



**COUNTY OF VENTURA  
RESOURCE MANAGEMENT AGENCY**

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**M E M O R A N D U M**

DATE: July 23, 2024  
TO: Planning Director, Ventura County Planning Division  
FROM: Jennifer Butler, Senior Planner, Ventura County Planning Division  
SUBJECT: Amendment to the Planning Director Staff Report for PL23-0013,  
dated July 25, 2024

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The following revisions to Exhibit 5 are submitted as an amendment to the Planning Director staff report packet for item PL23-0013 on the Planning Director Agenda for July 25, 2024.

On July 22, 2024, Planning Division staff received revised conditions of approval from Ventura County Fire Protection District. Changes to the conditions are shown below with deletions shown in ~~strikeout~~ and additions shown in underline and will be explained in more detail during the hearing.

Exhibit 5, Conditions of Approval, Condition Nos. 24 and 26 are revised as follows:

**24. Access Covenant**

~~A covenant and deed restriction upon parcels 151-0-140-155 shall be recorded at the time of map recordation and a copy of the record document shall be provided to the Fire District within (7) days of recordation. This covenant shall require upon the sale of any of these parcels, a reciprocal access easement be recorded on all parcels who share the access road / driveway. This easement shall allow for an access road / driveway meeting all Ventura County Fire Protection District access standards and shall be approved by the Ventura County Fire Protection District prior to recordation.~~

**26. Access Road Improvement**

~~The access road(s)/driveway(s) shall be in accordance with Fire District access standards. On-site access road/driveway serving one (1) lot shall have a minimum paved width of 15 feet. Access road/driveways serving 2-4 lots shall have a minimum paved width of 15 feet plus 2.5 foot graded and compacted (95%) shoulders each side for a total minimum width of 20 feet. These improvements, or provisions to guarantee its installation, shall be completed prior to map recordation. If the improvements are~~

~~bonded for all improvements shall be installed prior to occupancy of any structure within the development. Note: Improvements only serving one (1) lot are required to be installed at the time of development of that lot. No bond is required for improvement(s) serving only one (1) lot.~~

**Access Driveway/Road Improvements**

**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 20 feet. The access road shall be improved to a minimum of 20-foot paved (asphalt or concrete) road along the entire property frontage (property line to property line for APN 151-0-140-165 & 151-0-140-155) of the access road, regardless of where access to the structure is taken. All access road improvements shall be within the recorded access road easement or upon the applicant's property and shall not be obstructed at any time. Parking of vehicles along the access road is 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.