALL BE SIX (6) FEET IN HEIGHT.
  - ALL PROTECTIVE FENCING SHALL BE SUPPORTED AT A MAXIMUM OF TEN (10) FOOT INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
  - THE REQUIRED FENCING SHOULD BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
  - THE PROTECTIVE SIGN MUST BE CLEARLY VISIBLE, WATERPROOF, AND DURABLE. SIGNS SHOULD STATE THE FOLLOWING: "WARNING, TREE PROTECTION ZONE, DO NOT ENTER."

**TREE PROTECTION ZONE RESTRICTIONS:**

  - NO EQUIPMENT OR CONSTRUCTION MATERIALS BE PLACED WITHIN THE TPZ OF OAK TREES LISTED IN IMPACT TABLE.
  - NO OIL, GASOLINE CHEMICALS, PAINTS, SOLVENTS OR OTHER DAMAGING MATERIALS MAY BE DEPOSITED WITHIN THE TPZ.
  - THE PROTECTED TREES SHALL NOT BE USED FOR POSTING SIGNS, ELECTRICAL WIRES OR PULLEYS; FOR SUPPORTING STRUCTURES; AND SHALL BE KEPT FREE OF WALLS, SCREWS, ROPE, WIRES, STAKES AND OTHER FASTENING DEVICES OR ATTACHMENTS.
  - PLACE EXCAVATED BACKFILL OUTSIDE OF THE TPZ WHERE POSSIBLE OR SIDE OF TRENCH FURTHEST FROM TREE TRUNK.
  - DO NOT ALLOW CHEMICALS, TRASH, OR OTHER FOREIGN DEBRIS TO BECOME MIXED WITH THE BACK FILL.
  - FIRM THE BACK FILL TO THE SAME COMPACTION AS THE SURROUNDING SOIL AND NO MORE.
  - GRADING CUTS OR TRENCHING WITHIN THE TPZ OF A RETAINED TREE TRUNK REQUIRES SPECIAL PROCEDURES. TRENCHES SHOULD BE DUG MANUALLY WITH AN AIR SPADE OR WITH THE USE OF A ROOT CUTTING CHISEL. ROOT CUTS SHOULD BE MADE AT AN ANGLE TO THE TRUNK. EXPOSED ROOTS SHOULD BE PROTECTED FROM DRYING. A WATER ABSORBENT MATERIAL (I.E. BURLAP) SHOULD BE SECURED AT THE TOP OF THE TRENCH AND SHOULD BE DRAPED OVER THE EXPOSED ROOTS. THIS MATERIAL SHOULD BE KEPT MOIST UNTIL SOILS IS REPLACED.
  - ALL TRENCHES MADE WITHIN THE TPZ SHOULD BE BACK FILLED AS QUICKLY AS POSSIBLE TO PREVENT ROOT AND SOIL SETTLEMENT.
  - RIPPED, SPLINTERED OR FRACTURED PORTIONS OF ROOTS SHOULD BE CUT. THE DAMAGED PORTION SHOULD BE REMOVED USING SHARP TOOLS. THE CUT SHOULD BE PLACED ACROSS THE ROOT WITH THE ADJACENT BARK INTACT. CLEAN CUTS HELP PREVENT ROOT DAMAGE AND AIDS IN ROOT REGENERATION.
  - ALL TREES SHOULD BE MONITORED AT LEAST A YEAR FOR SIGNS OF STRESS FROM PROPOSED CONSTRUCTION ACTIVITIES OCCURRING IN AND NEAR THEIR TPZ.

**SITE PLAN KEYNOTES #**

- PROPERTY LINE
- COUNTY SETBACK LINE
- HOA SETBACK LINE
- EXISTING ROLLED CURB TO REMAIN
- EXISTING 1" WATER METER TO REMAIN
- EXISTING SCE PULL BOX
- EXISTING CABLE PULL BOX
- NEW UNDERGROUND ELECTRICAL, FROM EXISTING PULL-BOX TO NEW METER PANEL @ HOUSE
- 400AMP ELECTRICAL METER PANEL W/ PHONE AND CABLE BELOW
- NEW GAS METER. SEE PLUMBING PLANS
- NEW GAS LATERAL. SEE PLUMBING PLANS
- NEW WATER LATERAL. SEE PLUMBING PLANS
- NEW SEWER LATERAL. SEE PLUMBING PLANS
- NEW SEWER CLEAN-OUT. SEE PLUMBING PLANS
- ROOF EAVE LINE ABOVE, TYP
- 6'-0" HIGH 8" CMU WALL W/ SMOOTH STUCCO FINISH WISANDSTONE CAP. SEE LANDSCAPE PLAN
- 6'-0" HIGH GATE. SEE LANDSCAPE PLAN
- 6'-0" HIGH WROUGHT IRON AND WOOD ELECTRIC GATE. SEE LANDSCAPE PLAN
- AC CONDENSER ON CONCRETE PAD. SEE MECHANICAL PLANS
- 6'-0" HIGH BLACK CHAIN LINK FENCE. SEE LANDSCAPE PLAN
- DRIPLINE OF PROTECTED OAK TREE (TO REMAIN)
- DRIPLINE OF PROTECTED OAK TREE (TO BE REMOVED PER SEPARATE PERMIT)
- RAISED PLANTER BEDS. SEE LANDSCAPE PLANS
- COLORLED AND STAMPED CONCRETE HARDSCAPE. SEE LANDSCAPE PLANS
- DECOMPOSED GRANITE. SEE LANDSCAPE PLANS
- 18" HIGH 8" CMU WALL W/ SMOOTH STUCCO FINISH WISANDSTONE CAP. SEE LANDSCAPE PLAN
- 5'-0" HIGH 8" CMU WALL W/ SMOOTH STUCCO FINISH WISANDSTONE CAP. SEE LANDSCAPE PLAN
- OUTDOOR BBQ. SEE LANDSCAPE AND PLUMBING PLANS
- OUTDOOR PIZZA OVEN. SEE LANDSCAPE AND PLUMBING PLANS
- 18" HIGH GAS FIRE PIT. SEE LANDSCAPE AND PLUMBING PLANS
- TPZ, TREE PROTECTION ZONE). CONTRACTOR TO PROVIDE TEMPORARY FENCING 5'-0" BEYOND/AROUND ALL EXISTING REMAINING PROTECTED OAK TREE PERIMETER LINES. FENCING TO REMAIN IN PLACE DURING THE ENTIRE DURATION OF CONSTRUCTION.
- EXISTING FIRE HYDRANT, LOCATED @ 12109 LINDA FLORA, APPROX. 131 FT AWAY FROM PARCEL
- POOL EQUIPMENT
- 4'-0" HIGH 8" STUCCO CMU WALL AROUND POOL EQUIPMENT
- 3'-0"x4'-0" WOOD GATE

REVISIONS:

NO.	DATE
1	N/A
2	N/A
3	N/A
4	N/A
5	N/A

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**STOUT RESIDENCE**  
FOR: BILL & LAURA STOUT  
12096 LINDA FLORA DR.  
OJAI, CA.

**SITE PLAN**

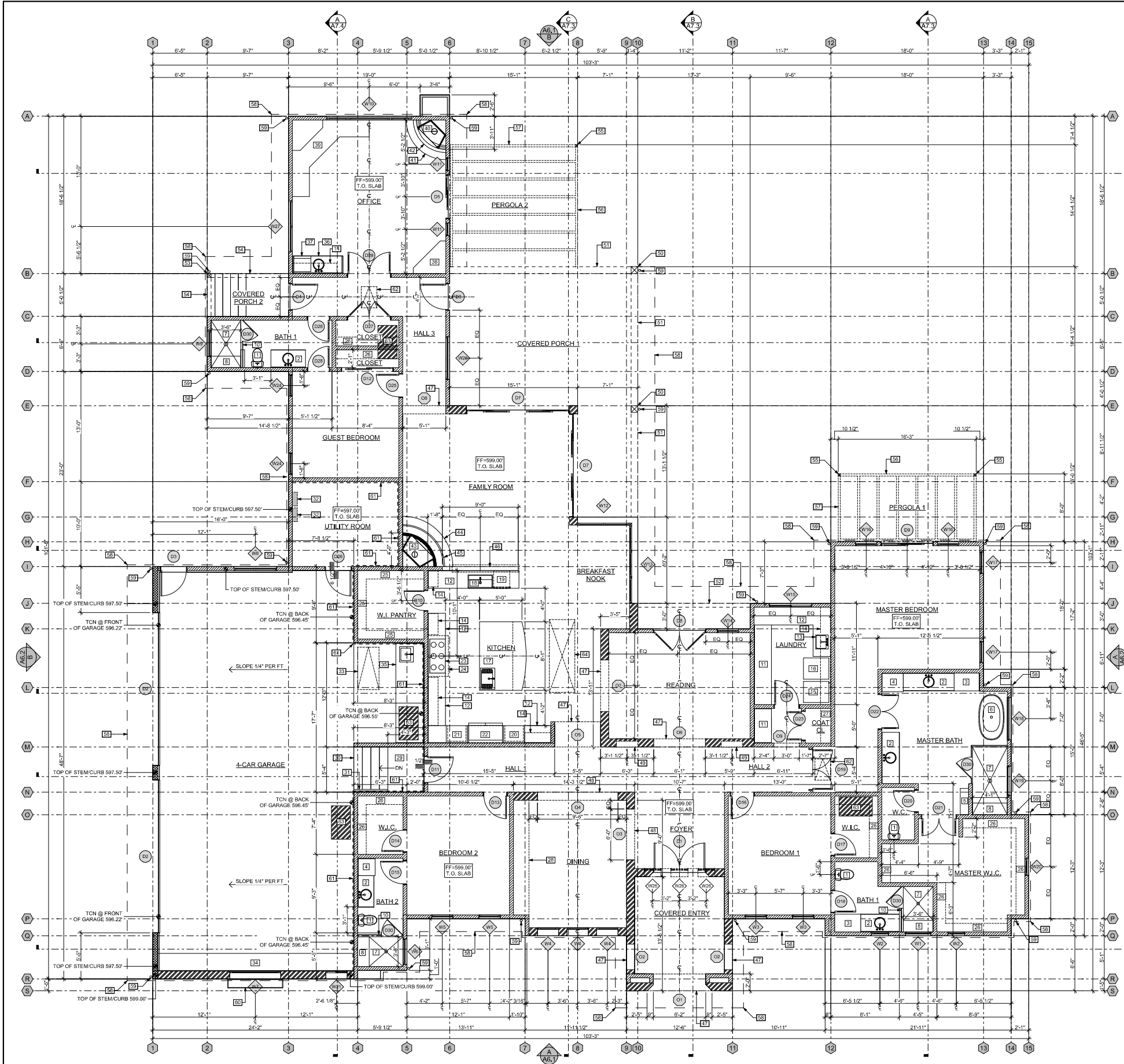
DRAWN BY: JM  
DATE: 3/19/20  
SHEET: A2.1

