


COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY Building and Safety Division	ORIGINAL December 7, 1995	POLICIES AND INTERPRETATIONS POLICY NO -1995-B003
Topic: Page 1 of 4 Requirements for permit issuance in La Conchita	REVISED: August 2, 2011	Jim MacDonald, CBO Building Official 

INTRODUCTION

Landslides and mudflows in the La Conchita area have made known a geologic hazard risk to the residents below. The following policy will describe a process by which building permits will be considered for approval in light of the geological risks attendant to the La Conchita area.

AUTHORITY TO ISSUE PERMITS

The Division of Building and Safety issues permits as a regulatory function subject to the authority and restrictions found in the Ventura County Building Code (VCBC) and related County ordinances as they apply to specific projects. Structures in the La Conchita area may be permitted according to our normal procedures, subject to the following conditions.


DEFINITIONS

Habitable space (Room) is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls storage or utility space, and similar areas, are not considered habitable space. (See VCBC Section 202)

The La Conchita Area includes the entire La Conchita community, the La Conchita Ranch, adjacent surrounding properties and all the properties adjacent to or obtaining access from the following streets: Vista Del Rincon Dr., Carpinteria St., Santa Paula Ave., North Sunland Ave., Oxnard Ave., Bakersfield Ave., Fillmore Ave., San Fernando Ave., Zelzah Ave., Santa Barbara Ave., Ojai Ave., West Surfside St., Ocean View Dr., and Ranch Rd.

NOTICE OF POTENTIAL GEOLOGIC HAZARD

Any building permit application in the La Conchita area will require the owner to sign the "Acknowledgement of Geologic Hazard Area" before the building permit can be issued. However, signing the Acknowledgement alone will not be enough to warrant issuing the permit. An approved geotechnical report will also be required as outlined in the following sections.

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REQUIREMENTS FOR GEOTECHNICAL REPORTS

An approved geotechnical report will be required for the following types of projects and in the following locations:

- A. FOR THE FOLLOWING TYPES OF PROJECTS REGARDLESS OF THEIR LOCATION WITHIN THE LA CONCHITA AREA:
 1. For the construction of all new primary use buildings including single family dwellings, habitable buildings, commercial agricultural or industrial buildings.
 2. For habitable additions to existing buildings.
 3. For the construction of any new habitable space, including alterations with new habitable areas and accessory structures.
 4. For any grading work subject to grading permit requirements.

- B. ADDITIONAL REQUIREMENTS FOR PROJECTS LOCATED EAST OF THE CENTERLINE OF VISTA DEL RINCON DRIVE AND OCEAN VIEW DRIVE.
 1. For any accessory structures.
 2. For the demolition, removal or repair of any buildings damaged by previous landslides and mudflows.
 3. For the construction of any slope-supporting walls.

- C. PERMIT TYPES THAT MAY NOT REQUIRE A GEOTECHNICAL REPORT:
 1. For accessory structures which contain no habitable space, when located west of the centerline of Vista Del Rincon Drive and Ocean View Drive only.

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2. For alterations which do not increase the amount of habitable space anywhere in the La Conchita area. This includes conversions that do not increase habitable space.
3. For maintenance permits which do not increase the amount of habitable space anywhere in the La Conchita area.
4. For the demolition, repair or moving of any structures, other than those identified in item B2 above.


REVIEW OF THE GEOTECHNICAL REPORT

The required geotechnical report will be reviewed by this Division and the Public Works Agency. If the report concludes that the site is subject to geologic hazard which cannot be reasonably mitigated, the project shall be denied in accordance with VCBC Section 107.6.1.

Projects denied a building permit based on the authority granted in Section 107.6.1 of the VCBC may be appealed to the General Board of Appeals as provided for in Section 113 of the VCBC. Decisions of the Board of Appeals shall be final.

Geotechnical reports may be required to comply with Section 1803.5.11 of the CBC depending on the location, type, size and complexity of the project being proposed. The State of California has published a report that includes data and discussions about many of the hazards within the community and this report should be reviewed by project applicants and consultant(s) prior to preparing geotechnical reports within the community. When requested by the County, input from developer's consultant(s) will be reviewed with the Public Works Agency before a final decision is made regarding required elements of the report.

Future events in the La Conchita area may affect the appropriateness of this policy. Therefore, it may be modified when deemed necessary by the Building Official at any point in the future. Also, the Building Official may make reasonable interpretations relative to the application of this policy to specific projects or to specific sites in the La Conchita area.

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OTHER AGENCY APPROVALS:

As is the case with any building project in the County unincorporated area, building projects in the La Conchita area may be subject to different requirements from other regulatory agencies. Before continuing with any building project proposal, applicants should check with all applicable regulatory agencies, for their particular requirements. These agencies include the Planning Division, the Environmental Health Division, the Watershed Protection District of Public Works, the Land Development Division of Public Works, and the Fire Department.

ACKNOWLEDGMENT OF GEOLOGIC HAZARD AREA

I acknowledge that the real property described below is within a Geologic Hazard Area as designated by the Division of Building and Safety of the County of Ventura. The property is described as all of Assessor Parcel Nos. _____ and is addressed as _____.

I acknowledge that the Geologic Hazard Area was designated following the landslide affecting the area on March 4, 1995. I acknowledge that the County is not aware of whether or when there may be additional damage to persons or property within the Geologic Hazard Area, and in particular on my property, caused by landslides, mudflows or otherwise.

I acknowledge that it is my responsibility to take reasonable and prudent steps to obtain independent expert information, so that I can make an informed judgment as to whether I wish to proceed with this permit process and/or build pursuant thereto.

Dated: _____
_____ OWNER

Dated: _____
_____ OWNER