**GRADING IS REQUIRED FOR THIS PROJECT. SEE GRADING PLAN.**

**County of Ventura  
Planning Director Hearing  
PL21-0111  
Exhibit 4 - Plans**

**PERMIT#GP20-0109**





**FLOOR PLAN KEYNOTES** #

- 1 LOW FLUSH TOILET (TANK TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GAL). SPECS PER OWNER
- 2 24"x36" VANITY BASE CABINET & COUNTERTOP (WATER SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GAL/MIN). SPECS PER OWNER
- 3 24"x30" MAKEUP VANITY & COUNTERTOP. SPECS PER OWNER
- 4 24" TALL LINEN CABINET. SPECS PER OWNER
- 5 12" CABINET. SPECS PER OWNER
- 6 5'-0" FREE STANDING TUB. SPECS PER OWNER
- 7 WATER PROOFED AND TILED FLUSH SHOWER PAN & WALLS. RECESS SHOWER SLAB MIN 3" TO ALLOW FOR SHOWER FLOOR FLOAT AND TILE. FINISH SHOWER TILE TO FLUSH OUT WITH BATH FLOOR TILE. WALL TILE TO CEILING. TILE PER OWNERS SPECS
- 8 18" WATER PROOFED AND TILED FLUSH SHOWER SEAT. TILE PER OWNERS SPECS
- 10 1/2" TEMP SHOWER GLASS ENCLOSURE ON TOP OF 42" HIGH TILED & WATERPROOFED 2x6 PONY WALL. TOP OF GLASS @ 6'-0" (VERIFY HEIGHT W/OWNER)
- 11 24" TALL CABINETS. SPECS PER OWNER
- 12 24"x36" H BASE CABINETS & COUNTERTOP. SPECS PER OWNER
- 13 LAVANDRY SINK. (WATER SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GAL/MIN) SPECS PER OWNER
- 14 14" UPPER CABINETS. SPECS PER OWNER
- 15 WASHER
- 16 GAS DRYER. PROVIDE 4" SMOOTH METAL DUCTING DRYER VENT W/ BACK DRAFT DAMPER. VENT TO EXTERIOR. SEE MECHANICAL PLAN
- 17 36" ISLAND BASE CABINETS & COUNTERTOP W/ PREP SINK (KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GAL/MIN). SPECS PER OWNER
- 18 36" APRON SINK (KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GAL/MIN). SPECS PER OWNER
- 19 DISHWASHER. SPECS PER OWNER
- 20 24" TALL CABINET W/30" DOUBLE WALL OVEN. SPECS PER OWNER
- 21 24" TALL CABINET W/30" MICROWAVE OVEN. SPECS PER OWNER
- 22 48" BUILT-IN REFRIGERATOR W/CABINET ABOVE. SPECS PER OWNER
- 23 48" GAS COOKTOP. SPECS PER OWNER
- 24 PLASTERED VENT HOOD SURROUND ABOVE W/ VENT HOOD INSERT. SPECS PER OWNER. SEE MECHANICAL PLANS
- 25 BUILT-IN PANTRY SHELVING. SPECS PER OWNER
- 26 BUILT-IN CLOSET ORGANIZER. SPECS PER OWNER
- 27 CLOSET SHELF & POLE. SPECS PER OWNER
- 28 18" TALL BUILT-IN CABINETS. SPECS PER OWNER
- 29 FINISHED CONCRETE LANDING PER STRUCTURAL
- 30 FINISHED CONCRETE STAIRS PER STRUCTURAL. 5-R @ 8" / 4-T @ 12" (FIELD VERIFY RISER HEIGHT)
- 31 PAINTED 2" STEEL PIPE GRAB RAIL @ 36" ABOVE STAIR TREAD NOSING
- 32 WALL MOUNTED TANKLESS WATER HEATER. VENT TO EXT THROUGH EXT WALL. SEE PLUMBING PLANS
- 33 30"x60" ATTIC ACCESS ABOVE W/ PULL DOWN LADDER
- 34 GARAGE UTILITY BASE CABINETS/WORK BENCH. SPECS PER OWNER
- 35 30"x36" H BASE CABINET & COUNTERTOP W/ UTILITY SINK (WATER SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GAL/MIN). SPECS PER OWNER
- 36 24"x36" H BASE CABINET & COUNTERTOP W/ BAR SINK. (WATER SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GAL/MIN). SPECS PER OWNER
- 37 24" UNDERCOUNTER REFRIGERATOR. SPECS PER OWNER
- 38 BUILT-IN CLOSET TV CABINET. SPECS PER OWNER
- 39 BUILT-IN DESK W/ CABINET ABOVE. SPECS PER OWNER
- 40 38" MARQUIS II SERIES UL LISTED DIRECT VENT GAS FIREPLACE BY MAJESTIC (OR APPROVED EQUAL). VENT THROUGH ROOF/CHIMNEY ABOVE. SEE A1.6 FOR SPECS
- 41 18"X18" TILED HEARTH
- 42 LINE OF PLASTERED MANTEL
- 43 50" BILTMORE SB100 SERIES UL LISTED WOOD BURNING FIREPLACE BY MAJESTIC (OR APPROVED EQUAL). VENT THROUGH ROOF/CHIMNEY ABOVE. PROVIDE APPROVED SPARK ARRESTOR/TERMINATION CAP. SEE A1.6 FOR SPECS
- 44 18"X18" TILED HEARTH
- 45 LINE OF PLASTERED MANTEL
- 46 42" H 2x6 PONY WALL W/GRANITE TOP. SEE OWNERS SPECS
- 47 ARCH ABOVE. SEE SHEET A5.3 FOR OPENING SCHEDULE
- 48 SQUARE TOP OPENING ABOVE. SEE SHEET A5.3 FOR OPENING SCHEDULE
- 49 8" FULL ARCH TOP NICHE. 30"W X 42"H. TOP @ 7'-0" FROM FF
- 50 EXPOSED STAINED 10x10 POST (PER STRUCTURAL). ALL EXPOSED EDGES TO BE EASED
- 51 EXPOSED STAINED 10x14 BEAM ABOVE (PER STRUCTURAL). ALL EXPOSED EDGES TO BE EASED
- 52 EXPOSED STAINED 6x14 BEAM ABOVE (PER STRUCTURAL). ALL EXPOSED EDGES TO BE EASED
- 53 EXPOSED STAINED 6x6 POST (PER STRUCTURAL). ALL EXPOSED EDGES TO BE EASED
- 54 EXPOSED STAINED 6x10 BEAM ABOVE (PER STRUCTURAL). ALL EXPOSED EDGES TO BE EASED
- 55 PAINTED STEEL PERGOLA. TS3x3 COLUMNS. TYP (PER STRUCTURAL)
- 56 PAINTED STEEL PERGOLA. T56x3 BEAMS ABOVE. TYP (PER STRUCTURAL)
- 57 PAINTED STEEL PERGOLA. T56x3 BEAMS ABOVE @ 24" OC (EQUALLY SPACED). TYP (PER STRUCTURAL)
- 58 ROOF LINE ABOVE
- 59 3" COPPER DOWNSPOUTS. DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS. DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN
- 60 WROUGHT IRON WINDOW FLOWER BOX
- 61 PROVIDE 5/8" TYPE "X" GYP @ GARAGE TO HOUSE WALLS. TO CEILING
- 62 22"x30" ATTIC ACCESS ABOVE
- 63 FAU IN ATTIC ABOVE. SEE MECHANICAL PLAN
- 64 CUSTOM 3'-0"x8'-6" FIXED SKYLIGHT ABOVE. MODEL GUARDIAN 275. BY "MAJOR INDUSTRIES". PROVIDE TEMPERED DUAL GLAZED GLASS. ICC ESR-2855. MINIMUM U-FACTOR OF 0.32 / SHGC OF .29. FIELD VERIFY SIZE W/ EXPOSED BEAM SPACING

- TYP CONSTRUCTION NOTES**
- 1- ALL VALUED CATHEDRAL ROOF CEILINGS IN HABITABLE SPACE SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED VAULTED ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING. TYP @ VAULTED CATHEDRAL CEILINGS. SEE DETAIL 3A6.7.
  - 2- ALL ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING. TYP @ ALL ATTICS. SEE DETAIL 3A6.7.
  - 3- ALL GARAGE ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING. TYP @ ALL GARAGE ATTICS. SEE DETAIL 3A6.7.
  - 4- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R21 BATT INSULATION, INCLUDING GARAGE EXTERIOR WALLS. TYP U.N.O. (PER TITLE 24)
  - 5- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "P" PAPER. ALL OUTSIDE CORNERS TO BE BULLNOSE. COLOR TO BE TAUPE (CONFORM W/OWNER).
  - 6- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP. TYP U.N.O. ALL OUTSIDE CORNERS TO BE BULLNOSE.
  - 7- KITCHENS AND ALL BATHS SHALL HAVE 5/8" GREEN BOARD ON WET SURFACES.
  - 8- ALL INTERIOR WALLS & CEILINGS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP. TYP U.N.O.
  - 9- ALL CEILING HEIGHTS ARE MEASURED FROM FF (TOP OF SLAB). TYP U.N.O.
  - 10- ALL TILE AND STONE SURFACES SHALL HAVE A BASE OF 1/2" CEMENT BOARD. (ALTERNATE AS APPROVED BY OWNER. CONCRETE FLOAT).
  - 11- ALL ROOFING MATERIAL CLASS "A" 1-PIECE S-CLAY TILE ROOFING. ALFARO 3000 SERIES. PER APPROVED EUS EVALUATION REPORT #445. TYP (OWNER TO CHOOSE COLOR).
  - 12- ROOF ATTIC VENTS: NO ATTIC VENTS REQUIRED. ALL ATTICS ARE AN UNVENTED ATTIC ASSEMBLY.
  - 13- ROOF EAVE GUTTERS TO BE 5" COPPER HALF-ROUND. DIRECT FLOW TO 3" COPPER DOWNSPOUTS. DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS. DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN.
  - 14- ROOF EAVE DOWNSPOUTS TO BE 3" COPPER DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS. DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN
  - 12- ALL FLOORING SHALL BE TILE. U.N.O. (TO BE CHOSEN BY OWNER).
  - 13- ALL EXPOSED CEILING, ROOF, EAVE BEAMS AND RAFTER TAILS (ALL EXPOSED TIMBER) SHALL BE DISTRESSED AND ALL EXPOSED EDGES EASED PER OWNERS SPECS.

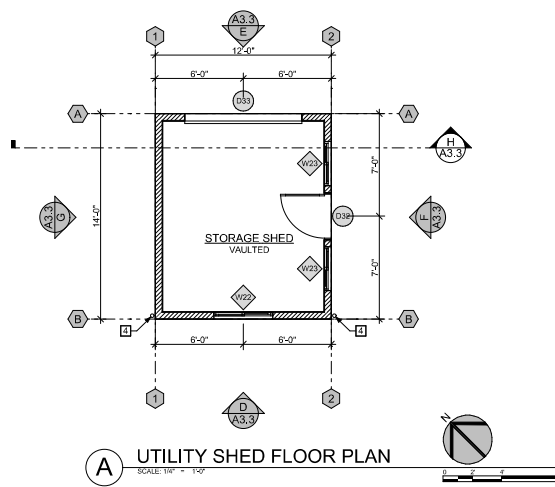
**WALL LEGEND**

	PROPOSED 2x4 WALLS. 2x4 STUDS @ 16" OC U.N.O. TYP
	PROPOSED 2x6 WALLS. 2x6 STUDS @ 16" OC U.N.O. TYP
	PROPOSED 2x8 WALLS. 2x8 STUDS @ 16" OC U.N.O. TYP
	PROPOSED 2x12 WALLS. 2x12 STUDS @ 16" OC U.N.O. TYP

SEE SHEETS A5.1, A5.2 & A5.3 FOR DOOR, WINDOW AND OPENING SCHEDULES

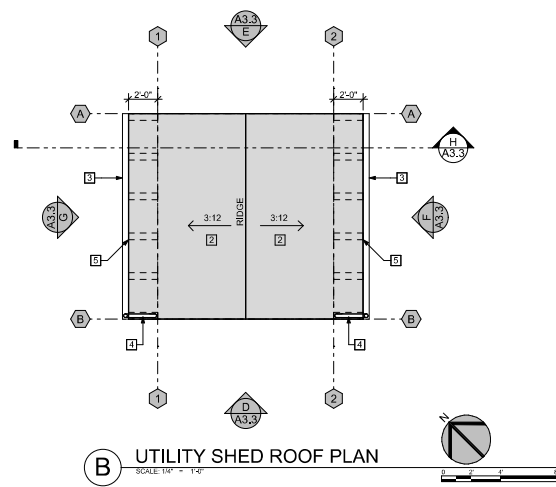
NOTE: ALL DIMENSIONS ARE TO FRAMING, U.N.O.

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<p>JMC &amp; DESIGN RESIDENTIAL DESIGN AND DRAFTING 544 CORONADO ST VENTURA, CA. 93001 P. (805) 766-5833 EMAIL: jim805martin@gmail.com</p>											
<p>PROJECT INFO</p> <p><b>STOUT RESIDENCE</b> FOR: BILL &amp; LAURA STOUT 12096 LINDA FLORA DR. OJAI, CA.</p>											
<p>SHEET INFO</p> <p><b>FLOOR PLAN</b></p> <p>DRAWN BY: JM DATE: 3/19/20 SHEET:</p> <p><b>A3.1</b></p>											

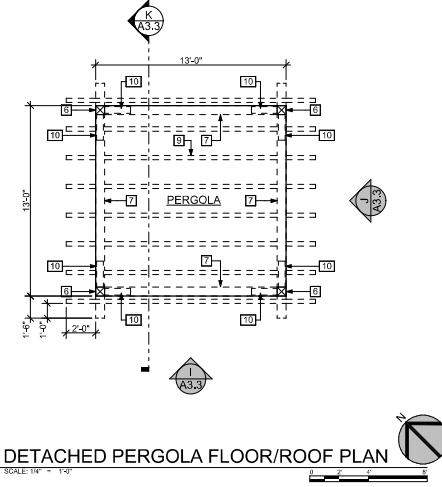


**A UTILITY SHED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

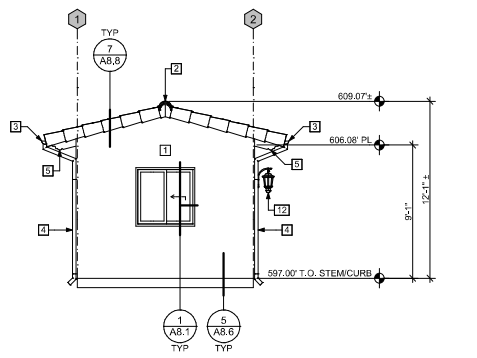
**WALL LEGEND**  
PROPOSED 2x6 WALLS,  
2x6 STUDS @ 16" OC U.N.O. TYP



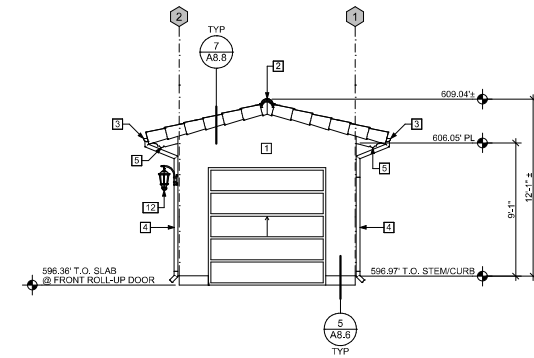
**B UTILITY SHED ROOF PLAN**  
SCALE: 1/4" = 1'-0"



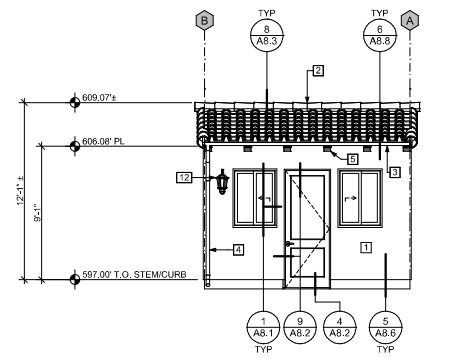
**C DETACHED PERGOLA FLOOR/ROOF PLAN**  
SCALE: 1/4" = 1'-0"



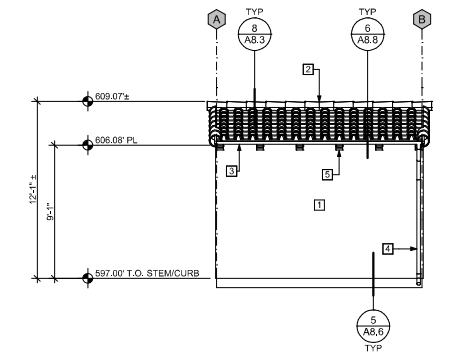
**D UTILITY SHED FRONT (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



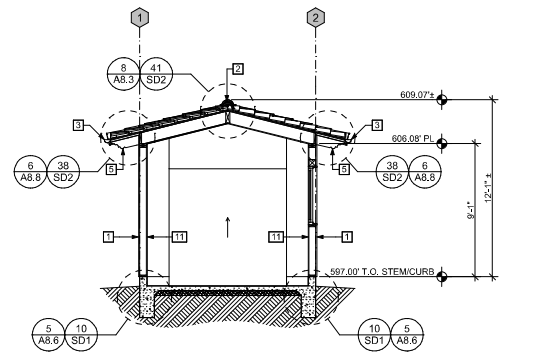
**E UTILITY SHED REAR (NORTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



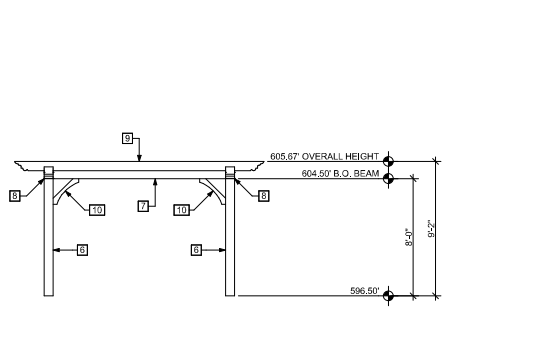
**F UTILITY SHED RIGHT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"



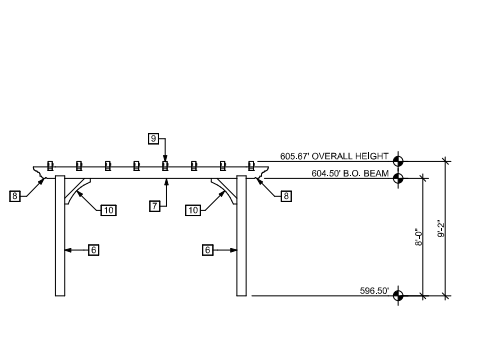
**G UTILITY SHED LEFT (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



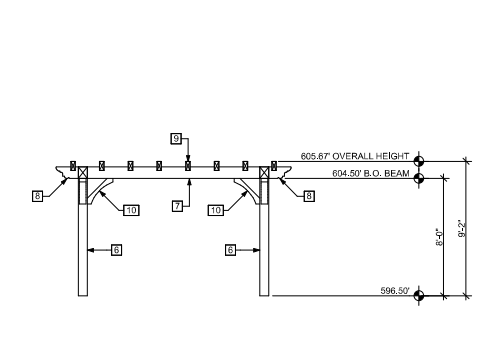
**H UTILITY SHED SECTION**  
SCALE: 1/4" = 1'-0"



**I PERGOLA NORTH & SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**J PERGOLA EAST & WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**K PERGOLA SECTION**  
SCALE: 1/4" = 1'-0"

**UTILITY SHED & PERGOLA KEYNOTES**

- 7/8" SMOOTH STUCCO OVER (2) LAYERS GRADE "D" PAPER, ALL OUTSIDE CORNERS TO BE BULLNOSE
- CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT #445, TYP (OWNER TO CHOOSE COLOR)
- 5" COPPER HALF-ROUND OUTLETS, DIRECT FLOW TO 3" COPPER DOWNSPOUTS, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE, SEE GRADING DRAINAGE PLAN
- 3" COPPER DOWNSPOUTS, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE, SEE GRADING DRAINAGE PLAN
- FALSE EXPOSED STAINED DECORATIVE 6x8 RR TAILS @ 32" OC (EQUALLY SPACED), ALL EXPOSED EDGES TO BE EASED
- EXPOSED STAINED 4x8 POST (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- EXPOSED STAINED 4x10 BEAM (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- EXPOSED STAINED 4x10 BEAM (PER STRUCTURAL), WIDECORATIVE END, ALL EXPOSED EDGES TO BE EASED
- EXPOSED STAINED 4x8 BEAMS @ 24" OC (EQUALLY SPACED) (PER STRUCTURAL) WIDECORATIVE ENDS, ALL EXPOSED EDGES TO BE EASED
- EXPOSED STAINED DECORATIVE 4x KNEE BRACE, ALL EXPOSED EDGES TO BE EASED
- 5/8" GYP, TYP

SEE SHEETS A5.1, A5.2 & A5.3 FOR DOOR, WINDOW AND OPENING SCHEDULES

NOTE: ALL DIMENSIONS ARE TO FRAMING, U.N.O.

**CBC CHAPTER 7A HIGH FIRE HAZARD AREA REQUIREMENTS FOR THIS PROJECT**

- EXPOSED EAVES:**  
ALL NEW OPEN EXPOSED EAVES SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYRODITE" BONDED TO ONE SIDE, (BY LP BUILDING PRODUCTS ICC ESR-1365) (A.W.U.I. / CALFIRE APPROVED PRODUCT, LISTING #2027-2005), OVER 2x6 T&G DECKING OVER MIN 4x NOMINAL RAFTER TAILS, TYP, PER ROOF PLAN, COMPLIES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
- REAR COVERED EXPOSED PORCHES:**  
REAR COVERED PORCHES SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
- FRONT COVERED EXPOSED PORCH:**  
FRONT COVERED PORCH SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYRODITE" BONDED TO ONE SIDE, (BY LP BUILDING PRODUCTS ICC ESR-1365) (A.W.U.I. / CALFIRE APPROVED PRODUCT, LISTING #2027-2005), OVER 2x6 T&G DECKING OVER (MIN 4x NOMINAL) RAFTER TAILS, TYP, PER ROOF PLAN, PORCH POSTS SHALL BE HEAVY TIMBER, COMPLIES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
- PERGOLAS:**  
a. POSTS SHALL BE 3"x3" TUBE STEEL PER STRUCTURAL.  
b. PERIMETER BEAMS SHALL BE 3"x6" TUBE STEEL PER STRUCTURAL.  
c. INTERMEDIATE BEAMS SHALL BE 3"x6" TUBE STEEL PER STRUCTURAL.
- EXTERIOR WALL COVERING:**  
EXTERIOR WALLS SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
- ROOFING:**  
a. CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT # 445, TYP (OWNER TO CHOOSE COLOR).  
b. ALL NEW ROOF VALLEY FLASHING SHALL HAVE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.
- WINDOWS/EXTERIOR GLAZED DOORS:**  
ALL WINDOWS SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:  
a. STILES AND RAJLS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
b. RABBED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
- ROOF ATTIC VENTS:**  
ALL ROOF ATTIC VENTS SHALL BE "OHAGAN" ROOF TILE ATTIC VENTS W/ 1/8" CORROSION RESISTENT MESH, TYP

**TYP CONSTRUCTION NOTES**

- ALL VAULTED/CATHEDRAL ROOF CEILINGS IN HABITABLE SPACE SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED VAULTED ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ ALL ATTICS, SEE DETAIL 3/A8.7.
- ALL ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ ALL ATTICS, SEE DETAIL 3/A8.7.
- ALL GARAGE ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ ALL GARAGE ATTICS, SEE DETAIL 3/A8.7.
- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R21 BATT INSULATION, INCLUDING GARAGE EXTERIOR WALLS, TYP U.N.O. (PER TITLE 24)
- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, ALL OUTSIDE CORNERS TO BE BULLNOSE, COLOR TO BE TAUPE (CONFIRM WORKER).
- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O. ALL OUTSIDE CORNERS TO BE BULLNOSE.
- KITCHENS AND ALL BATHS SHALL HAVE 5/8" GREEN BOARD ON WET SURFACES.
- ALL INTERIOR WALLS & CEILINGS @ GARAGE SHALL HAVE 5/8" TYPE "X" GYP, TYP U.N.O.
- ALL CEILING HEIGHTS ARE MEASURED FROM FF (TOP OF SLAB), TYP U.N.O.
- ALL TILE AND STONE SURFACES SHALL HAVE A BASE OF 1/2" CEMENT BOARD, (ALTERNATE AS APPROVED BY OWNER, CONCRETE FLOOR).
- ALL ROOFING MATERIAL CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT #445, TYP (OWNER TO CHOOSE COLOR).
- ROOF ATTIC VENTS: NO ATTIC VENTS REQUIRED, ALL ATTICS ARE AN "UNVENTED ATTIC ASSEMBLY."
- ROOF EAVE OUTLETS TO BE 5" COPPER HALF-ROUND, DIRECT FLOW TO 3" COPPER DOWNSPOUTS, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE, SEE GRADING DRAINAGE PLAN.
- ROOF EAVE DOWNSPOUTS TO BE 5" COPPER DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE, SEE GRADING DRAINAGE PLAN.
- ALL FLOORING SHALL BE TILE, U.N.O. (TO BE CHOSEN BY OWNER).
- ALL EXPOSED CEILING, ROOF, EAVE BEAMS AND RAFTER TAILS (ALL EXPOSED TIMBER) SHALL BE DISTRESSED AND ALL EXPOSED EDGES EASED PER OWNERS SPECS.

NO.	REVISIONS:	DATE
1		
2		
3		
4		
5		

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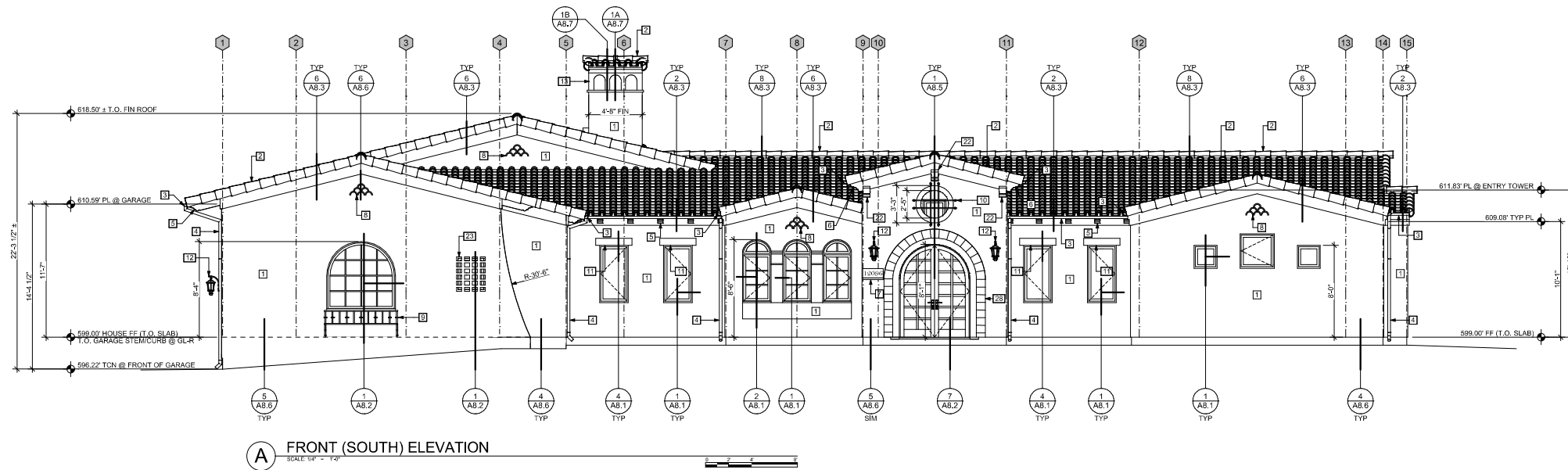
**STOUT RESIDENCE**  
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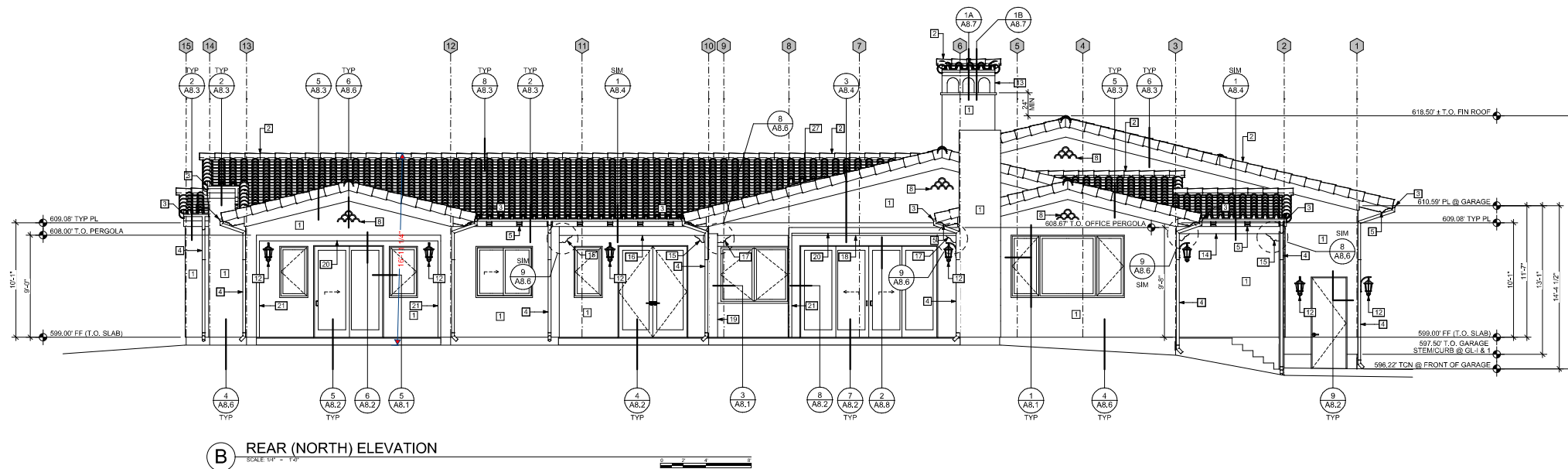
UTILITY SHED FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS, SECTION

DRAWN BY: JM  
DATE: 3/19/20

SHEET:  
**A3.3**



**A FRONT (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**B REAR (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES** [ # ]

- 1 7/8" SMOOTH STUCCO OVER (2) LAYERS GRADE "D" PAPER. ALL OUTSIDE CORNERS TO BE BULLNOSE
- 2 CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT #445, TYP. (OWNER TO CHOOSE COLOR)
- 3 5" COPPER HALF-ROUND GUTTERS, DIRECT FLOW TO 3" COPPER DOWNSPOUTS, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN
- 4 3" COPPER DOWNSPOUTS, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN
- 5 FALSE EXPOSED STAINED DECORATIVE 6x8 RR TAILS @ 32" OC (EQUALLY SPACED), ALL EXPOSED EDGES TO BE EASED
- 6 EXPOSED STAINED DECORATIVE 8x12 LOOK-OUT. ALL EXPOSED EDGES TO BE EASED
- 7 4" HIGH CONTRASTING ADDRESS NUMBERS W/ UPLIGHT ILLUMINATION, TOP @ 6'-0" FROM FF
- 8 DECORATIVE FALSE CLAY TILE VENT. SEE DETAIL 3/A8.6
- 9 WROUGHT IRON WINDOW FLOWER BOX
- 10 WROUGHT IRON WINDOW OPENING GRILL
- 11 EXPOSED FALSE STAINED 8x HEADER, EASE ALL EDGES. SEE DETAIL 4/A8.1
- 12 WROUGHT IRON EXTERIOR LED LIGHT FIXTURE, ALL EXTERIOR LIGHT FIXTURE TO COMPLY WITH "DARK SKY" ORDINANCE/REQUIREMENTS. SEE SHEET 4.1.5
- 13 DECORATIVE STUCCOED CHIMNEY SHROUD, PROVIDE FIREPLACE MFG APPROVED SPARK ARRESTOR
- 14 EXPOSED STAINED 8x10 BEAM (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- 15 FALSE EXPOSED STAINED DECORATIVE 4x CORBAL, ALL EXPOSED EDGES TO BE EASED
- 16 EXPOSED STAINED 8x14 BEAM (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- 17 FALSE EXPOSED STAINED DECORATIVE 8x CORBAL, ALL EXPOSED EDGES TO BE EASED
- 18 EXPOSED STAINED 10x14 BEAM (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- 19 EXPOSED STAINED 10x10 POST (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- 20 PAINTED STEEL PERGOLA, T56x3 BEAMS, TYP (PER STRUCTURAL)
- 21 PAINTED STEEL PERGOLA, T3x3 COLUMNS, TYP (PER STRUCTURAL)
- 22 EXPOSED STAINED DECORATIVE 8x12 LOOK-OUT, ALL EXPOSED EDGES TO BE EASED
- 23 STUCCO WINDOW GRILL
- 24 EXPOSED FALSE STAINED 8x HEADER, EASE ALL EDGES
- 25 EXPOSED STAINED 6x6 POST (PER STRUCTURAL), ALL EXPOSED EDGES TO BE EASED
- 26 LINE OF FF (TOP OF SLAB)
- 27 CUSTOM 3'-0"x4'-0" FIXED SKYLIGHT ABOVE, MODEL GUARDIAN 275, BY "MAJOR INDUSTRIES", PROVIDE TEMPERED DUAL GLAZED GLASS, ICC ESR-2855, MINIMUM U-FACTOR OF 0.32 / SHGC OF .29, FIELD VIEW SIZE W/ EXPOSED BEAM SPACING
- 28 8"x8" DECORATIVE TILE OVER THINSET, OVER STUCCO, TILE TO BE CHOSEN BY OWNERS

SEE SHEETS A5.1, A5.2 & A5.3 FOR DOOR, WINDOW AND OPENING SCHEDULES

NOTE: ALL DIMENSIONS ARE TO FRAMING, U.N.O.

**CBC CHAPTER 7A HIGH FIRE HAZARD AREA REQUIREMENTS FOR THIS PROJECT**

1. EXPOSED EAVES:  
ALL NEW OPEN EXPOSED EAVES SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYROTITE" BONDED TO ONE SIDE, (BY LP BUILDING PRODUCTS ICC ESR-1355) (A W.U.I. / CALFIRE APPROVED PRODUCT, LISTING #2027-0005), OVER 2x6 T&G DECKING OVER MIN 4x NOMINAL RAFTER TAILS, TYP, PER ROOF PLAN, COMPLIES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
2. REAR COVERED EXPOSED PORCHES:  
REAR COVERED PORCHES SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
3. FRONT COVERED EXPOSED PORCH:  
FRONT COVERED PORCH SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYROTITE" BONDED TO ONE SIDE, (BY LP BUILDING PRODUCTS ICC ESR-1355) (A W.U.I. / CALFIRE APPROVED PRODUCT, LISTING #2027-0005), OVER 2x6 T&G DECKING OVER (MIN 4x NOMINAL) RAFTER TAILS, TYP, PER ROOF PLAN. PORCH POSTS SHALL BE HEAVY TIMBER, COMPLIES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
4. PERGOLAS:  
a. POSTS SHALL BE 3"x3" TUBE STEEL PER STRUCTURAL.  
b. PERIMETER BEAMS SHALL BE 3"x6" TUBE STEEL PER STRUCTURAL.  
c. INTERMEDIATE BEAMS SHALL BE 3"x6" TUBE STEEL PER STRUCTURAL.
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EXTERIOR WALLS SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
6. ROOFING:  
a. CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT # 445, TYP (OWNER TO CHOOSE COLOR).  
b. ALL NEW ROOF VALLEY FLASHING SHALL HAVE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.
7. WINDOWS/EXTERIOR GLAZED DOORS:  
ALL WINDOWS SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE.  
8. EXTERIOR DOORS (INCLUDING SECTIONAL GARAGE DOORS):  
SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:  
a. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
b. RABBED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RABBED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
9. ROOF ATTIC VENTS:  
NO ATTIC VENTS REQUIRED, ALL ATTICS ARE AN "UNVENTED ASSEMBLY"

**TYP CONSTRUCTION NOTES**

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- 2- ALL ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ ALL ATTICS. SEE DETAIL 3/A8.7.
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- 5- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, ALL OUTSIDE CORNERS TO BE BULLNOSE, COLOR TO BE TAUPE (CONFORM W/OWNER).
- 6- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O. ALL OUTSIDE CORNERS TO BE BULLNOSE.
- 7- KITCHENS AND ALL BATHS SHALL HAVE 5/8" GREEN BOARD ON WET SURFACES.
- 8- ALL INTERIOR WALLS & CEILINGS @ GARAGE SHALL HAVE 5/8" TYP "X" GYP, TYP U.N.O.
- 9- ALL CEILING HEIGHTS ARE MEASURED FROM FF (TOP OF SLAB), TYP U.N.O.
- 10- ALL TILE AND STONE SURFACES SHALL HAVE A BASE OF 1/2" CEMENT BOARD, (ALTERNATE AS APPROVED BY OWNER, CONCRETE FLOOR).
- 11- ALL ROOFING MATERIAL CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT #445, TYP (OWNER TO CHOOSE COLOR).
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- 14- ROOF EAVE DOWNSPOUTS TO BE 3" COPPER, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN.
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A6.1

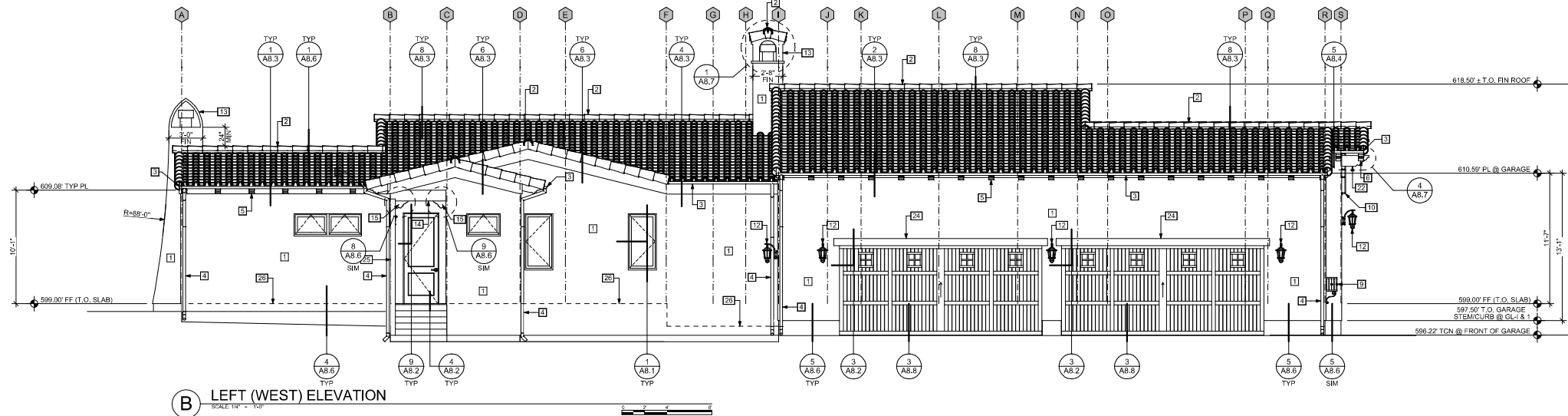
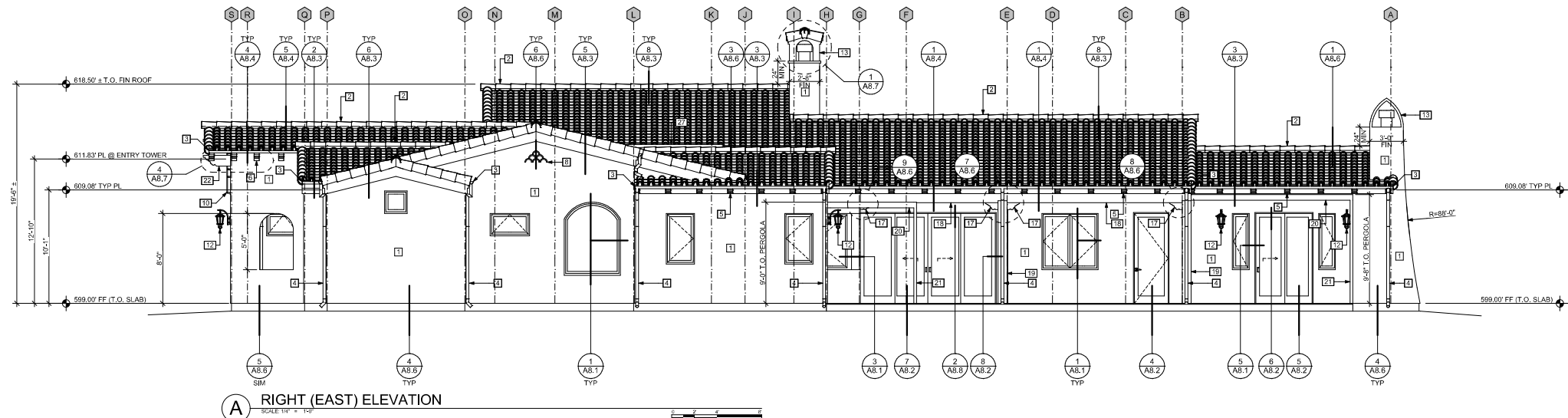
DRAWN BY: JM  
DATE: 3/19/20  
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EXTERIOR ELEVATIONS

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NO.	REVISIONS:	DATE
1	DATE	N/A
2	N/A	N/A
3	N/A	N/A
4	N/A	N/A
5	N/A	N/A



**EXTERIOR ELEVATION KEYNOTES** [ # ]

- 1 7/8" SMOOTH STUCCO OVER (2) LAYERS GRADE "D" PAPER, ALL OUTSIDE CORNERS TO BE BULLNOSE
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- 8 DECORATIVE FALSE CLAY TILE VENT, SEE DETAIL 9/A8.6
- 9 WROUGHT IRON WINDOW FLOWER BOX
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REAR COVERED PORCHES SHALL HAVE 7/8" SMOOTH TROWELED FINISH STUCCO OVER (2) LAYERS GRADE "D" PAPER.
3. FRONT COVERED EXPOSED PORCH:  
FRONT COVERED PORCH SHALL HAVE "LP FLAMEBLOCK" FIRE RATED 1/2" OSB SHEATHING W/ "PYROTITE" BONDED TO ONE SIDE, (BY LP BUILDING PRODUCTS ICC ESR-1365) (A.W.U.I. / CALFIRE APPROVED PRODUCT, LISTING #2027-0005), OVER 2x6 TAG DECKING OVER (MIN 4x NOMINAL) RAFTER TAILS, TYP, PER ROOF PLAN, PORCH POSTS SHALL BE HEAVY TIMBER, COMPLIES W/ HIGH FIRE HAZARD AREA REQUIREMENTS.
4. PERGOLAS:  
a. POSTS SHALL BE 3"x3" TUBE STEEL PER STRUCTURAL.  
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7. WINDOWS/EXTERIOR GLAZED DOORS:  
ALL WINDOWS SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE.  
8. EXTERIOR DOORS (INCLUDING SECTIONAL GARAGE DOORS):  
SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:  
a. STILES AND RAJLS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.  
b. RABBED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RABBED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/16 INCH THICK.
9. ROOF ATTIC VENTS:  
NO ATTIC VENTS REQUIRED, ALL ATTICS ARE AN "UNVENTED ASSEMBLY"

**TYP CONSTRUCTION NOTES**

- 1- ALL VAULTED/CATHEDRAL ROOF CEILINGS IN HABITABLE SPACE SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED VAULTED ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ VAULTED/CATHEDRAL CEILINGS. SEE DETAIL 3/A8.7.
- 2- ALL ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ ALL ATTICS. SEE DETAIL 3/A8.7.
- 3- ALL GARAGE ROOF ATTICS SHALL HAVE R30 (PER TITLE 24) SPRAY FOAM INSULATION (UNVENTED ATTIC ROOF ASSEMBLY) APPLIED TO THE UNDERSIDE OF THE ROOF SHEATHING, TYP @ ALL GARAGE ATTICS. SEE DETAIL 3/A8.7.
- 4- ALL EXTERIOR WALLS SHALL BE INSULATED W/ R21 BATT INSULATION, INCLUDING GARAGE EXTERIOR WALLS, TYP U.N.O. (PER TITLE 24)
- 5- ALL EXTERIOR STUCCO WALLS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2-LAYERS GRADE "D" PAPER, ALL OUTSIDE CORNERS TO BE BULLNOSE, COLOR TO BE TAUPE (CONFORM W/OWNER).
- 6- ALL INTERIOR WALLS AND CEILINGS SHALL HAVE 5/8" GYP, TYP U.N.O. ALL OUTSIDE CORNERS TO BE BULLNOSE.
- 7- KITCHENS AND ALL BATHS SHALL HAVE 5/8" GREEN BOARD ON WET SURFACES.
- 8- ALL INTERIOR WALLS & CEILINGS @ GARAGE SHALL HAVE 5/8" TYP "X" GYP, TYP U.N.O.
- 9- ALL CEILING HEIGHTS ARE MEASURED FROM FF (TOP OF SLAB), TYP U.N.O.
- 10- ALL TILE AND STONE SURFACES SHALL HAVE A BASE OF 1/2" CEMENT BOARD, (ALTERNATE AS APPROVED BY OWNER, CONCRETE FLOOR).
- 11- ALL ROOFING MATERIAL CLASS "A" 1-PIECE S-CLAY TILE ROOFING, ALFARO 3000 SERIES, PER APPROVED EUS EVALUATION REPORT #445, TYP. (OWNER TO CHOOSE COLOR).
- 12- ROOF ATTIC VENTS: NO ATTIC VENTS REQUIRED, ALL ATTICS ARE AN "UNVENTED ATTIC ASSEMBLY."
- 13- ROOF EAVE GUTTERS TO BE 5" COPPER HALF-ROUND, DIRECT FLOW TO 3" COPPER DOWNSPOUTS, DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN.
- 14- ROOF EAVE DOWNSPOUTS TO BE 3" COPPER DOWNSPOUTS TO DISCHARGE @ HARDSCAPE OR SPLASH BLOCKS, DIRECT FLOW TO LANDSCAPING AND DRAINAGE COURSE. SEE GRADING DRAINAGE PLAN.
- 12- ALL FLOORING SHALL BE TILE, U.N.O. (TO BE CHOSEN BY OWNER).
- 13- ALL EXPOSED CEILING, ROOF, EAVE BEAMS AND RAFTER TAILS (ALL EXPOSED TIMBER) SHALL BE DISTRESSED AND ALL EXPOSED EDGES EASED PER OWNERS SPECS.

NO.	DATE	REVISIONS
1	N/A	
2	N/A	
3	N/A	
4	N/A	
5	N/A	

**JMC & DESIGN**  
RESIDENTIAL DESIGN AND DRAFTING  
544 CORONADO ST  
VENTURA, CA. 93001  
P. (805) 766-5833  
EMAIL: jim805martin@gmail.com

**PROJECT INFO**  
**STOUT RESIDENCE**  
FOR: BILL & LAURA STOUT  
12096 LINDA FLORA DR.  
OJAI, CA.

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: JM  
SHEET: 3/19/20

**A6.2**

**CONDITIONS OF APPROVAL FOR DISCRETIONARY TREE PERMIT CASE NO.  
PL21-0111**

**RESOURCE MANAGEMENT AGENCY (RMA)**

**Planning Division Conditions**

1. Project Description

This Discretionary Tree Permit (DTP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 4 and 6 of the Planning Director hearing on April 21, 2022, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Applicant requests a discretionary Tree Permit for the removal of a heritage size Quercus agrifolia, Coast Live Oak tree to authorize construction of a new 4,286 square feet (sq. ft.) single-story single-family dwelling with a 1,388 sq. ft. attached garage, 670 sq. ft. of attached covered porches/patios, 400 sq. ft. attached trellis-patio covers, a 168 sq. ft. detached utility shed and a 169 sq. ft. detached trellis patio cover. The applicant will plant ten native trees (6 coast live oaks and 4 California sycamores) to offset the removal of one heritage size oak tree as described in the arborist report prepared by Bill Mellett Design dated July 23, 2021 (Exhibit 6). Estimated earthwork to prepare the site for development includes 688 cubic yards of cut and 740 cubic yards of fill per Grading Permit case number GP20-0109. The Casitas Municipal Water District will provide water service and the Ojai Valley Sanitary District will provide sewer service. Access to the Project site would be from Linda Flora Drive.

The grading, development, use, and maintenance of the property, the location of structures, landscape areas, 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. Required Improvements for DTP

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

**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 4. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

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

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

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

### 3. Site Maintenance

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

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the DTP.

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

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

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this

condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. DTP Modification

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

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

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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



7. Time Limits

a. Use inauguration:

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

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

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

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

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



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

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

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

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

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

**Documentation:** The Permittee shall maintain a current set of DTP conditions and exhibits at the project site.

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

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

10. Recorded Notice of Land Use Entitlement

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

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

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

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

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

11. Financial Responsibility for Compliance Monitoring and Enforcement

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

b. **Establishment of Revolving Compliance Account:**

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

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

(2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee’s right to challenge all such charges and penalties prior to payment.

c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of

this DTP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

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

13. Invalidation of Condition(s)

If any of the conditions or limitations of this DTP 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 DTP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall

be required to fully comply with this DTP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This DTP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this DTP, at the discretion of the Planning Director, the Planning Director, may review the project and impose substitute feasible conditions 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 to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this DTP may be revoked.

14. Consultant Review of Information and Consultant Work

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

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

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

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

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any DTP condition contained herein is in conflict with any other DTP condition contained herein, when principles of law do not provide to the

contrary, the DTP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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

#### 16. Contact Person

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

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

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

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

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

#### 17. Change of Permittee

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

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

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the

transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this DTP.

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

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

18. Landscaping

**Purpose:** To comply with the County's landscaping requirements.

**Requirement:** The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELo).

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

- a. **Use Available Non-Potable Sources of Water.** The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. **Protection of Solar Access.** The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. **Protection of Existing Vegetation.** Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- d. **Required revegetation or landscaping plans shall incorporate indigenous plant species where feasible.**

**Documentation:** The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), and § 8106-8.2 (General Landscaping and Water Conservation Requirements) of the Non-Coastal Zoning Ordinance. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

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

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

19. Tree Protection Plan (TPP)

**Purpose:** To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

**Requirement:** The Permittee shall avoid impacting protected trees to the extent feasible and shall offset any damage to protected trees or associated impacts from such damage. If protected trees are felled/damaged and require offsets pursuant to the TPR (§ 8107-25.10) and TPG (§ IV.C, Offset/Replacement Guidelines), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

**Documentation:** The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at: <https://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.pdf> The TPP must include (but is not limited to):

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
- b. the offset or mitigation that will be provided for any trees approved for felling; and
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist<sup>1</sup> shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

If in-lieu fees will be paid to a conservation agency for tree offsets, the Permittee shall submit to the Planning Division for review and approval, a tree plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

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<sup>1</sup> A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.



If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5 or 7 year performance targets set forth in the TPP.

**Monitoring and Reporting:** The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 20. Tree Health Monitoring and Reporting

**Purpose:** To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the Ventura County Non-Coastal Zoning Ordinance and Tree Protection Guidelines (TPG).

**Requirement:** The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until two years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

**Documentation:** The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

**Timing:** The Permittee shall submit annual arborist reports after initiation of construction activities and until two years after the completion of construction activities.

**Monitoring and Reporting:** The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the

arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 21. Wildlife Fencing

**Purpose:** To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing, in accordance with §§ 8109-4.8.3.6 and 8109-4.8.3.7 of the Ventura County NCZO.

**Requirement:** A zoning clearance is required for is required for the installation of new wildlife impermeable fencing that forms an enclosed area of 9,801 square feet or less (APN 011-0-220-215: 98,010 sq. ft. x 10%); [NCZO § 8109-4.8.3.6 (b)(1)].

A Planned Development Permit is required for the installation of new wildlife impermeable fencing that forms an enclosed area of 9,801 square feet or more (APN 011-0-220-215: 98,010 sq. ft. x 10%); [NCZO § 8109-4.8.3.6 (c)(1)].

No permit is required for the installation of fencing that forms an enclosed area all of which is located within 50 feet of an exterior wall of a legally established building; [NCZO § 8109-4.8.3.7 (a)].

**Documentation:** The Property Owner shall submit a fencing plan for all new fencing located. The fencing plan must include the fence location, type of fence, elevations detailing construction and materials for both permeable and impermeable fences. Any fence over seven feet in height requires a Building Permit.

**Timing:** Prior to issuance of a Zoning Clearance for any new fencing, the Property Owner shall demonstrate on the fencing plans that the requirements of this condition are met.

**Monitoring and Reporting:** The Property Owner shall submit plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for fencing. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

#### 22. Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat and ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County NCZO.

**Requirement:** Prior to zoning clearance for construction of the project, the Property Owner shall prepare a lighting plan that meets the following objectives:

- avoids interference with reasonable use of adjoining properties;

- avoids conflict with landscape features;
- minimizes on-site and eliminates off-site glare;
- minimizes impacts to wildlife movement;
- minimizes energy consumption; and
- includes devices that are compatible with the design of the permitted structure and minimize energy consumption.
- Is consistent with Ventura County NCZO § 8109-4.7.4 (Dark Sky Overlay Zone)
- Is consistent with Ventura County NCZO §§ 8109-4.8.2 (Habitat Connectivity and Wildlife Corridors Overlay Zone Outdoor Lighting) and 8109-4.8.2.3 (Habitat Connectivity and Wildlife Corridors Overlay Zone Prohibited Lighting)

The Property Owner shall include in the lighting plan the manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The plan must include illumination information within pathways and driveways proposed throughout the development. In order to minimize light and glare from the development, all exterior structure light fixtures and freestanding light standards must be a cut-off type, fully shielded, and downward facing, such that lighting is projected downward onto the property and does not cast any direct light onto any adjacent property and roadway in order to prevent the illumination of surrounding habitat. All outdoor light sources must be located within 100 feet of a structure or adjacent to a driveway. Floodlights shall be prohibited. Lighting shall be located such that it is not directed at glass and other materials used on building exteriors and structures, which could create reflective glare. The Property Owner shall bear the total cost of the review and approval of the lighting plan. The Property Owner shall install all exterior lighting in accordance with the approved lighting plan.

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

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

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the project file. The Property Owner shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy of residential development. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

23. Undergrounding of Utilities

**Purpose:** In order to ensure that public utility extensions from the point of connection to the structure(s) comply with General Plan Public Utilities Policy 4.5.2.3.

**Requirement:** Where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color shall be compatible with the surroundings to the extent safety and economic considerations allow. Where undergrounding of utilities is feasible, the Permittee shall place utility service lines beneath the access driveway to minimize impacts associated with trenching and native vegetation removal.

**Documentation:** The Permittee shall provide a copy of the grading and building plans denoting the location of utility service lines, point of connection, and alignment to the structure(s) the utility will serve, to the Planning Division for review and approval, to be maintained as part of the project file. If utility service lines cannot be undergrounded, the Permittee shall provide documentation to support the alternate location, design, materials and color of the equipment.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division.

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

24. Archaeological Resources Discovered During Grading

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

**Requirement:** The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
  - (5) Implement the agreed upon recommendations.
- 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 area in which the discovery was made;
  - (2) Immediately notify the County Coroner and the Planning Director;
  - (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
  - (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

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

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance/§ 8183-5 of the Ventura County Coastal Zoning Ordinance (select appropriate).

## 25. Construction Noise

**Purpose:** In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

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

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

**Monitoring and Reporting:** The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance/§ 8183-5 of the Ventura County Coastal Zoning Ordinance (select appropriate).

## **PUBLIC WORKS AGENCY (PWA)**

### **Development and Inspection Services Conditions**

#### 26. Grading Permit

**Purpose:** In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

**Requirement:** The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

**Documentation:** If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted



to Land Development Services Division for review and approval.

**Timing:** All applicable documentation, as specified above, must be submitted for review and approval prior to issuance of a Zoning Clearance for development.

**Monitoring and Reporting:** Public Works Agency staff will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

#### 27. Drainage Plan

**Purpose:** To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

**Requirement:** The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and approval.

**Documentation:** Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition storm-water peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

**Timing:** All documentation, as specified above, must be submitted for review and approval by Public Works Agency prior to issuance of a Zoning Clearance for development.

**Monitoring and Reporting:** Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

28. Land Development Fee For Flood Control Facilities (AKA: Flood Acreage Fee (FAF)).

**Purpose:** To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

**Requirement:** The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC-24 and subsequent resolutions. The fee will be calculated based on the Permittee’s information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

**Documentation:** The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

**Timing:** Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the zoning clearance for construction.

**Monitoring and Reporting:** Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

**Integrated Waste Management Division (IWMD) Conditions**

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

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing> Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

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

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: <http://onestop.vcpublicworks.org/integrated-waste-management-forms>.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <http://onestoppermit.ventura.org/>.

A list of local facilities permitted to recycle soil, wood, and green waste is available at:  
<https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

A complete list of County-franchised solid waste haulers is available at:  
<https://www.vcpublishworks.org/wsd/iwmd/construction/#solid-waste-collectors>

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

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

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

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

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

The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at:

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

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

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

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

## **Watershed Protection District (WPD) Conditions**

### **County Stormwater Program Section**

#### 31. **Compliance with Stormwater Development Construction Program**

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

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F. “Development Construction Program” of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control.

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

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

**Monitoring and Reporting:** CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

### **Advance Planning Section**

#### 32. **Encroachment Permit**

**Purpose:** To comply with the Ventura County Public Works Agency - Watershed Protection Ordinance WP-2, and mitigate potential impacts such as obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water to jurisdictional channels by designing and constructing appropriate surface drainage and flood control facilities to protect life and property from damage or destruction from flood and storm waters.

**Requirement:** The Permittee shall obtain an Encroachment Permit and additional details can be found at the following website: <https://www.onestoppermits.vcrma.org/departments/watercourse-encroachment>.

**Documentation:** A permit application package shall be prepared and signed by the Permittee or a duly authorized agent and submitted to and logged by the WP Permit Section.

**Timing:** The applicant shall obtain an encroachment permit prior to obtaining a building permit or grading permit or prior to project start date if no grading or building permits are required.

**Monitoring and Reporting:** Prior to permit closure, WP staff shall inspect the improvements to assure that construction was completed, in accordance with the approved plans and the Permit.

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Air Pollution Control District (APCD) Conditions**

#### 33. Fugitive dust during grading and construction

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

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

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

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

areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.

V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days.

VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the construction phases of the project.

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

34. Nuisance of discharge pollutants

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

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

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

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

**Timing:** Throughout the phases of construction.



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

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### 35. Address Numbers (Single-Family Homes)

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

**Requirement:** The Permittee shall install a minimum of 4-inch (4") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

**Documentation:** A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

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

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

#### 36. Access Road Widths, Single Family Dwelling

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

**Requirement:** The Permittee shall provide a minimum paved access road width of 36 feet. [Linda Flora Dr.] Parking is allowed on each side of the road.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their

successors in interest, shall maintain the access for the life of the development.

37. Access Road Widths, Single Family Dwelling (2)

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

**Requirement:** The Permittee shall provide a minimum paved access driveway width of 15 feet with parking prohibited.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

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

38. Vertical Clearance

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

**Requirement:** The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

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

39. Fire Sprinkler

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

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

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

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

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

#### 40. Hazardous Fire Area

**Purpose:** To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

**Requirement:** The Permittee shall construct all structures to meet hazardous fire area building code requirements.

**Documentation:** A stamped copy of the approved building plans to be retained by the Building Department.

**Timing:** The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

**Notice:** For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

41. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. [Note: Add the following as necessary - All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared.] Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

42. Fire Department Clearance

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

**Requirement:** The Permittee shall obtain VCFD Form #610B "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #610B "Requirements for Construction."

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

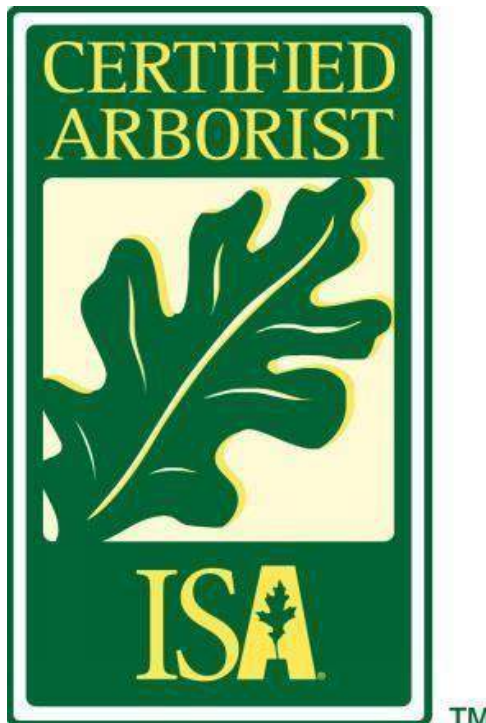
**Monitoring and Reporting:** A copy of the completed VCFPD Form #610A/B shall be kept on file with the Fire Prevention Bureau and shall be provided to the owner or owners authorized representative. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance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

BILL MELLETT DESIGN  
111 W. TOPA TOPA ST. OJAI, CA 93023

# Arborist Report

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12096 Linda Flora Dr. Ojai CA 93023



CERT.# WE 7619A

Prepared By: Bill Mellett

County of Ventura  
Planning Director Hearing  
PL21-0111  
Exhibit 6 - Arborist Report prepared by  
Bill Mellet Design dated July 28, 2021

July 23, 2021

Re: Arborist Report  
for Bill Stout  
12096 Linda Flora Dr.  
Ojai, CA 93023

To Whom It May Concern:

ARBORIST REPORT FOR TWO COAST LIVE OAK TREES

Bill Stout, the property owner at 12096 Linda Flora Dr., is proposing the construction of a new residence on his property. I was contracted to provide an assessment of two Coast live Oak trees located at the front and center of the property.

On 3/9/2021, 3/17/2021, 6/15/2021, and 7/21/2021 I visited the site and made the following observations and recommendations regarding two Coast Live Oak, *Quercus agrifolia*, trees.

Notes:

- DBH or Diameter at Breast Height was taken 54" above the ground.
- Critical Root Zone (CRZ) is defined as a circular area around a tree trunk with a radius equivalent to one foot for each inch of DBH or dripline plus 6 feet. In this case, dripline + 6 feet provided a larger Critical Root Zone (CRZ) so dripline + 6 feet was used as the CRZ on the attached TPP.

A standard visual assessment of the trees was performed. Notes on the size and condition of the trees were taken and recorded. Photographs were taken and provided below. No invasive examinations or excavations were performed.

This letter provides the results of the health assessment of the two Coast Live Oaks. This assessment is intended for planning purposes only and is not intended to be used to determine the risk of failure.

Tree #1 is a *Quercus agrifolia*, Coast Live Oak tree. The tree has a DBH of 64.9", a height of approximately 45' and a canopy of approximately 30'. No active birds' nests were observed in the subject tree. Tree #1 has crown dieback, sparse foliage, large cavities, stubs, broken limbs, deadwood, borer activity, exfoliating bark, and mushroom fruiting bodies. The environment of the tree is non-native grasses and the tree is suffering from environmental stress.

Tree #2 is a *Quercus agrifolia*, Coast Live Oak tree. The tree has a DBH of 61.8", a height of approximately 65', and a canopy of approximately 60'. No active birds' nests were observed in the subject tree. Tree #2 has average form, sparse foliage, broken limbs, dead wood, borer activity, and exfoliating bark. There is a large unhealed wound from previous pruning that will significantly compromise the structural integrity of this tree in the future. The environment of the tree is non-native grasses and the tree is suffering from environmental stress.



Locally, we have been in a drought for approximately ten years and this has led to the severe decline of our native Coast Live Oak trees in natural and urban settings. This drought stress has predisposed many of the trees to numerous pathogens. Trees in unirrigated areas have been especially hard hit as they have lacked any supplemental irrigation. The observed trees, and the others away from the perimeters of the property, have tended to be in very poor condition.

### **CONCLUSIONS**

The proposed construction is far enough away from Tree #1 that if all Tree Protection Plan Guidelines are followed, there should be no impact on this tree.

Tree #2 is proposed to be removed. As previously reported, Tree #2 is in very poor condition and advanced decline. The tree is exhibiting signs of environmental stress which have predisposed the tree to numerous pathogens. At the time of year that this tree was observed it should be exhibiting substantial new growth, but there was very little. There is evidence of phytophthora root rot and *Armillaria mellea* at the base of the tree. There is also extensive beetle activity and areas of wood decay with fruiting bodies being present. The limitations to the recovery of this tree are as follows:

- The tree is very old and in natural decline.
- This tree species is susceptible to numerous species of invasive bark beetles and borers that are present in this area and there are no practical treatment options.
- There is evidence of root rot present on the lower trunk of this tree indicating advanced decay.
- It is unlikely that this tree will survive these numerous biotic disorders and further rapid decline is likely.

### **MITIGATION**

Because of the very poor condition of Tree #2, it is estimated that it only has a remaining life expectancy of approximately 1-5 years. Based on the tree's short remaining lifespan and very poor health, which reduces its ecological contribution, and the resulting poor aesthetic appearance, the tree has been valued at approximately \$40,500. See the attached *Functional Replacement Method: Trunk Formula Technique* form for a detailed breakdown of how this valuation was reached. The \$40,500 represents the shade, habitat, and aesthetic value currently provided by the tree despite its decline. The tree should be removed and replaced with young, healthy tree(s) that provide equal utility or benefit equal to what Tree #2 is currently providing. The mitigation plan proposes that ten trees total can be planted as reasonable mitigation including two larger trees planted in select locations to provide a more mature landscape during the early years of the project.

I have reviewed the attached Mitigation Plan and I believe this plan meets the county tree mitigation requirements for both replacement value and size



**Tree #1 – *Quercus agrifolia***





**Tree #1 – Large Cavity**





**Tree #1 – Stub and Poor Callus from Previous Branch Failure**





**Tree #1 – Sparse Foliage**





**Tree #2 (March 2021) – *Quercus agrifolia***





**Tree #2 (June 2021) – Showing Further Decline**





**Tree #2 – Exfoliating Bark**





**Tree #2 – Large Unhealed Wound from Previous Pruning**





**Tree #2 – Base of Tree Showing Exocormic Growth**





**Tree #2 – Decay at Base of Tree**





**Tree #2 – Fruiting Body at the Base of the Tree**





**Tree #2 – Dieback in the Crown and Poor Color Indicating Stress**





**Tree #2 – Frass from beetle activity**





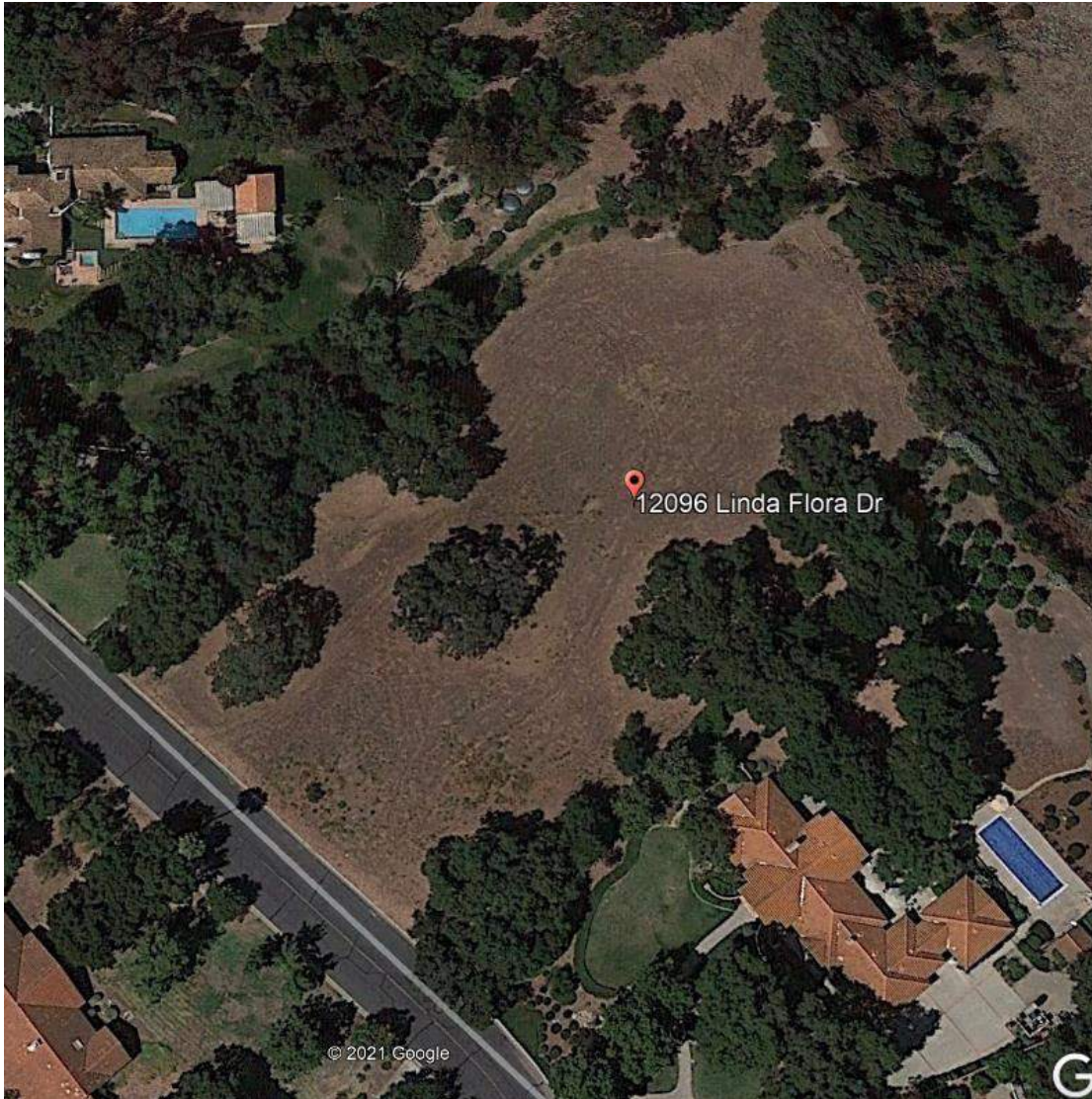
**Tree #2 – Major Trunk Damage and Heart Rot**





**Tree #2 – Beetle Activity and Evidence of Root Rot**





## Site Map

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.

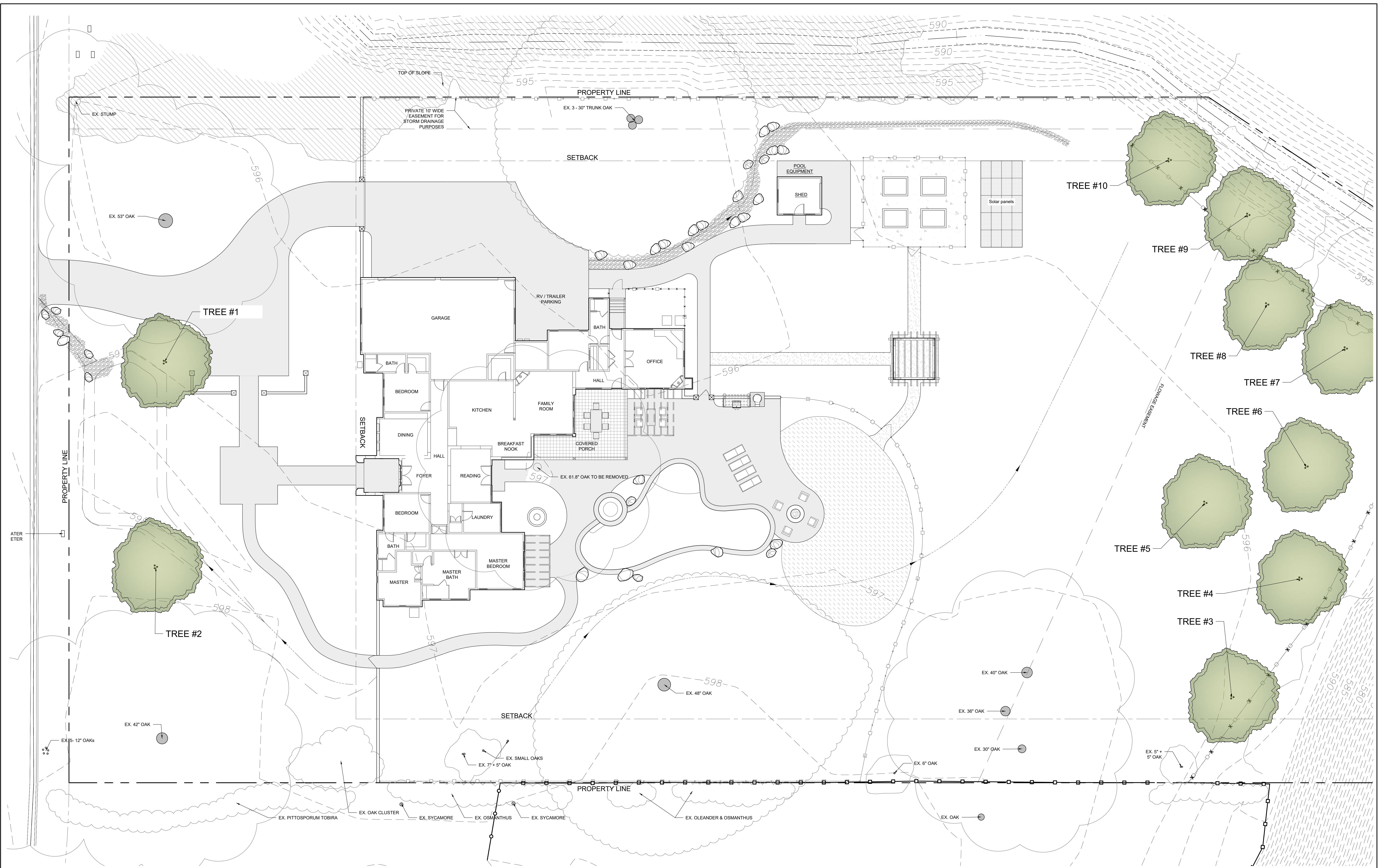
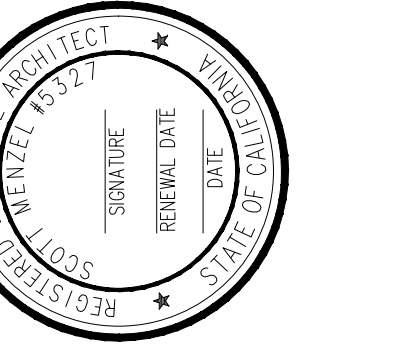
If you have any questions or need clarification on any item, please do not hesitate to contact me.

Sincerely,

*Bill Mellett*

I.S.A. Certified Arborist # WE-7619A





**TREE MITIGATION LIST**

TREE No.	SCIENTIFIC NAME	COMMON NAME	BOX SIZE
1	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX
2	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX
3	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX
4	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX
5	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX
6	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX
7	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX
8	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX
9	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX
10	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX

- Notes:**
- The proposed trees on this plan and in the tree mitigation list (at right) shall offset the loss of an existing 61.8" DBH *Quercus agrifolia* (tree #2 as referenced in the Arborist's Report).
  - DBH= tree diameter at breast height, as measured 4 1/2 feet above the ground on the uphill side.
  - All proposed tree locations are general. Final locations of all proposed trees shall be determined on site.

